

**100% LEASED MULTI-TENANT RETAIL | OWNER/USER OPPORTUNITY & SELLER FINANCING
DIRECTLY ACROSS FROM THE TESLA PLANT ON SHERMAN WAY**



13020-13026 SHERMAN WAY
NORTH HOLLYWOOD, CA 91605

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01 | PROPERTY SUMMARY

13020-13026 SHERMAN WAY is primarily designed for Business Owners (Owner/Users) to occupy 1 or 2 of the Month to Month Units and gain rental income from the other remaining tenants in the property. An investor could purchase the building and pass through the operating expenses to the tenants (which the leases allow for but is not being practiced) and obtain a higher yield, or do a complete deep renovation and attract higher rents north of \$3.50/NNN. This opportunity is offered for sale as a 100% leased, multi-tenant retail strip center positioned along one of the San Fernando Valley's most active commercial corridors, with flexible tenancy and one tenant (Van Bakery) who has a fully improved kitchen build out. The property consists of approximately +/-9,000 square feet of retail space on a ±0.35-acre (15,246 SF) lot, with direct Sherman Way frontage, monument signage, and in-place income from three long-term tenants. The single-story center is currently occupied by three established, long-term & seasoned tenants — each with direct storefront exposure, prominent monument and façade signage, and convenient on-site parking. The property features approximately 16 on-site parking spaces and is directly across the Tesla plant. The Sherman Way corridor is on one of the highest-traffic commercial corridors in the San Fernando Valley, with national QSRs, and major retail anchors, the asset benefits from exceptional co-tenancy and **one of the highest daily traffic counts in the North Hollywood submarket**. Zoned LA-C2, the property accommodates a wide range of retail and service-oriented uses and offers flexibility for future repositioning, owner-user conversion, or long-term hold as a stabilized income asset.

02 | THE STORY

THE CORE OPPORTUNITY HERE IS THREEFOLD:

- **For the Owner-User:**

The tenants are on short-term leases, which means a qualified buyer can occupy 51% or more of the building and access SBA 504 or 7A financing – as little as 10% down to own your building on Sherman Way instead of paying rent.

- **For the Investor / 1031 Exchange Buyer:**

Day-one income at a 3.48% in-place cap rate based on 2025 P&L gross income of \$244,880 and adjusted operating expenses of \$98,905. A proforma NNN cap rate of 5.42% is achievable if the new owner passes operating expenses to tenants following a \$100,000 renovation. Seller financing is available – contact broker for terms.

- **For the Value-Add Buyer:**

LA-C2 zoning supports retail, restaurant, medical, office, and more. Short-term leases provide flexibility to re-tenant at market rates, reposition the asset, or hold for long-term appreciation on one of the Valley's most active retail corridors.

This is a stabilized, income-producing asset with multiple exit strategies – and seller financing to get the right buyer to the table.

Property Address	13020–13026 Sherman Way, North Hollywood, CA 91605	Asking Price	\$4,195,000
Property Type	Multi-Tenant Retail Strip Center	Price Per SF	\$466/SF
Number of Tenants	3	Gross Monthly Income	\$21,440
		Gross Annual Income	\$257,280



03 | PROPERTY HIGHLIGHTS



TOTAL BUILDING AREA

±9,000 SF



LOT SIZE

±0.35 AC / ±15,246 SF



OCCUPANCY

100% Leased —
Three (3) Established Long-Term Tenants



PARKING

±16 On-Site Spaces



YEAR BUILT

1957 | Renovated: 2008



STORIES

1



ZONING

LA-C2 (Commercial)



APN

2327-017-040



TRAFFIC COUNTS

High-volume Sherman Way corridor
(verify with CoStar/Caltrans)



CO-TENANCY

Tesla, McDonald's, Starbucks, Subway, Jack in the Box, WaBa Grill, El Super, Staples, AutoZone, Dollar Tree, Domino's Pizza — all within immediate proximity



