

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

19456

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.



**NORDHOFF
STREET**
Northridge, CA 91324

PROPERTY HIGHLIGHTS



YEAR BUILT
1974



ZONING
C4-1 (Enterprise Zone)



SIZE
13,175 sq. ft



PARKING SPACES
68

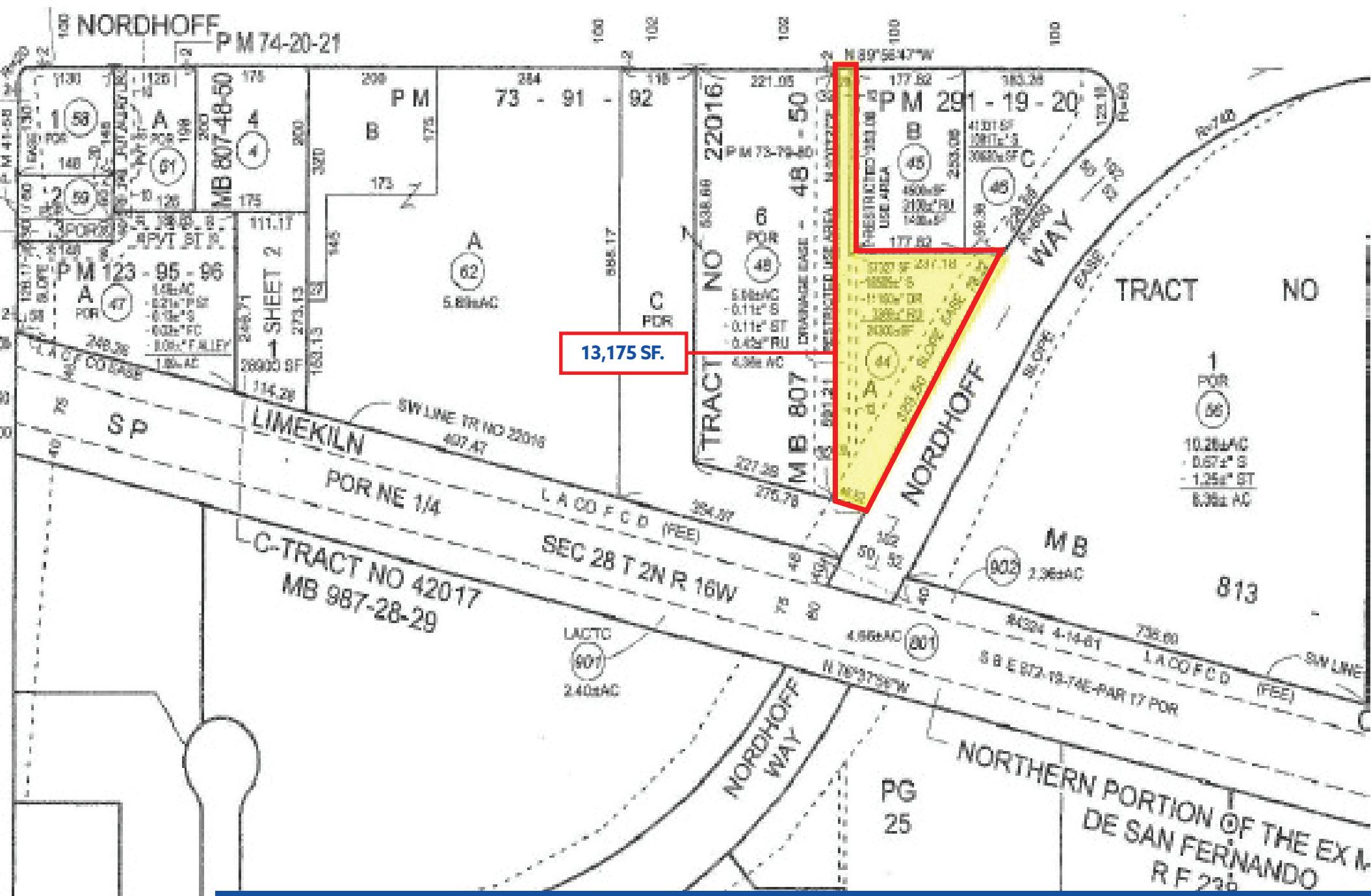


LOT SIZE
1.315 Acres



Parcel Number
2783-028-044

SITE PLAN



