



Properties for Sale

1 11644-11654 Victory Blvd, North Hollywood, CA 91606



Property Details

Price	\$3,250,000
No. Unit	0
Gross Leasable Area	9,450 SF
Total Lot Size	0.38 AC
Property Type	Retail
Cap Rate	5%
No. Stories	1
Building Class	C
Year Built	1959
Status	Active

Property Notes

Sale Notes

Laundromat business included in Sale. Machines only valued close to 100K. Great opportunity for an owner user or an investor. Pro Forma Cap rate 7%. Most tenants are on a MTM lease giving a new owner an opportunity to capitalize on tremendous upside immediately. Buyer to comply with owner's 1031 Exchange

Highlights

Pylon Sign	Heavy Traffic Count	Signage
NNN Leases	Tremendous Upside	

Photos





Property Details	
Price	\$7,000,000
No. Unit	0
Gross Leasable Area	12,628 SF
Total Lot Size	0.44 AC
Property Type	Retail
No. Stories	1
Building Class	C
Year Built	1967
Status	Active

Property Notes

Sale Notes

The Neema Group of Marcus & Millichap is pleased to present a rare investment opportunity in the desirable neighborhood of Sherman Oaks, California; this exceptional retail property is situated on the celebrated Ventura Boulevard strip, offering extensive development potential for a wide range of projects. The property provides existing income from current tenants and boasts over 150 feet of frontage on the most walkable strip in Sherman Oaks with a high Walk Score of 87.

The property's zoning permits C2-1L with a confirmed Tier 3 transit-oriented density bonus designation, making it an ideal location for developers looking to rejuvenate the site and capitalize on the area's substantial growth potential. The location benefits from excellent access to a variety of shops and restaurants, including some of the largest retailers such as Whole Foods, Trader Joe's, Target, Ralphs, Bed Bath & Beyond, Gelson's Market, and more.

Sherman Oaks is an affluent and densely populated neighborhood in San Fernando Valley, with over 50,000 residents living within a square mile of the location. The area continues to experience significant growth, projected to continue well into 2023. This thriving neighborhood is home to major employers such as Warner Bros, Universal Studios Hollywood, and CBS Studios Inc., alongside higher learning institutions Millikan Middle School and Notre Dame High School.

The intersection of Ventura Boulevard and Van Nuys Boulevard sees over 35,000 vehicles per day, adding to the impressive foot traffic, high-end retail environment, and bustling economy of the area. With an average household income of \$128,575 within a 1-mile radius, businesses and investors can cater to an affluent consumer base that values quality and luxury. As part of this exceptional retail property, Mr. Furley's, one of the most popular bars and restaurants in the community, is among the tenants in this outstanding assemblage. This unique restaurant and bar boasts a prime location on the coveted Ventura Boulevard strip in Sherman Oaks, highlighting the area's vibrant nightlife and dining culture, bringing considerable foot traffic to the property.

Overall, this remarkable commercial property provides an unparalleled investment opportunity in one of the most coveted high-end real estate markets in California.

Highlights

The Neema Group of Marcus & Millichap is pleased to present a rare residential development opportunity on Ventura Blvd in Sherman Oaks	The site consists of two parcels totaling 19,117 SF zoned C2-1L in a Tier 3 TOC	There are seven retail spaces and two residential units existing on the property with short-term leases
Opportunity to build 61 units by-right or up to 106 units by utilizing the density bonus incentives	Located in a prime retail corridor that is just west of Van Nuys Blvd and surrounded by amenities such as Whole Foods, Gelson's, and many restaurants	Affluent neighborhood with an average household income of \$128,575 within a one-mile radius



