

NNN VETERINARY HOSPITAL | INVESTMENT OR OWNER-USER OPPORTUNITY

3635-3637 Cahuenga Blvd W | Los Angeles, CA



INVESTMENT SUMMARY

- **\$5,200,000** | LIST PRICE
- **\$30,405.35** | CURRENT MONTHLY BASE RENT
- **TRIPLE NET LEASE** | LEASE TYPE
- **7.02%** | CAP RATE
- **\$474/SF** | PRICE/SF

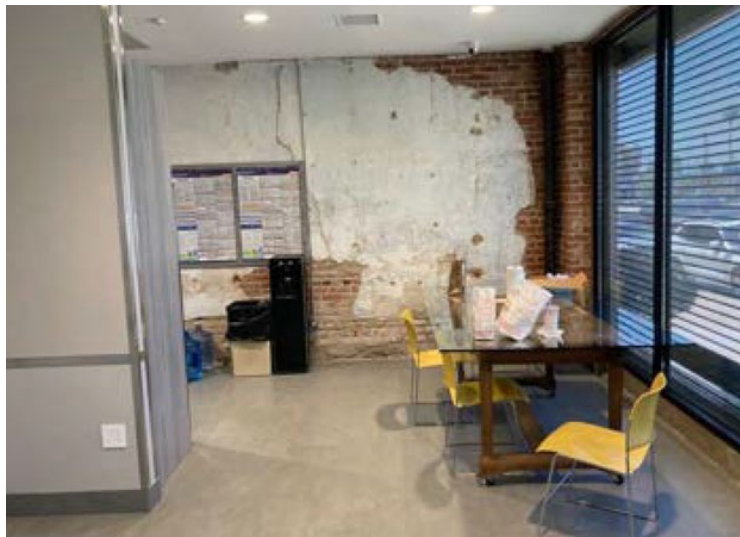
****PLEASE DO NOT DISTURB TENANT****

TENANT LEASE

- **±10,950 SF** Freestanding Veterinary Hospital
- **California Animal Rescue Emergency Services, Inc.** | Tenant
- **06/2020 through 06/2030** | Lease Term
- Year Built: 1965 | **Renovated in 2020**
- **\$364,864.20** | Annual NOI
- **\$33.32/SF** | Annual Base Rental Rate
- **2.7%** Annual Escalations
- **1, 5-Year option to Renew and 3% annual escalation**
- **Tenant Responsibilities** | Standard AIR form language for a Single Tenant Net Lease

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± 10.950 SF FREESTANDING BUILDING FOR SALE
3635-3637 Cahuenga Blvd W | Los Angeles, CA



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Location Highlights

Strategic Hollywood–Studio City Gateway: Located by the Cahuenga Pass at the junction of Hollywood, Universal City, and Studio City, the area draws steady foot and drive-by traffic from commuters, entertainment professionals, and families—ideal for building a diverse client base.

High Pet Ownership Demographics: Surrounding neighborhoods (Studio City, Toluca Lake, Hollywood Hills, and Universal City) skew toward young professionals and established households with disposable income—supportive of preventive care plans, advanced diagnostics, and wellness packages.

Excellent Accessibility: Immediate access to the 101 Freeway, Barham Blvd, and Cahuenga Blvd offers convenient in-and-out for clients. Proximity to Metro B Line (Universal/Studio City) and major employers (Universal Studios, production lots) supports weekday appointment volume.