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

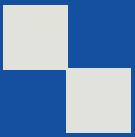
FIVE MILES

POPULATION / 528,901
AVERAGE HH INCOME / \$99,003

19456

NORDHOFF ST

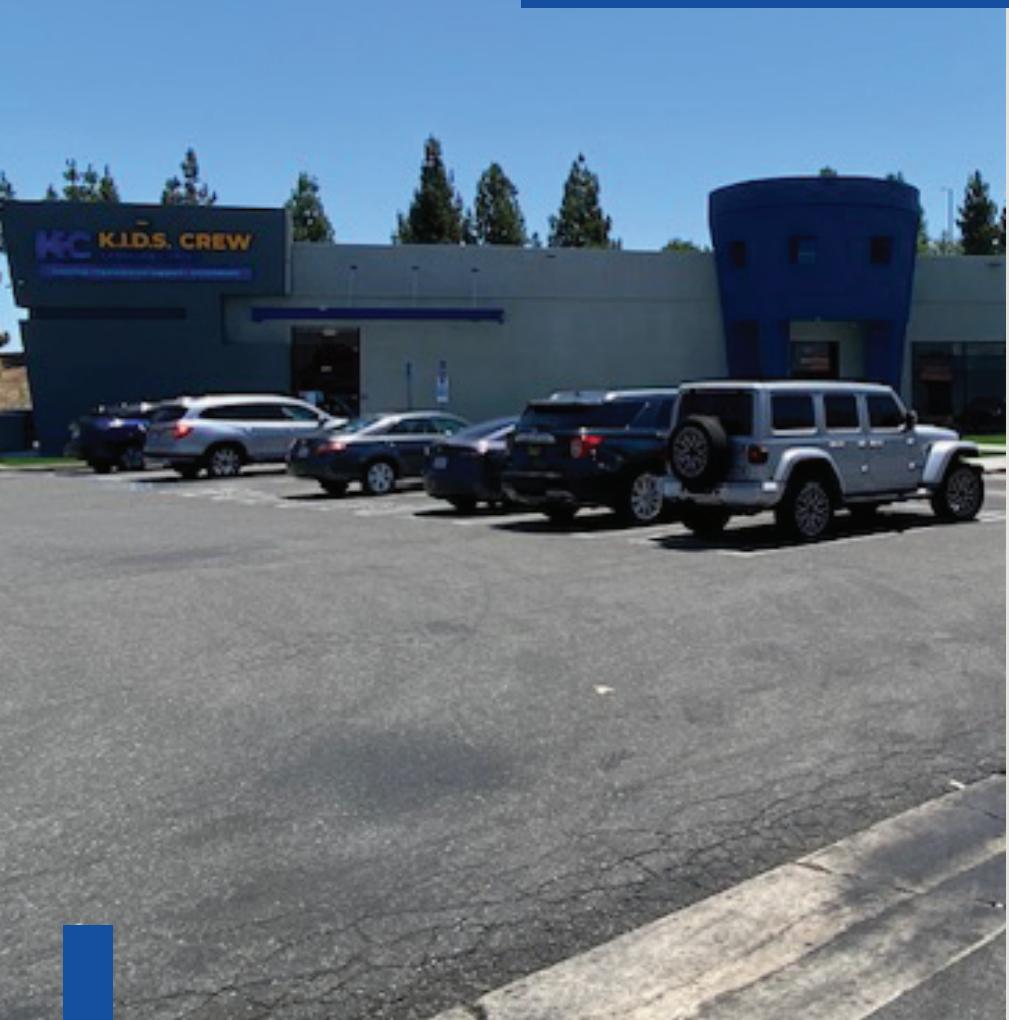
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PROPERTY IMAGES



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

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