

INVESTMENT
OFFERING
MEMORANDUM

1225-1265 LOS ANGELES STREET

GLENDALE, CA | LOS ANGELES COUNTY MARKET

- >> State-Of-The-Art
Flex/Industrial Building
Totalling 61,625 SQ FT
- >> Long Term Tenant (Since 2013)
With 3 Years+ Remaining
On Lease with 1-5 Year Option
- >> 100% Leased
To 4 Over



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates® LA North/Ventura, Inc.
Corp ID #01191898 - A Member of the Lee & Associates Group of Companies
15250 Ventura Blvd., Suite 100 - Sherman Oaks, CA 91403
No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

The Offering

Lee & Associates - LA North/Ventura, as exclusive advisor, is pleased to present a rare opportunity to acquire a fee simple interest in a strategically located Manufacturing/ Warehouse property in the city of Glendale, one of the most highly sought-after commercial markets in Los Angeles.

1225-1265 Los Angeles Street is a 61,625 square foot warehouse/ manufacturing building situated on a 1.7 Acre lot located in close proximity to the 5 freeway in Los Angeles, CA. This unique opportunity offers the buyer immediate income via Existing lease, with real upside to obtain market leases at the end of the lease term. High power and full building HVAC makes this property highly attractive to entertainment related tenants in the area.



PHYSICAL SUMMARY

61,625
SQUARE FEET

1.89
ACRES (APPROX.)

24'
CLEAR HEIGHT

4
GL DOORS

81
AUTO PARKING

1990
YEAR BUILT

INVESTMENT HIGHLIGHTS

FINANCIAL SUMMARY

3/31/28
TERM REMAINING

25%
BELOW MARKET RENTS

\$1,102,162
(\$1.49) as of 4/1/25
YEAR 1 NOI

100%
OCCUPANCY

PROPERTY HIGHLIGHTS

- Concrete Tilt-up Construction
- 4 Ground Level Loading Doors
- 24' Clear height
- Entertainment driven layout
- ULA Tax Exempt (City of Glendale)
- Possible 2 Tenant Occupancy

TENANCY HIGHLIGHTS

- 20+ year old company
- Facility operates as 4Over HQ
- Entrenched Tenant
- Tenant has operated at this facility for over 10 years