Property Details

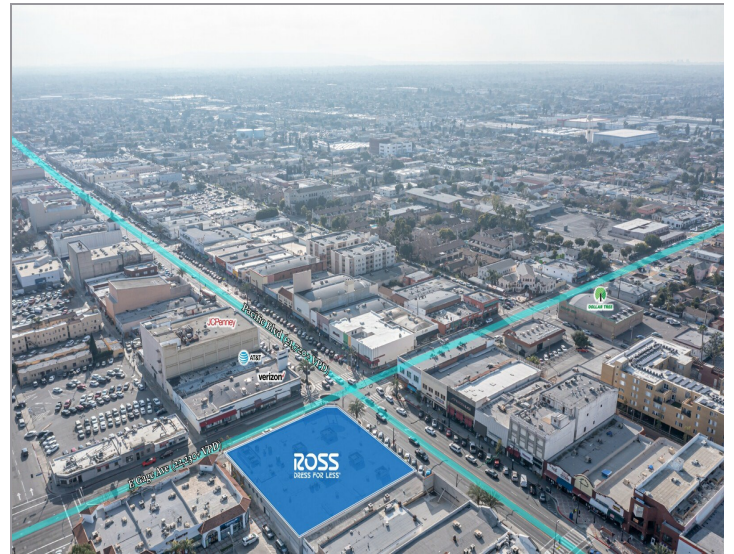
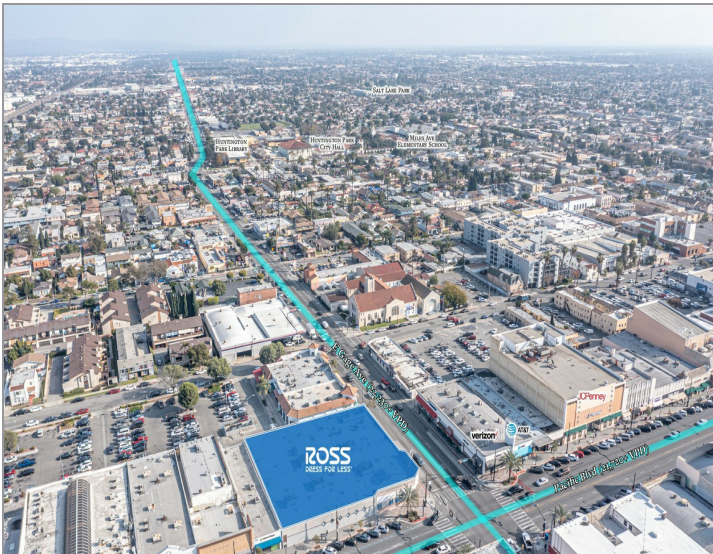
Price	\$9,230,000
No. Unit	0
Gross Leasable Area	23,789 SF
Total Lot Size	0.57 AC
Property Type	Retail
Cap Rate	6.70%
No. Stories	1
Building Class	C
Status	Active

Property Notes

Sale Notes

Generational Opportunity | High Barrier to Entry Market | Busy Intersection of Huntington Park | 3rd Highest Grossing Commercial District in Los Angeles County | Extremely Dense Population | Investment Grade Tenant | Signalized Hard Corner Location

Photos





Property Details

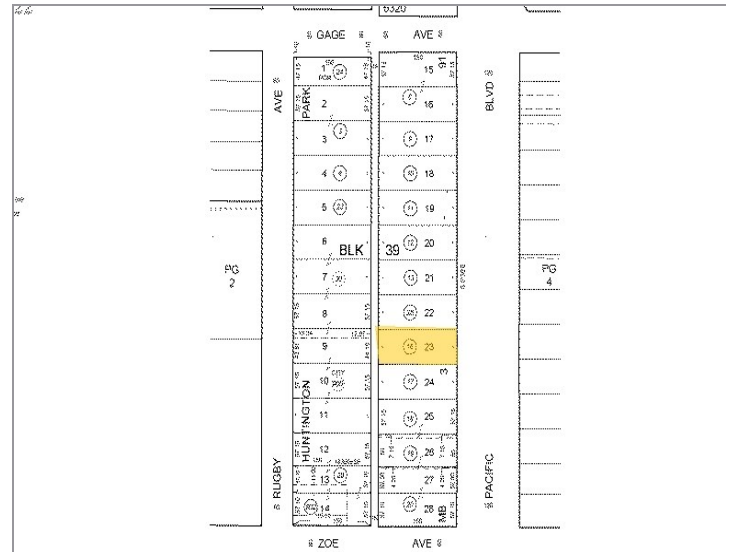
Price	\$2,300,000
No. Unit	0
Gross Leasable Area	8,550 SF
Total Lot Size	0.20 AC
Property Type	Retail
No. Stories	1
Building Class	C
Year Built	1928
Status	Active