FRONTAGE

Direct Sherman Way frontage with monument signage



ACCESS

Multiple ingress/egress points; strong visibility from both directions



OWNER-USER POTENTIAL

LA-C2 zoning supports a variety of retail and service uses; SBA financing may be available for qualifying owner-users occupying 51%+

04 | FINANCIALS

TENANT RENT SCHEDULE

TENANT	SUITE SF	% OF BLDG	MONTHLY RENT	ANNUAL RENT	LEASE TYPE	LEASE TERMINATION	NOTES
Kidz Kingdom	5,294	58.93%	\$11,900	\$142,800	Modified Gross	Month to Month	Largest suite; SBA-qualifiable
Van Bakery	2,060	22.93%	\$6,000	\$72,000	Modified Gross	3/1/2028	Restaurant space
SimpleFloors	1,629	18.13%	\$3,540	\$42,480	Modified Gross	Month to Month	Owner-user candidate
TOTAL / AVG	8,983	100.00%	\$21,440	\$257,280			100% Occupied

2025 OPERATING EXPENSE SCHEDULE (P&L ADJUSTED)

EXPENSE LINE ITEM	ANNUAL AMOUNT	INCLUDED IN NOI?	NOTES
Alarm Monitoring	\$12,812	YES	Per 2025 P&L
Property Tax (Proforma)	\$52,437	YES	Estimated at 1.25% of sale price
Garbage	\$9,947	YES	Per 2025 P&L
Fire Prevention	\$4,764	YES	Per 2025 P&L
Gardner	\$1,320	YES	Per 2025 P&L
Heating & Cooling	\$2,220	YES	Per 2025 P&L
Water & Sewer	\$4,956	YES	Per 2025 P&L
Insurance	\$10,449	YES	Per 2025 P&L
Electrical Repair (One-Time)	\$25,000	NO – EXCLUDED	EXCLUDED – non-recurring capital item
Misc. Rental Expense	\$8,804	NO – EXCLUDED	EXCLUDED – non-operating line item
TOTAL INCLUDED EXPENSES	\$98,905		Used in NOI calculation
TOTAL EXCLUDED EXPENSES	\$33,804		Electrical \$25,000 + Misc \$8,804

04 | FINANCIALS

TENANT RENT ROLL

Kidz Kingdom – Monthly Rent	\$11,900	Per lease
Van Bakery – Monthly Rent	\$6,000	Per lease
SimpleFloors – Monthly Rent	\$3,540	Per lease
Total Monthly Rent (Rent Roll)	\$21,440	Sum of all tenants
Total Annual Rent (Rent Roll)	\$257,2850	

2025 P&L GROSS INCOME

P&L Gross Annual Income	\$244,880	Includes CAM, NNN, other income
P&L Gross Monthly Equivalent	\$20,407	244,880 ÷ 12

SHERMAN WAY – FINANCIALS SUMMARY

Asking Price	\$4,195,000	Gross Annual Income	\$244,880
Building Size	8,983 SF	Total Expenses (NOI)	\$98,905
Occupancy	100%	NOI (In-Place)	\$145,975
# of Tenants	3	In-Place Cap Rate	3.48%
Price Per SF	\$467/SF	Proforma NNN Cap Rate	5.42%
SBA Min. Down Payment (10%)	\$419,500	NNN NOI	\$232,636
Conv. Min. Down Payment (15%)	\$629,250	NNN Basis	\$4,295,000

05 | OWNER-USER SCENARIOS

Two of the three tenants are currently month-to-month, creating a clear path for an owner-user to occupy 51% or more of the building. The property is SBA 504 and SBA 7(a) eligible. The two scenarios below illustrate the acquisition based on which suite an owner-user elects to occupy.