INCREDIBLY STRONG MARKET DYNAMICS

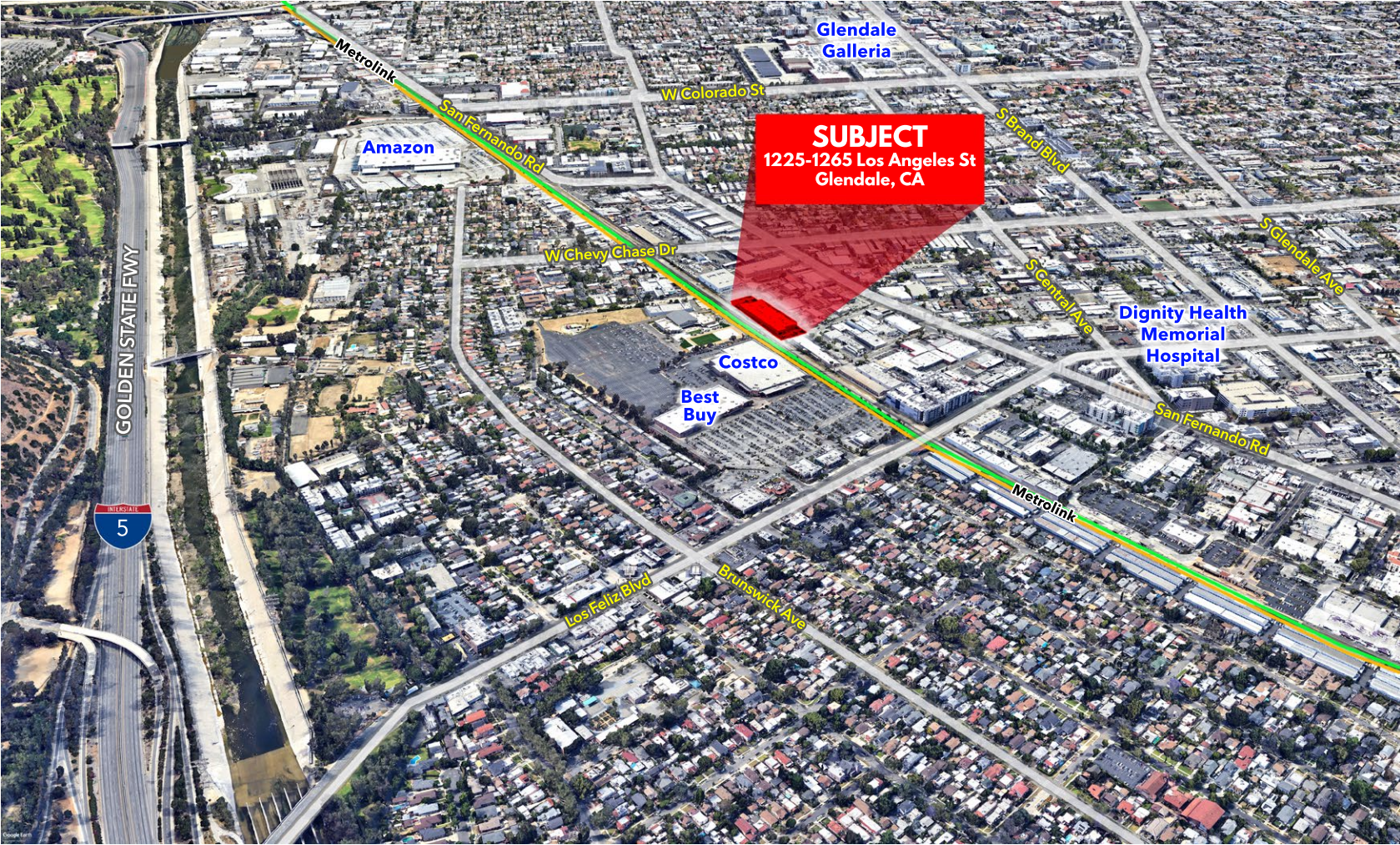


Q1 2023 LA NORTH INDUSTRIAL MARKET REPORT

SUBMARKETS	TOTAL INVENTORY	TOTAL VACANCY		NET ABSORPTION		CONSTRUCTION			ASKING NNN RATE
		Total SF	%	Q1 2023	YTD 2023	Underway	Q1 2023	YTD 2023	
Antelope Valley	10,589,124	252,925	2.4%	(2,537)	(4,577)	60,000	0	0	\$1.62
Burbank	8,776,132	240,176	2.7%	4,494	(2,123)	0	0	0	\$2.18
Canoga Park	4,141,260	60,639	1.5%	15,544	15,544	0	0	0	\$1.19
Chatsworth	19,290,963	330,899	1.7%	(59,333)	(56,033)	0	0	0	\$1.48
Glendale	5,290,187	84,854	1.6%	(26,030)	(49,030)	0	0	0	\$2.03
No. Hollywood / Universal City	11,956,484	236,060	2.0%	(263)	(31,899)	20,000	0	0	\$2.01
Northridge	3,933,653	142,444	3.6%	(21,193)	(21,193)	0	0	0	\$1.30
Reseda / Tarzana	709,269	24,860	3.5%	6,788	788	0	0	0	\$1.93
San Fernando / Sylmar / Pacoima / Arleta	17,906,903	272,623	1.5%	126,254	115,564	185,252	16,576	16,576	\$1.71
Santa Clarita Valley	24,845,392	346,408	1.4%	(11,259)	(22,740)	512,969	0	0	\$1.40
Sun Valley	10,214,572	150,487	1.5%	(29,559)	(31,249)	0	0	0	\$1.86
Van Nuys	18,082,857	323,634	1.8%	(76,742)	(59,332)	30,049	0	0	\$1.69
Woodland Hills	1,551,145	7,742	0.5%	9,744	9,744	0	0	0	\$2.23
Totals	137,287,941	2,473,751	1.8%	(64,092)	(136,536)	808,270	16,576	16,576	\$1.69