Property Notes

Sale Notes

For Sale Prime Huntington Park Location on Pacific Blvd. Former T-Mobile and Payless shoes stores. The property can be delivered vacant for Owner / User or development possibilities. Current pending leases \$7500 mth gross and \$5000 mth Gross. The city is looking to change the Downtown Area to Mixed Use for development upside

Photos





Property Details

Price	\$9,750,000
No. Unit	0
Rentable Building Area	11,500 SF
Total Lot Size	0.76 AC
Property Type	Office
No. Stories	2
Building Class	B
Zoning Description	LAWC
Status	Active

Property Notes

Sale Notes

Landmark building located in the heart of Warner Center which has two ground-floor retail tenant and the 2nd floor has single-tenant office with high-end creative office finishes. The current Owner will enter into a sale lease back at \$4.00 NNN for a term up to 5 years or vacant at the close of escrow. Close to restaurants, shopping, movie theater with easy access to 101 freeway. Multi-interior offices, some with valley views. Interior designed for high profile tenants and clients.

This property is subject to Lender short-pay approval(s).

Highlights

Excellent Warner Center Location

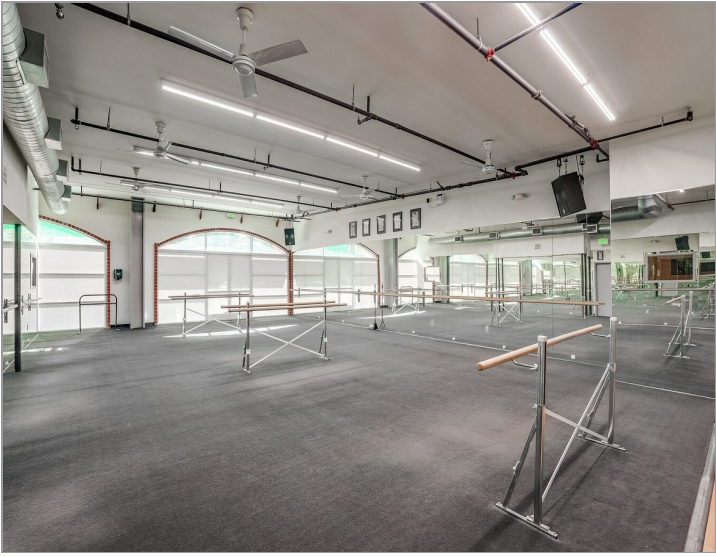
Potential for an Owner/User to Occupy the Property and Obtain SBA Financing

Large Lot, Over 33,000 SF

Close Proximity to "The Village in Woodland Hills"

Lender Pre-Foreclosure Sale

Photos





Property Details

Price	\$27,500,000
No. Unit	0
Gross Leasable Area	92,895 SF
Total Lot Size	436.90 AC
Property Type	Retail
Cap Rate	8.39%
No. Stories	1
Building Class	B
Year Built	1987
Status	Active

Property Notes

Sale Notes

Address: 3511, 3525, and 3445 Pacific Coast Highway Torrance, CA 90505
 Asking Price: \$27,500,000
 Yr. 1 Proforma NOI & Cap %: \$2,306,313 | 8.39%
 Yr. 2 Proforma NOI & Cap %: \$2,405,940 | 9.11%
 Ownership Type: Leasehold Interest
 Ground Lessor: City of Torrance
 Ground Lease Expiration: February 28, 2054
 (±31 Years Remaining) w/additional long-term extension potential (see abstract for additional detail)
 Occupancy: 86% (13,199 SF Vacant - 3 units)
 Lease Types: NNN & Modified Gross (See Rent Roll)
 Total # Suites: Thirty One (31)
 Building SF: ± 92,895 SF (+/-46,601 SF Retail & +/-46,294 SF Medical Office-3 Level Bldg.)
 Parking: +/-520 Stalls (312 Retail (6.7 stalls/1,000 SF) & 208 Medical (4.5 stalls/1,000 SF))
 Land Size (AC): ± 7.76 Acres
 Debt: To be delivered free & clear of existing debt.

