

FREE STANDING TWO TENANT INVESTMENT

19456


NORDHOFF ST

Northridge, CA 91324

FOR SALE

\$6,500,000

 Eric Friedland

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ABOUT THE INVESTMENT

Waterwings Swim School is a 12 unit chain of swim schools specializing in the training of swimming and water safety. They have locations in California, Nevada and Idaho. The guarantor, Unleashed Brand's, owns and operated multiple concepts including Sylvan Learning, Little Gym, Snapology and more. Visit unleashedbrands.com for information about the Tenant.

KIDS Crew Training is a children's training center training children with special needs.

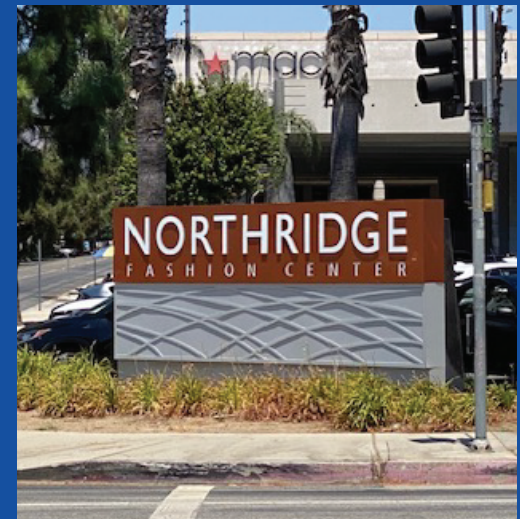
The building offers two non-retail tenants that are both recession proof as well as businesses that are internet resistant.

This offers an investor a stable investment that is both low management and well located.

Perfect for Passive Investors and 1031 Buyers!

CIRE Commercial Real Estate presents this **two tenant triple net opportunity** in the Regional Trade Area of Northridge, CA. The building is **free-standing, consisting of 13,167 ft. on a parcel of 1.315 acres**. The building is leased to Unleashed Brand's and KIDS Training Center.

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NORDHOFF STREET

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PROPERTY HIGHLIGHTS



YEAR BUILT
1974



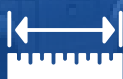
PARKING SPACES
68



ZONING
C4-1 (Enterprise Zone)