Source: CoStar and Lee & Associates

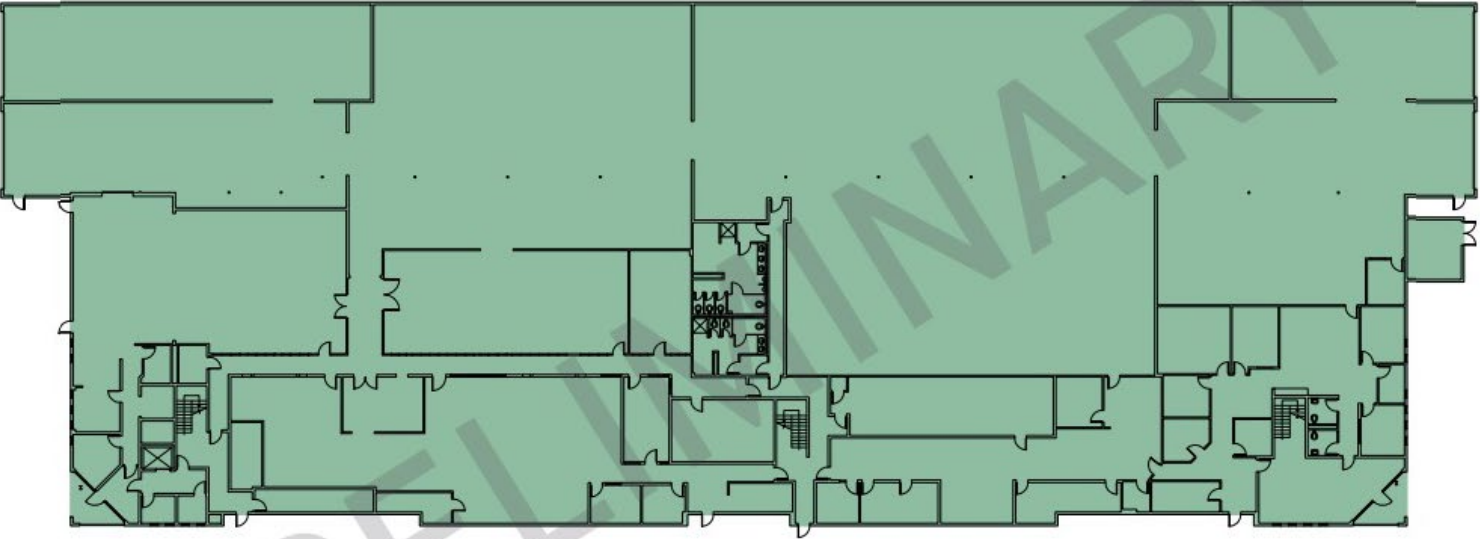
STRATEGIC LOS ANGELES COUNTY LOCATION



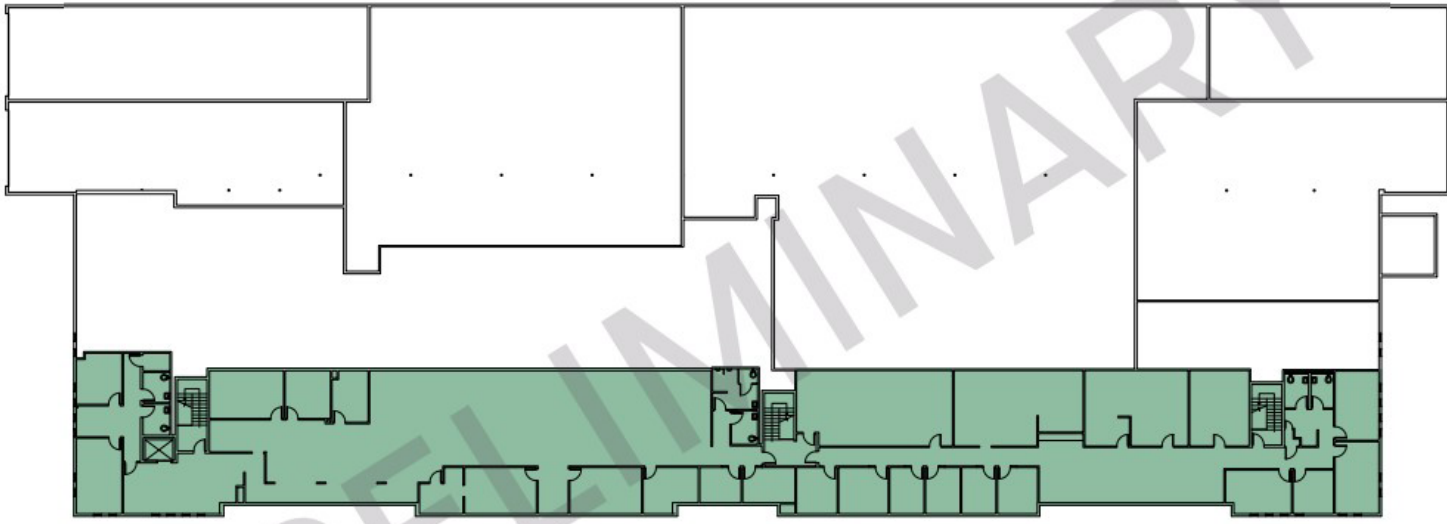
TENANTS IN MARKET



FLOOR PLAN