Highlights

RARE SOUTH BAY CORE PLUS RETAIL & MEDICAL CENTER

STRONG REAL ESTATE FUNDAMENTALS (VISIBILITY, ACCESS, TRAFFIC, + MORE)

LEASEHOLD INVESTMENT

STABLE IN PLACE INCOME WITH VALUE-ADD UPSIDE POTENTIAL

WELL MANAGED ASSET – COMPLIMENTARY / SYNERGISTIC TENANT MIX

IRREPLACEABLE PACIFIC COAST HIGHWAY LOCATION

Photos





Property Details

Price	\$27,000,000
No. Unit	0
Gross Leasable Area	33,000 SF
Total Lot Size	0.81 AC
Property Type	Retail
No. Stories	2
Building Class	B
Year Built	1971
Status	Active

Property Notes

Sale Notes

Call brokers for commission information. Buyer/Tenant to verify all including building/land square footage, permitted office size, dates of construction, clear height, power, sprinkler calculation, zoning, permitting and permitted uses, ADA compliance, parking, building and roof condition, HVAC, access, encroachments, floor load and taxes. Buyer/Tenant to obtain business license and confirm zoning and use prior to waiver of contingencies.

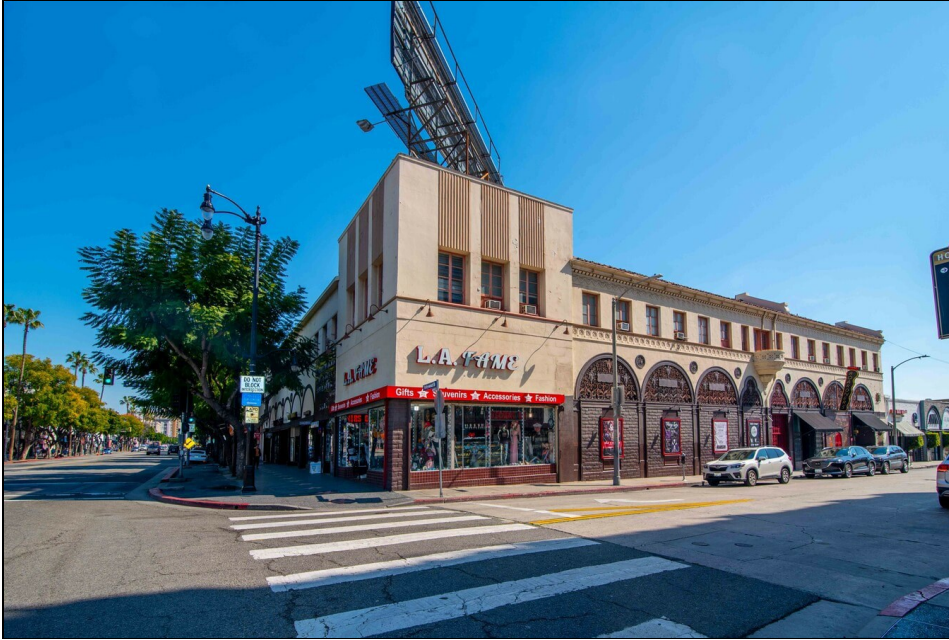
Highlights

Fully Entitled Mixed Use Development

Corner of Hill Street & Olympic Blvd

On-Site Parking

232 Residential Units + 14,000 SF of Commercial



Property Details

Price	\$20,000,000
No. Unit	0
Gross Leasable Area	30,000 SF
Total Lot Size	0.40 AC
Property Type	Retail
No. Stories	2
Building Class	C
Year Built	1927
Status	Active

Property Notes

Sale Notes

The Cherokee Building has been a Hollywood landmark since its original construction in 1927 and is famous for being one of Hollywood's first major retail buildings with an interior motor court. Located in the heart of Hollywood, 3 blocks east of Hollywood Blvd. and Highland Ave. and 4 blocks west of Vine St. The Cherokee Building offers an investor a rare and unique opportunity to acquire a trophy property with an unparalleled 121 feet of frontage along Hollywood Blvd. The Cherokee Building is approximately 27,000 square foot (not including mezzanines) which rents to businesses such as: retail, office, and world famous Boardner's Restaurant and Nightclub. Situated on over 17,000 square feet of land on the south east corner of Hollywood Blvd and Cherokee Ave. There is over \$5.3 Billion in current and near term development projects within 3 miles of The Cherokee Building.