LOT SIZE
1.315 Acres



SIZE
13,175 sq. ft

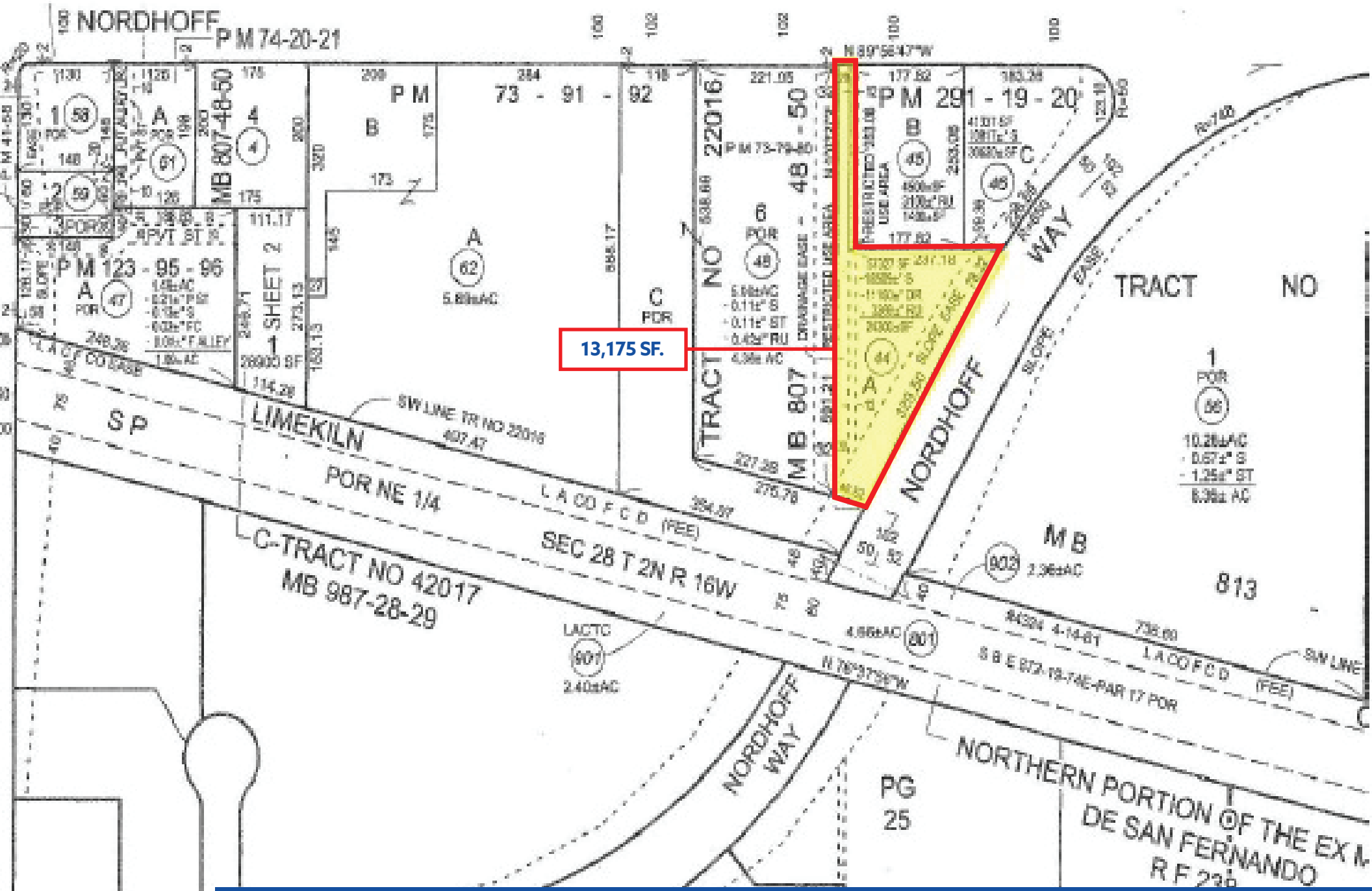


Parcel Number
2783-028-044

19456



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PROFORMA ANALYSIS

RENT ROLL

TENANT	SQ. FT.	PSF RATE	MONTHLY	ESC. DATE	ESC. RATE	EXP. DATE	NOTES
KIDS LEARNING CENTER	3,500	2.12	\$7,426	2025	3% ANNUAL	01/07/2029	OPTIONS TO EXTEND: TWO (2) FIVE (5) WITH 6 MONTHS NOTICE
WATERWINGS SWIM SCHOOL	9,675	2.44	\$23,625	2031	3% ANNUAL	01/15/2029	OPTIONS TO EXTEND: TWO (2) FIVE (5) YEAR OPTIONS WITH 6 MONTHS NOTICE

FULL OCCUPANCY ANALYSIS

FULL OCCUPANCY		TOTAL	CAP RATE	LIST PRICE
POTENTIAL GROSS INCOME (PGI)		\$372,622	5.75%	\$6,500,000
CAMS - TENANT TO SELF MAINTAIN ITS OWN PARKING FIELD		\$12,000		
TAXES		\$68,125		
INSURANCE		\$20,000		
NET OPERATING INCOME (NOI)		\$372,622		



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TRADE AREA & DEMOGRAPHICS

ONE MILE

POPULATION / 18,411

AVERAGE HH INCOME / \$100,179

THREE MILES

POPULATION / 235,116

AVERAGE HH INCOME / \$93,561

FIVE MILES

POPULATION / 528,901

AVERAGE HH INCOME / \$99,003



OLD NAVY ★ macy's

STARBUCKS COFFEE

AMC THEATRES

H&M

BUFFALO WILD WINGS

Denny's

CHIPOTLE MEXICAN GRILL

BEST BUY

ULTA BEAUTY

24 HOUR FITNESS

PETSMART

Total Wine & More

FIVE BELOW

BIG LOTS!

ihop

85C Bakery Cafe

Mitsuwa MARKETPLACE

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PROPERTY IMAGES



19456 NORDHOFF ST
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**FOR MORE INFORMATION,
PLEASE CONTACT:**

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