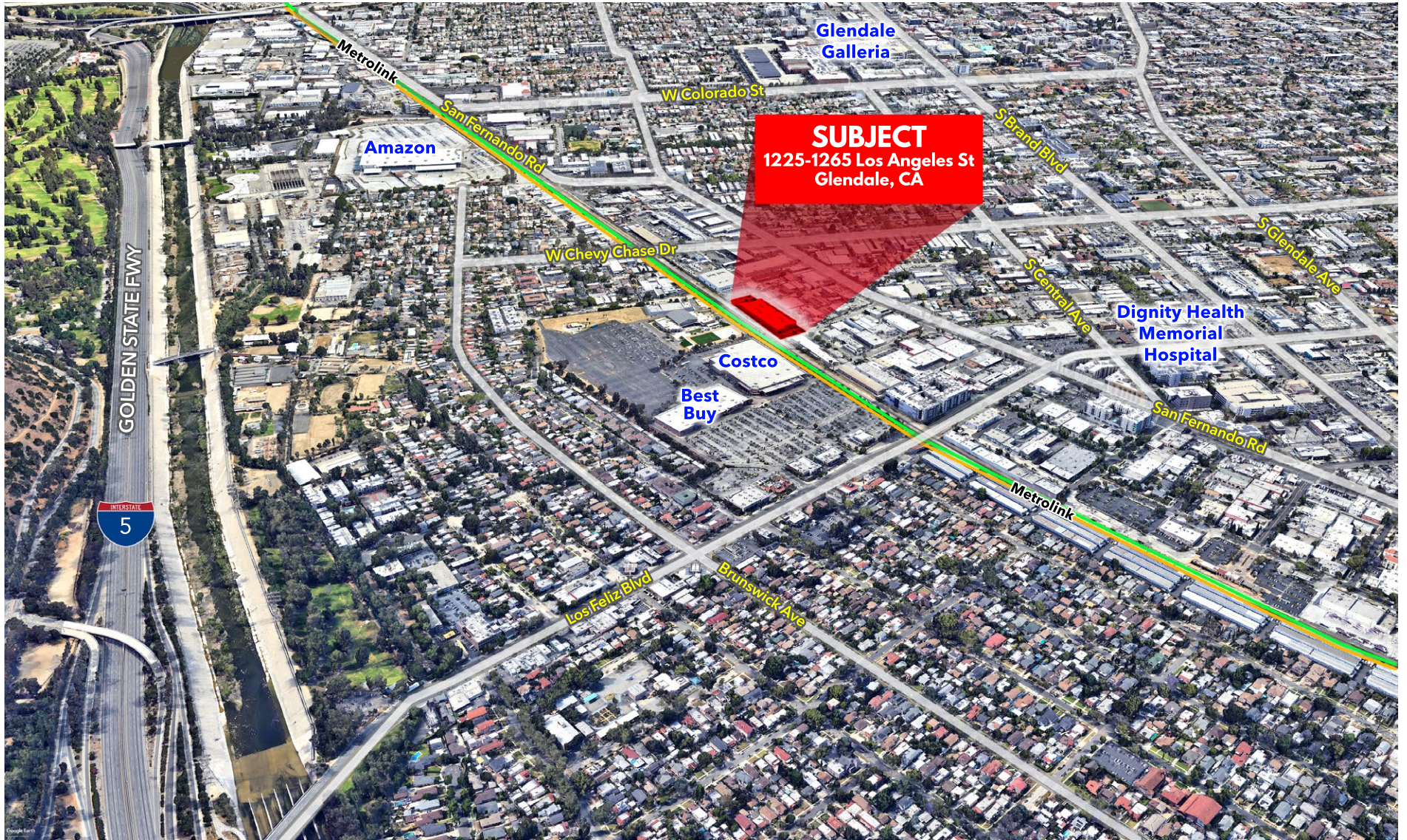


FIRST FLOOR: 48,520 SF



SECOND FLOOR: 13,106 SF

AERIAL



1225-1265
LOS ANGELES
S T R E E T

GLENDALE | CA
LOS ANGELES COUNTY MARKET

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