Highlights

Located in the heart of Hollywood 3 blocks east of Highland Ave. and four blocks west of Vine St.	6 Retail Tenants plus Boardner's Bar and Restaurant.	Long term ownership approximately 40 years.
Stop number 34 on Hollywood's walking tour.	Beautiful open Spanish courtyard/patio in the southern portion of the property.	Spanish colonial revival design.

Photos





Property Details

Price	\$27,025,000
No. Unit	0
Gross Leasable Area	44,671 SF
Total Lot Size	5.17 AC
Property Type	Retail
Cap Rate	7%
No. Stories	2
Building Class	A
Year Built	2019
Status	Active

Property Notes

Sale Notes

- Stable & Secure Income Stream
- Best-in-Class Tenants
- Prominent, High Identity Location
- Core South Bay Los Angeles Location
- Dense & Affluent Trade Area

Highlights

- Stable & Secure Income Stream
- Best-in-Class Tenants
- Prominent, High Identity Location
- Core South Bay Los Angeles Location
- Dense & Affluent Trade Area

Photos





Property Details

Price	\$24,096,000
No. Unit	0
Rentable Building Area	21,970 SF
Total Lot Size	0.27 AC
Property Type	Office
Cap Rate	5%
No. Stories	3
Building Class	B
Zoning Description	C2
Status	Active

Property Notes

Sale Notes

Broker of Record
David Harrington
License No. 02168060 (CA)
(866) 889-0550
Matthews Real Estate Investment Services, Inc
2321 Rosecrans Ave.,
Suite 1225, El Segundo, CA 90245

Highlights

“AA” INVESTMENT GRADE CREDIT TENANT – The Regents of The University of California holds an “AA” credit rating from S&P/Fitch.

EXTENSIVELY RENOVATED STATE OF THE ART BUILDING – ~\$8 million in renovations is being spent in improving the interior of the property

BRAND NEW TROPHY UCLA INVESTMENT – UCLA has chosen this location as a strategic entry point into downtown Santa Barbara

RECESSION PROOF OPERATOR & INVESTMENT – UCLA Health and the healthcare industry as a whole, fared exceptionally well through 2008 and 2020.

PASSIVE NNN LEASE STRUCTURE – UCLA executed a long-term NNN lease, providing passive cash flow and wealth security

PROPERTY TAX EXEMPTION – Any property leased by the University can be exempt from property taxation, according to the California Revenue Taxation Code

Photos





Property Details

Price	\$2,800,000
No. Unit	0
Gross Leasable Area	10,192 SF
Total Lot Size	0.29 AC
Property Type	Retail
No. Stories	1
Building Class	C
Year Built	1961
Status	Active

Property Notes

Sale Notes

OFFERS DUE BY WEDNESDAY, APRIL 19 @ 2:00 PM!

Single Tenant NNN Investment OR Owner/User Opportunity OR Prime Development Opportunity. INVESTORS: Perfect reposition opportunity with a going-in cap of 6%+ featuring a below market lease rate. OWNER/USERS: Fantastic high-visibility signage on a high-trafficked corridor of Laurel Canyon in the city of North Hollywood, surrounded by retailers such as Target, Smart & Final, Ross & Burlington. DEVELOPERS: Approximately 19,256 SF lot in a TOC Tier 1 zone. Plenty of lease term remaining to provide income during entitlement process. Great demographics in an expanding market. Located just 1 block away from a 1,000-unit mixed-use development site at Victory and Laurel Cyn, several blocks away from 642-unit mixed-use NoHo West Development and 1 block away from the 44,000 cars per day intersection of Victory and Laurel Cyn Blvd and three blocks from the I-170 freeway. Surrounded by National Tenants

Highlights

1 block from 1,000-unit mixed-use development site at Victory and Laurel Cyn

Blocks away from 642-unit mixed-use NoHo West Development

1 block away from the 44,000 cars per day intersection of Victory and Laurel Cyn Blvd

Surrounded by National Tenants

Three blocks from the I-170 freeway

Low vacancy market with limited competition

Photos





Property Details

Price	\$21,950,000
No. Unit	0
Gross Leasable Area	23,000 SF
Total Lot Size	0.23 AC
Property Type	Retail
No. Stories	3
Building Class	B
Status	Active