OWNER-USER SCENARIOS — SBA & CONVENTIONAL FINANCING

SCENARIO A: SBA QUALIFIABLE		SCENARIO B: CONVENTIONAL	
Suite to Occupy	Kidz Kingdom	Suite to Occupy	SimpleFloors
Suite Size	5,294 SF	Suite Size	1,629 SF
% of Building	58.82%	% of Building	18.10%
Financing Type	SBA 504 or SBA 7(a)	Financing Type	Conventional Owner-User Loan
Sale Price	\$4,195,000	Sale Price	\$4,195,000
Min. Down Payment	10% = \$419,500	Min. Down Payment	15% = \$629,250
Alt. Down Payment	15% = \$629,250	Alt. Down Payment	20% = \$839,000
Remaining Tenants	Van Bakery + SimpleFloors	Remaining Tenants	Kidz Kingdom + Van Bakery
Day-1 Monthly Income	\$9,540/mo	Day-1 Monthly Income	\$17,900/mo
Day-1 Annual Income	\$114,480/yr	Day-1 Annual Income	\$214,800/yr

Down payment estimates are illustrative. Actual loan terms, eligibility, and qualification requirements are subject to lender approval. Buyers should consult with an SBA-approved lender for specific financing guidance.

06 | INVESTOR SCENARIOS

Two illustrative investor scenarios based on current in-place income. Scenario 1 reflects adjusted 2025 operating expenses. Scenario 2 illustrates the upside if the new owner passes 100% of operating expenses to tenants (NNN) following a \$100,000 renovation.

