



(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA

EXCLUSIVE LISTING AGENT:

JAMES CONNOR
SENIOR VICE PRESIDENT
D: 818.449.1624 | M: 805.660.2884
james.connor@daumcommercial.com
CADRE #00823821

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA

THE PROPERTY

9,836 GROSS SQUARE FOOTAGE (2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER

THE OFFERING

- Rare NoHo Multi-tenant Retail Center For Sale
- First Time on the Market in over 23 years
- 100% leased with many long-term tenants
- NNN leases with monthly expense reimbursement
- Annual Rent Increases
- Excellent Signage and Visibility

INVESTMENT HIGHLIGHTS

- Strong Historic Occupancy
- Next door to McDonald's drive-thru Restaurant
- Across from Food 4 Less anchored center
- Located at major intersection (Strathern St/Webb Ave/Lankershim Blvd)
- Access off both Lankershim Blvd and Webb Ave
- New Acrylic coated roof in 2023

Offering Price	Unpriced – Call Broker
Total GSF	± 9,836 SF

General Use	Retail Strip Center
Zoning	M1
APN	2310-007-010
Gross Leaseable Area	± 9,836 SF
Lot Size	± 19,450 SF
Stories	1
Parking	19
Units	9

+ Call Broker for more information and showing instructions. Please don't disturb any tenants!

JAMES CONNOR
SENIOR VICE PRESIDENT
D: 818.449.1624 | M: 805.660.2884
james.connor@daumcommercial.com
CADRE #00823821

DAUM
COMMERCIAL REAL ESTATE SERVICES

(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA



PROPERTY HIGHLIGHTS



± 9,836 SF
BUILDING SIZE/
MULTI-TENANT
DESIGN



9 UNIT RETAIL
STRIP CENTER



SIGNALIZED CORNER
LOCATION



± 0.45 AC
± 19,450 SF
LAND SIZE



100%
OCCUPANCY



FREE-STANDING PAD
BUILDING ON HARD
CORNER



19
PARKING SPACES



ACCESS OFF 2
STREETS

(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

RENT ROLL

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA

TENANT NAME	UNIT	SF	\$/SF/MO	MONTHLY RENT	ANNUAL BASE RENT	LEASE EXPIRATIONS	OPTIONS TO RENEW
Ay Papa Que Rico	8021	1,754	\$4.08	\$7,161.08	\$85,932.96	July 31, 2026	None
Pizza Hut Express	8023	1,457	\$2.85	\$4,152.45	\$49,829.40	October 21, 2026	5 Year Option
Buy and Sell	8023B	750	\$2.29	\$1,716.08	\$20,592.96	December 31, 2025	None
Priority workforce	8025	990	\$3.02	\$2,985.00	\$35,820.00	July 31, 2027	None
True way insurance	8029	990	\$2.32	\$2,293.50	\$27,522.00	September 30, 2025	None
Subway	8027	990	\$3.16	\$3,126.65	\$37,519.80	April 30, 2027	Two Options
Magy's Beauty	8031	990	\$1.98	\$1,962.66	\$23,551.92	February 27, 2027	None
Juan & Jose Vazquez	8035	925	\$3.76	\$3,480.05	\$41,760.60	July 7, 2027	5 Year Option
K-Donuts	8033	990	\$2.14	\$2,121.00	\$25,452.00	October 31, 2033	Four Options
Total		9,836	\$2.95	\$28,998.47	\$347,981.64		



Auto Services Body Shop Mechanic Shop

Memories Banque

(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

PROPERTY SITEPLAN

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA



(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

INVESTMENT ANALYSIS

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA

INCOME		\$/SF/MONTH	MONTHLY	ANNUAL
Rental Income		\$2.95	\$28,998.47	\$347,981.64
CAM Reimbursement		\$1.01	\$9,950.89	\$119,410.68
GROSS INCOME		\$3.96	\$38,949.36	\$467,392.32
OPERATING EXPENSES				
Property Taxes	1.199398%	\$0.63	\$6,196.89	\$74,362.68
Water & Power		\$0.08	\$780.00	\$9,360.00
Trash		\$0.11	\$1,100.00	\$13,200.00
Landscaping		\$0.01	\$119.17	\$1,430.00
Janitorial		\$0.04	\$425.00	\$5,100.00
Pest Control		\$0.02	\$175.00	\$2,100.00
Property Insurance		\$0.10	\$954.83	\$11,458.00
Powerwash		\$0.02	\$200.00	\$2,400.00
TOTAL OPEX		\$1.01	\$9,950.89	\$119,410.68
NET OPERATING INCOME		\$2.95	\$28,998.47	\$347,981.64