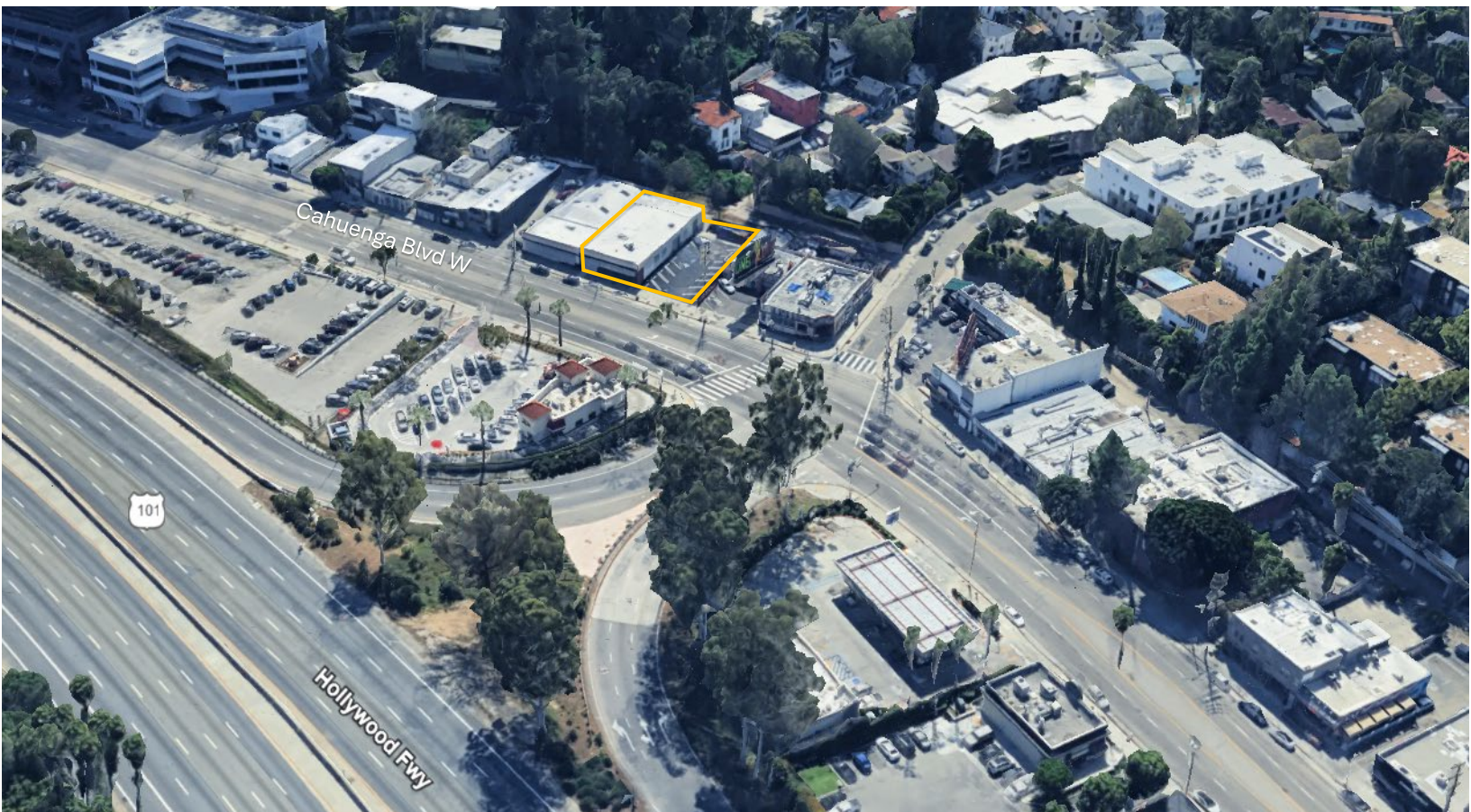
Strong Daytime Population: Studios, post-production houses, and entertainment offices nearby create a robust weekday market for drop-off appointments, tech visits, and pharmacy pick-ups.

Complementary Services: Nearby pet-friendly amenities (parks in the Hollywood Hills and Studio City), grooming/daycare options, and affluent retail corridors (Ventura Blvd) can drive cross-referrals and bundled wellness offerings.

Visibility and Branding: High-traffic corridors allow prominent signage and digital-out-of-home opportunities; close proximity to major attractions (Universal Studios Hollywood) enhances brand recognition.

Growth Opportunities: The area's consistent residential turnover and ongoing media/tech investment support long-term client acquisition, specialty services (dentistry, surgery), and extended hours or urgent care models.

This area benefits a veterinary clinic with strong accessibility, affluent pet-owning households, significant daytime activity, and excellent visibility—ideal for both general practice and niche services.