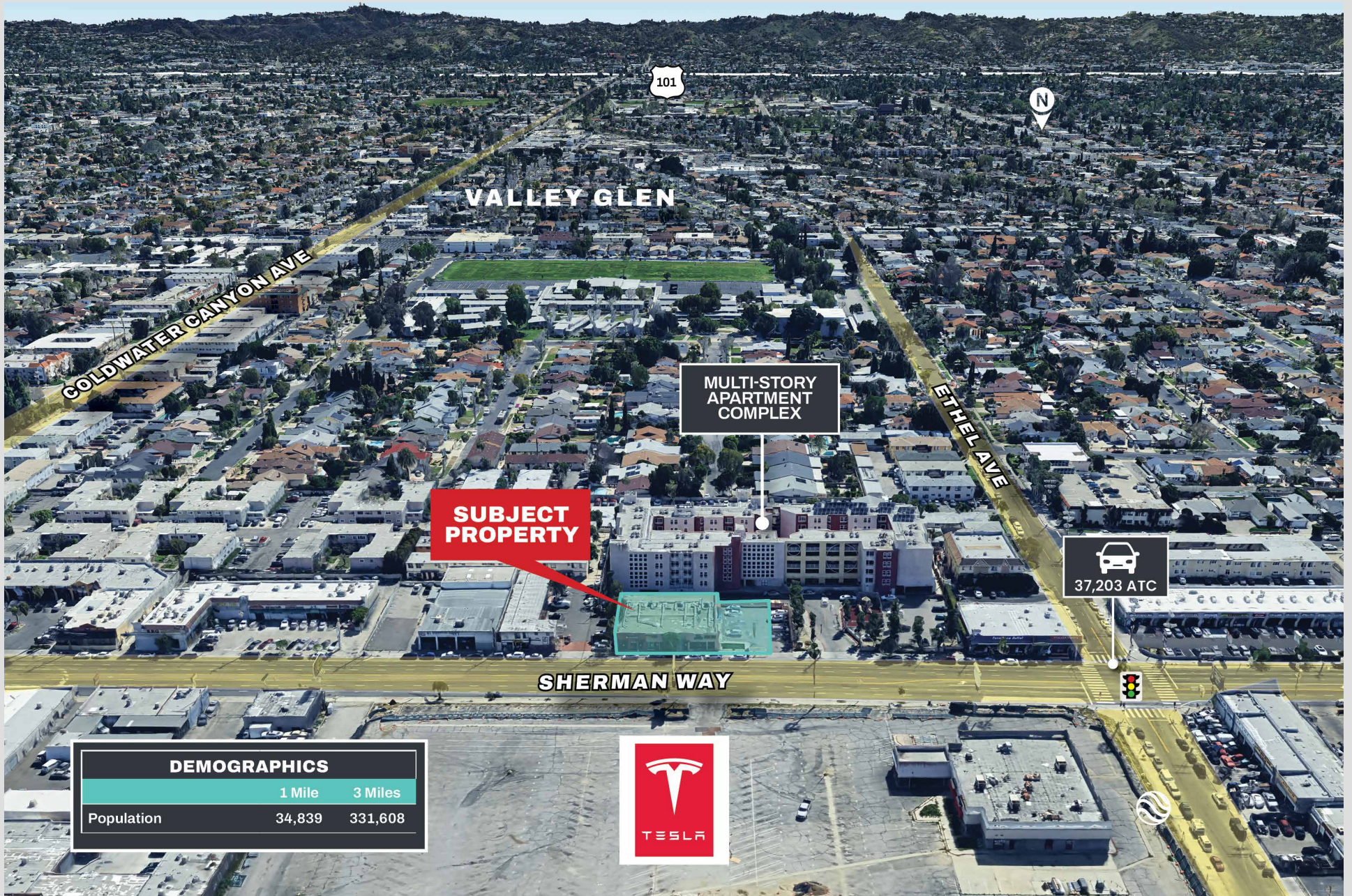
INVESTOR SCENARIOS — INCOME & CAP RATE ANALYSIS

	SCENARIO 1: IN-PLACE	SCENARIO 2: NNN PASS-THROUGH	Notes
Lease Structure	Modified Gross	NNN (100% Pass-Through)	
Gross Income	\$244,880	\$244,880	2025 P&L
Less 5% Vacancy Reserve	—	-\$12,244	NNN scenario only
Effective Gross Income	\$244,880	\$232,636	
Total Operating Expenses	-\$98,905	—	NNN: passed to tenants
NOI	\$145,975	\$232,636	
Sale Price	\$4,195,000	\$4,195,000	
Renovation Budget	—	\$100,000	NNN: assumes \$100K reno
Total Basis	\$4,195,000	\$4,295,000	
Cap Rate	3.48%*	5.42%‡	NOI ÷ Total Basis

* In-place cap rate of 3.48% based on 2025 P&L gross income of \$244,880 less adjusted operating expenses of \$98,905. Excludes one-time electrical repair of \$25,000 and miscellaneous rental expense of \$8,804. Uses proforma property tax of \$52,437 and insurance of \$10,449. NOI of \$145,975 divided by sale price of \$4,195,000.

‡ NNN pass-through cap rate of 5.42% assumes owner passes 100% of operating expenses to tenants following a \$100,000 renovation. Gross income of \$244,880 less 5% vacancy reserve (\$12,244) yields NOI of \$232,636, divided by adjusted basis of \$4,295,000. Illustrative only; actual results depend on lease renegotiation and tenant agreement.