Property Notes

Sale Notes

Prime Santa Monica, Main on Main location that can't be beat! Located in the heart of Silicon Beach at Main Street and Ocean Park, two blocks from Santa Monica Beach and ½ mile from the Santa Monica Pier. This beautiful three-story Art Deco Landmark Building accommodates approx. 23,000 rentable square feet with endless retail opportunities. The building includes a massive roof deck above the Penthouse with hardwood floors and individual tenant-controlled heating and air conditioning throughout the offices. This is a perfect location for foot traffic that is a short distance from Urth Café, The Victorian and the best shopping and restaurant amenities that Santa Monica has to offer. Santa Monica was modeled after the Art Deco buildings in Miami when it was originally developed in the early 1900s. This is one of the most prestigious landmark buildings in all of Santa Monica, previously occupied by the Neutrogena company and AOL.

Highlights

Oversized Roofdeck

Penthouse Suite

Mixed used building office over retail

Photos





Property Details

Price	Price Not Disclosed
No. Unit	0
Gross Leasable Area	9,260 SF
Total Lot Size	0.21 AC
Property Type	Retail
No. Stories	1
Building Class	C
Status	Active

Property Notes

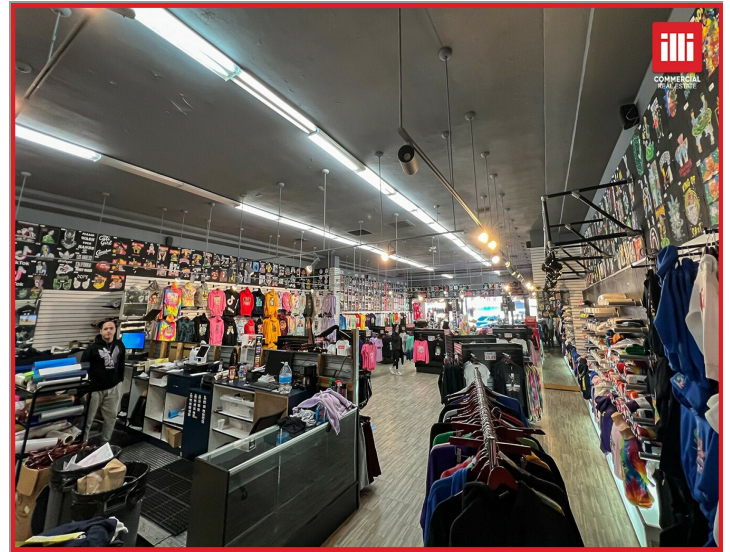
Sale Notes

6662-6668 Hollywood Boulevard is a two-unit retail property located on the historic Hollywood Walk of Fame. The ± 9,260 square foot building is currently partially occupied by the Seller's business, The Supply Sergeant, and partially leased by a custom apparel souvenir shop. The tenants' leases contain clauses allowing Buyer's flexibility in continued use of the property subsequent to sale. Situated on an approximately ±9,325 square foot lot, plus the adjacent ± 1,771 square foot Seller owned alley, 6662-6668 Hollywood Boulevard offers a wide variety of opportunities for investors, owner-users, or developers seeking a prime location in the heart of Hollywood.

Highlights

Owner-User Opportunity	Prime Hollywood Walk of Fame location	Across from historic Musso & Frank Grill
High ceilings	Over 70 feet of frontage on Hollywood Blvd	Nearby attractions include the El Capitan Theatre, TCL Chinese Theatre, Dolby Theatre, The Hollywood Museum, Ripley's Believes It or Not!, etc

Photos





Property Details

Price	\$3,600,000
No. Unit	0
Gross Leasable Area	21,500 SF
Total Lot Size	0.18 AC
Property Type	Retail
No. Stories	3
Building Class	C
Year Built	1927
Status	Active

Property Notes

Sale Notes

Presenting the ideal retail building with the opportunity of a lifetime to occupy as an owner/user or lease out to new tenants. The building features approximately 7,500 SF of retail space on the ground floor, 7,500 SF of office space on the 2nd floor and a 6,000 SF open floor basement. The zoning of LCM1* allows for retail and light industrial use on the prime street of Whittier Blvd in East LA. Feel free to call/text listing agent Yigal Fatirian at 310-999-8948 and Yigal@KinyanRealty.com for any questions or interest.