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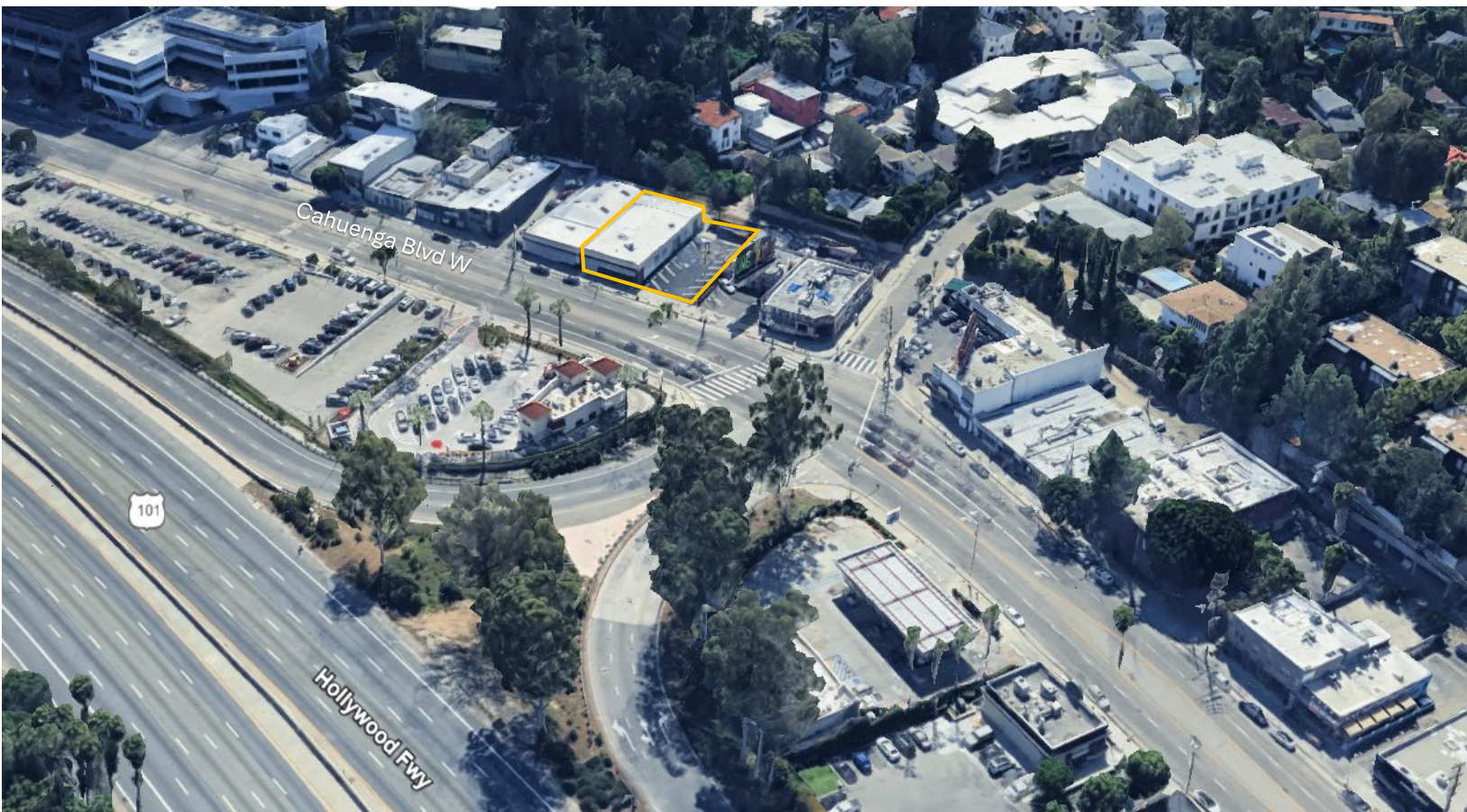
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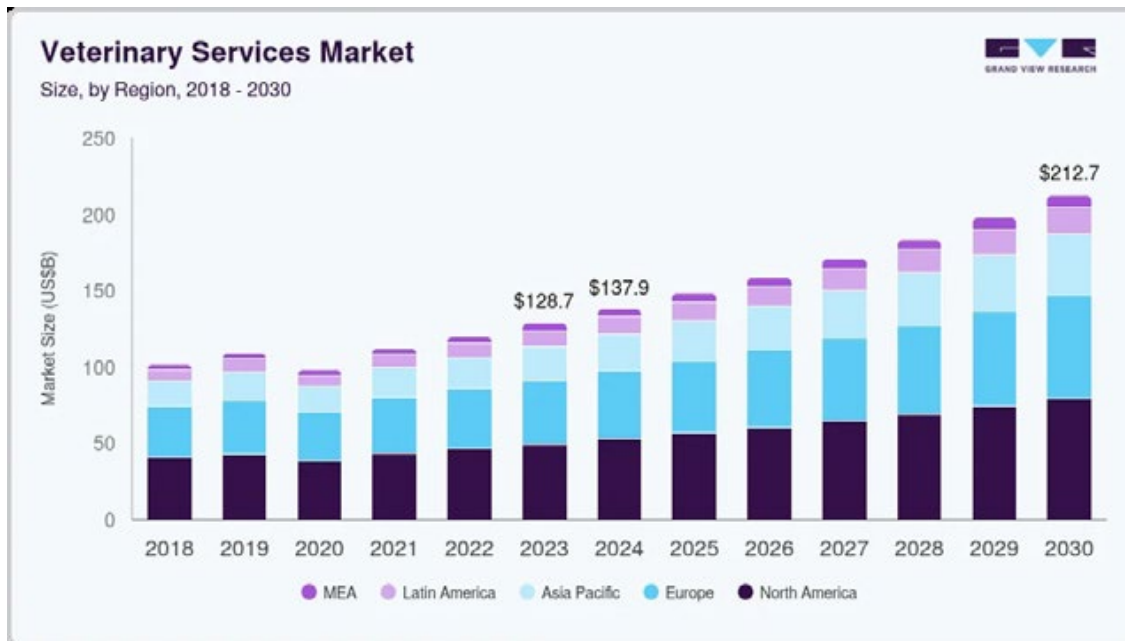
Veterinary Industry Highlights

- **Strong Sector Growth** The global veterinary services market, valued at \$150 billion in 2024, is projected to grow at a 7.45% CAGR from 2023 to 2030.
- **Key Pet Ownership Statistics in the US** 71% of households in the US, or 94 million, own a pet. This increase in pet ownership trend has fueled demand for veterinary services, including preventive care, diagnostics and treatments.
The average US dog owner spends about \$2,524 per year on recurring pet costs.

Industry Resilience Veterinary hospitals are highly resistant to relocation due to high capital investment and patient loyalty. The sector remains insulated from e-commerce disruption and resilient to economic downturns.

The pet owning population spent \$136.8 billion on pets in 2022, \$147 billion in 2023, and \$150 billion in 2024.

*Source: American Pet Products Association (APPA) via MarketWatch Guides, published March 26, 2025.



Source: [grandviewresearch.com/industry-analysis/veterinary-services-market](https://www.grandviewresearch.com/industry-analysis/veterinary-services-market)