(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA

LOCATION

PUBLIC TRANSPORTATION



COMMUTER RAIL

Sun Valley Commuter Rail
(Antelope Valley Line)
2 min | 1.5 mi

Burbank-Bob Hope Airport Commuter Rail
(Ventura County Line)
7 min | 3.7 mi



AIRPORT

Bob Hope Airport
5 min | 2.7 mi

Los Angeles International Airport
38 min | 26.2 mi

DESTINATIONS	DISTANCE
Beverly Hills	12.9 Miles
Hollywood	12.2 Miles
Downtown Los Angeles	17.7 Miles
Los Angeles Intl. Airport	31.7 Miles
Port of Los Angeles	44.9 Miles
Port of Long Beach	43.4 Miles

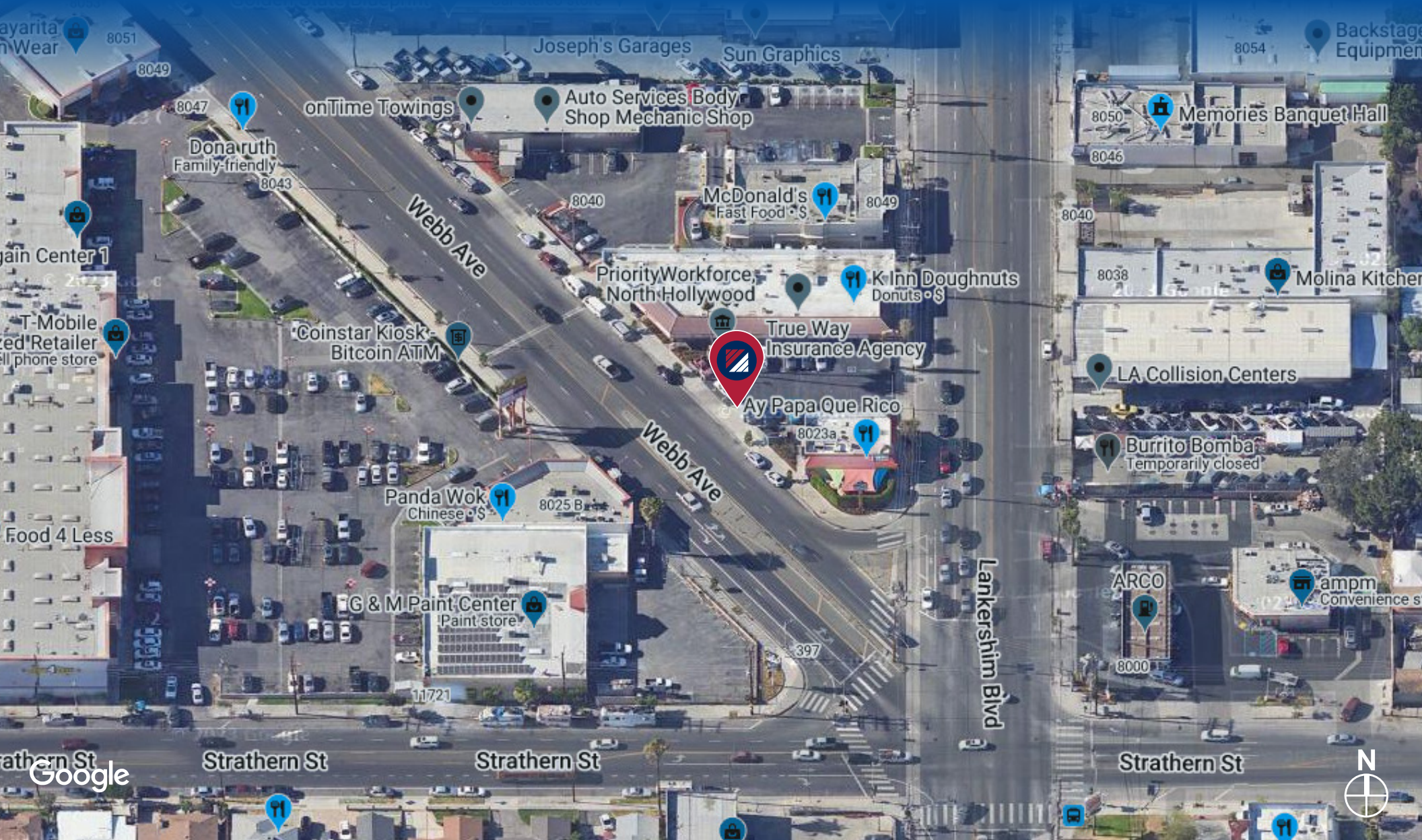
Google

(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

AMENITIES

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA



North Hollywood, CA

North Hollywood, in the San Fernando Valley, is an eclectic neighborhood with modest residential blocks and the humming NoHo Arts District.

LOCATION:

It is situated northwest of downtown Los Angeles and is bordered by Burbank to the north, Studio City to the east, Valley Glen to the south, and Sun Valley to the west. The historic El Portal Theatre and many up-and-coming playhouses share the scene with art galleries, sound studios and the Academy of TV Arts and Sciences. The subway-accessible area also features retro-inspired cocktail lounges, craft beer bars, vintage shops and casual cafes.

ENTERTAINMENT INDUSTRY:

North Hollywood is known for its association with the entertainment industry. It is home to many studios, including Universal Studios, NBC Studios, and Walt Disney Studios. The NoHo Arts District, located in North Hollywood, features theaters, art galleries, cafes, and shops, making it a hub for artists and performers.

DEMOGRAPHICS	1 mile	3 miles	5 miles
2010 Population	34,762	225,688	677,492
2023 Population	34,413	217,809	676,789
2028 Population Projection	33,654	211,919	663,039
Avg Household Income	\$74,184	\$85,007	\$91,543
Median Household Income	\$55,273	\$62,741	\$66,631
Total Specified Consumer Spending (\$)	\$285.1M	\$2.1B	\$7.2B

TRANSPORTATION:

The neighborhood is served by the Metro Red Line subway, which provides convenient access to downtown Los Angeles and other parts of the city. Several major freeways, including the 101, 134, and 170, pass through or near North Hollywood, offering easy access to other parts of the Los Angeles area.

RECREATION:

The area has several parks and recreational facilities, including North Hollywood Park, which features sports fields, playgrounds, and picnic areas. The nearby Santa Monica Mountains provide opportunities for outdoor activities such as hiking, biking, and horseback riding.

DEVELOPMENT:

Over the years, North Hollywood has undergone significant redevelopment efforts, with new residential and commercial developments contributing to its growth and revitalization.



OFFERING MEMORANDUM



(2-BUILDING) MULTI-TENANT RETAIL STRIP CENTER | For Sale

CROSSPOINT CENTER

8015-8035 LANKERSHIM BLVD. | NORTH HOLLYWOOD | CA

EXCLUSIVE LISTING AGENT:

JAMES CONNOR
SENIOR VICE PRESIDENT
D: 818.449.1624 | M: 805.660.2884
james.connor@daumcommercial.com
CADRE #00823821

DAUM Commercial Real Estate Services and Real Estate of Los Angeles (Broker) has been engaged as the exclusive agent for the sale of 916 N. Mountain Ave | Upland | CA by the owner of 916 N. Mountain Ave | Upland | CA. The property, is being offered for sale in an as-is, where-is condition and Seller and Broker make no representation or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Broker or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions, contained therein. Neither the Broker nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with the respect to 916 N. Mountain Ave | Upland | CA. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller and Broker reserve the right, as its sole and absolute discretion, 916 N. Mountain Ave | Upland | CA from being marketed for sale at any time and for any reason. Seller expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, with respect to sale or withdrawal from the market without notice. Broker is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase 916 N. Mountain Ave | Upland | CA unless and until a binding written agreement for the purchase of Property, Type of Property has been fully executed, delivered, and approved by owner and any conditions to Lessor and Purchaser's obligations there under have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Broker or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of 916 N. Mountain Ave | Upland | CA directly or indirectly regarding any aspect of the enclosed materials of 916 N. Mountain Ave | Upland | CA without the prior written approval of the Seller or Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Broker or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Broker.