Notes: Title shows 15,000 SF, as the basement is not counted for. Elevator which runs from basement up to 2nd floor offices needs to be updated, although the bones are in good shape. Buyer to do their own verification of all info noted by sales agent.

Highlights

All tenants are on month to months, allowing for buyer to fill up with new strong tenants or use as owner user!

Prime location on heavy foot traffic street of Whittier Blvd close to shops (Foot Locker, Nike etc), restaurants and more!

Office space on 2nd floor allows for an owner user to occupy offices and rent out entirety of first floor retail/ vice versa.

Feel free to call/text listing agent Yigal Fatirian at 310-999-8948 and Yigal@KinyanRealty.com for any questions or interest.

Photos





Property Details

Price	\$8,410,000
No. Unit	0
Gross Leasable Area	14,886 SF
Total Lot Size	0.47 AC
Property Type	Retail
Cap Rate	5.09%
No. Stories	2
Building Class	A
Year Built	2017
Status	Active

Property Notes

Sale Notes

In Real Estate is pleased to offer for sale, 23500 Park Sorrento, an architecturally pleasing mixed-use building with a retail and residential tenant mix. Park Sorrento consists of 4 retail spaces and 8 residential units. The building is at the entrance of the Calabasas Avanti luxury apartment community. With subterranean parking composed of 86 parking spaces and +/- 6 street parking spaces, retail tenant use carries a wide range of possibilities. 23500 Park Sorrento totals an approximate RBA of 14,886 soft and a total lot size of 20,473 sqft. A high and consistent rent-producing building, it can be a stable asset to add to your portfolio. The property features a 3 unique ground floor retail concepts, driving significant traffic to the area: Pressed Juicery, Orange Twist, and Be Kind Studio. The residential units are in a high-demand rental market against a luxury apartment community adjacent to HWY 101 between Los Angeles and Ventura County.

Priced to sell, 23500 Park Sorrento is positioned at a 5.09% cap rate while situated in a dense high income demographic. Architecturally, this property is a flagship for the area and adds to the retail character unique to and expected from Calabasas.

View brochure for full rent roll, P&L's, pro-forma, and tenant details. Must register through LoopNet first.

Highlights

Prestigious area

High rent, long term tenants

Mixed use: Retail & Residential

Priced above a 5% Caprate

See more in interactive brochure

Photos





Property Details

Price	\$7,175,000
No. Unit	0
Gross Leasable Area	10,500 SF
Total Lot Size	0.19 AC
Property Type	Retail
Cap Rate	4.25%
No. Stories	2
Building Class	B
Year Built	1943
Status	Active

Property Notes

Sale Notes

Built in 1945, this ±10,500 square foot retail building is situated in Downtown Burbank between Magnolia Blvd. and Palm Ave., just steps from Burbank Town Center. The asset features two well-known tenants, Dunkin' and Tender Greens. Nearby parking is abundant with two structures within walking distance from the property and 9,000 free spaces in the downtown Burbank area. Located in Burbank, the Media Capital of the World, the property is situated in the heart of downtown Burbank on San Fernando Road with over 600 shops and restaurants. Downtown Burbank is home to Skechers, AMC, Yard House, Chipotle, Gap, World Market, H&M, Bath Body Works, AT&T, Kabuki, Granville, Buffalo Wild Wings, and Urban Outfitters, just to name a few. The Burbank Town Center is steps away and consists of 1.3 million square feet of retail and restaurant space.

Notable area employers are Netflix, Disney, Nickelodeon, ABC, iHeart Radio, Cartoon Network and Warner Brothers. Burbank IKEA is the largest location in the USA. Burbank's business concierge service, zero city income tax and gross sales receipt tax make it a very business friendly. The area features 2,100 new housing units slated for development, weekly farmers markets, 1,000 hotel rooms and annual events that draw more than 100,000 people. The investment opportunity is offered at \$7,175,000

Highlights

Located on the first and most popular block in Downtown Burbank at the entrance to the Burbank Town Center.

High foot traffic with a Walk Score of 90 - Walker's Paradise.

Dunkin and Tender Greens are two of the most popular concepts in the food and beverage industry.

Ample parking with 9,000 free parking spaces in the downtown core.

Walking distance to the Burbank Metro Line

Top local employers include Tesla, IKEA, Disney, Warner Bros., Nickelodeon and Cartoon Network

Photos

