



ANGELES PET HOSPITAL INVESTMENT OPPORTUNITY

Presenting Angelus Pet Hospital, a rare investment opportunity located at 5846 San Fernando Road, Glendale, CA 91202. This freestanding Veterinary Hospital is offered for sale at \$1,850,000. With an established veterinary practice, this property produces an annual rental income of \$92,328.

The tenant has an existing 10-year absolute NNN lease commencing October 1, 2024, with 3% annual rent increases. As this is an absolute NNN lease, the tenant is responsible for all property expenses, including taxes, insurance, and maintenance.

With an NOI of \$92,328 and a 4.99% cap rate, this is a rare opportunity to own a stable, passive income-producing investment property in Glendale, CA, Los Angeles County's third-largest city.

Investment Highlights:

- Price: \$1,850,000
- NOI: \$92,328
- Cap Rate: 4.99%
- Year Built: 1939
- Building Size: 1,587 SF
- Lot Size: 5,062 SF
- Street Parking Available
- 10-Year NNN Lease
- 3% Annual Rent Increases

PRICE:

\$1,850,000

Location:

5846 San Fernando Rd, Glendale, CA 91202

PROPERTY FEATURES



Medical Office



Triple Net



10 Year Lease



1587 SF

THE SELLER, LISTING BROKER AND LISTING AGENT MAKE NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY OF DATA SOURCED FROM PUBLIC RECORDS AND OTHER SOURCES INCLUDING BUILDING AND LOT SIZE, ZONING, PERMITS, CONDITIONS AND FEATURES OF THE PROPERTY AND BUILDING. BUYER IS ADVISED TO DO THEIR DUE DILIGENCE AND RELY ON THEIR OWN INVESTIGATION.

CONTACT:

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MARKET & PROPERTY OVERVIEW

Investment Fundamentals

- Purchase Price: \$1,850,000
- Annual Rental Income: \$92,328
- Net Operating Income: \$92,328
- Single-Tenant NNN Medical Office
- 10-Year Term with 3% Annual Increases

Property Features

- Purpose-Built 1,587 SF Veterinary Facility
 - Professional Medical Build-Out
- High-Visibility San Fernando Road Frontage
 - Easy Access from Major Arterials

Market Dynamics

- High-Growth Veterinary Market
- Limited Competition Within 2-Mile Radius
 - Dense Residential Population Base
 - Strong Local Business Community
 - Growing Development Pipeline
 - Established Pet Care Destination

LOCATION & ACCESSIBILITY

Strategic Location

- Northeast Glendale Position
 - 1 Mile from Griffith Park
- Minutes to Downtown Glendale
- Easy Access to Los Angeles & Burbank
- Close to Multiple Residential Developments

Transportation Access

- 5 Minutes from I-5
- 10 Minutes from 134 Freeway
- 15 Minutes from 101 Freeway
- High-Traffic San Fernando Road Exposure

Area Amenities & Services

Major Landmarks:

- Griffith Park & Observatory
 - Los Angeles Zoo
 - Brand Park
- Americana at Brand
- Glendale Galleria

Pet Care Ecosystem:

- Multiple Pet Supply Stores
- Complementary Veterinary Services
- Emergency Animal Hospitals
 - Popular Dog Parks
- Pet Grooming Services

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