07 | AERIAL MAPS

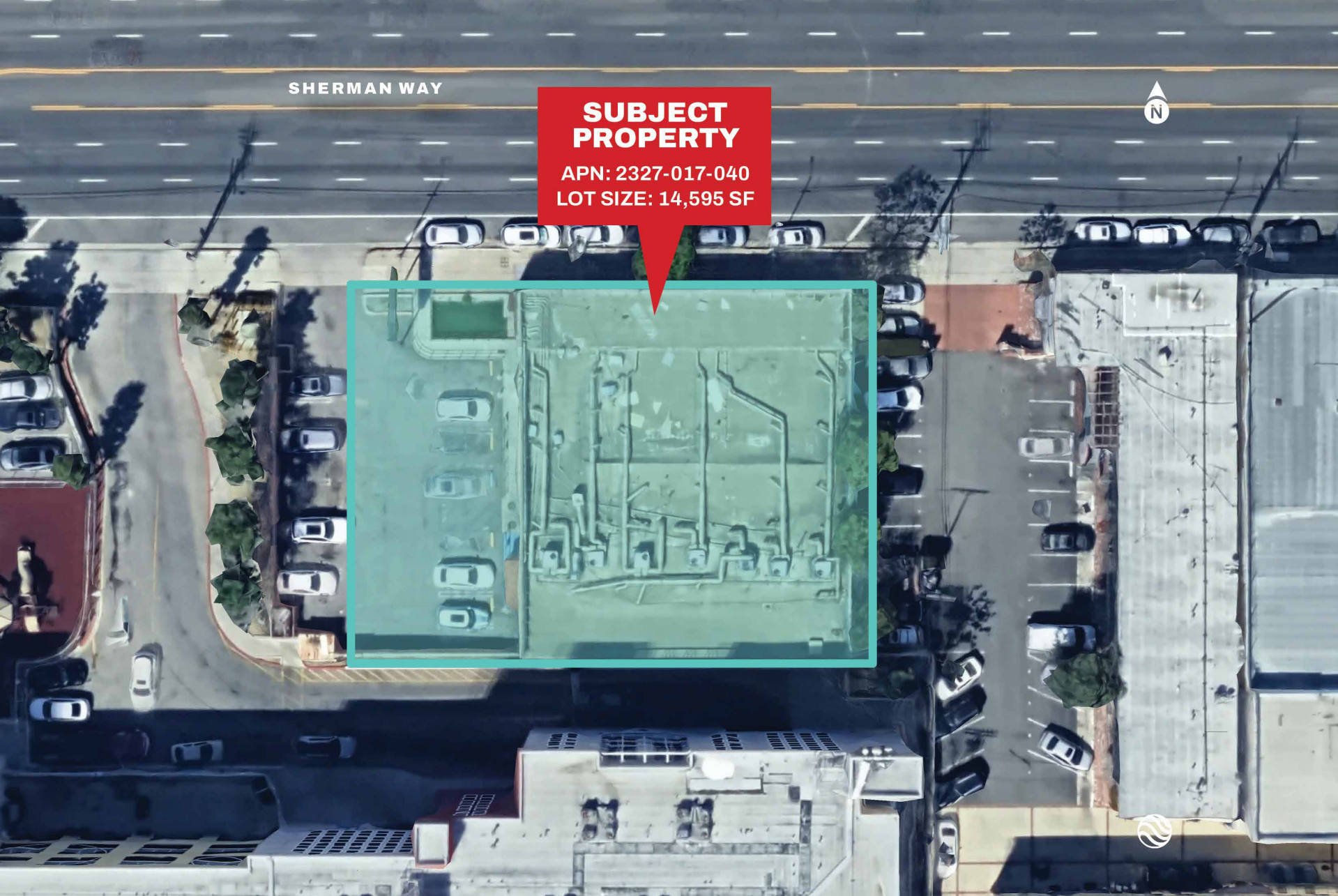


07 | AERIAL MAPS



DEMOGRAPHICS		
	1 Mile	3 Miles
Population	34,839	331,608

07 | AERIAL MAPS



**SUBJECT
PROPERTY**
APN: 2327-017-040
LOT SIZE: 14,595 SF

08 | PHOTOS



09 | ZONING SUMMARY

ZONING DESIGNATION: LA-C2 (COMMERCIAL)

The subject property is zoned LA-C2 under the City of Los Angeles Municipal Code. The C2 zone is one of the most flexible commercial designations in the City, permitting a broad range of retail, service, restaurant, and office uses, as well as limited light manufacturing and assembly.

PERMITTED USES INCLUDE (NOT EXHAUSTIVE):

- General retail and service commercial
- Restaurants and food service (including drive-through with CUP)
- Personal services (salon, fitness, medical/dental)
- Office and professional services
- Light assembly and manufacturing (subject to conditions)
- Automotive services (with CUP)

DEVELOPMENT NOTES:

- The LA-C2 zone permits buildings up to the height limits established by the applicable height district.
- Drive-through uses require a Conditional Use Permit (CUP) from the City of Los Angeles Department of City Planning.
- Prospective buyers and tenants are advised to independently verify all permitted uses and development standards with the City of Los Angeles Department of City Planning prior to execution of any agreement.

Disclaimer: The above zoning information is summarized from publicly available City of Los Angeles resources. No representations or warranties are made as to accuracy. All parties are advised to conduct independent due diligence with the City of Los Angeles Planning Division.

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