

For Sale

Multi-Tenant Retail Property

10630-10638 Burbank Blvd.

North Hollywood, CA 91601



ASKING: \$2,195,000 (\$338/SF)

FOR MORE INFORMATION
PLEASE CONTACT:

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Gribin Properties

22551 Ventura Blvd Suite 201
Woodland Hills, CA 91364
DRE #00450024

HIGHLIGHTS

- Building 6,500 SF +/- / Land Size 7,990SF +/-
- 100% Leased—Short Term Leases
- Minutes to Universal Studios/Warner Bros/Burbank Airport
- Corner Location—85 foot frontage
- 6 units (5 retail & 1 small office on Willowcrest Ave)
- Parking off rear alley for 5 cars. Good street parking.
- Easy access to the 101/134/170 freeways
- APN:2416-019-008
- Rear loading. Good signage for tenants.
- Ideal for retail/office/post production.
- Close to Toluca Lake & No Ho Arts District..
- **FIRST TIME ON MARKET IN OVER 50 YEARS.**
- **SHOWN BY APPOINTMENT ONLY**



GRIBIN PROPERTIES
Commercial Real Estate

This information has been obtained from sources believed to be reliable. Gribin Properties have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



GRIBIN PROPERTIES

Commercial Real Estate

Rent Roll

10630-10638 Burbank Blvd., North Hollywood 91601

Address/ Tenant	Square Feet	Monthly Base Rent	Monthly CAM	Expiration Date	Rental Adjustment	Security Deposit
10630 Burbank Blvd Nail Salon	1,400 square feet	\$3,342 \$2.39/sqft	\$200	09/30/2027	9/25 \$3442 9/26 \$3545	\$3,500
10632 Burbank Blvd Pharmacy	1,200 square feet	\$2,728 \$2.27/sqft	\$0	01/31/2027	2/26 \$2808	\$3,500
10634 Burbank Blvd All About Cleaning	1,200 square feet	\$2,616 2.18/sqft	\$50	10/31/2026	11/25 \$2695	\$3,000
10636 Burbank Blvd Photo Studio	1,200 square feet	\$2,050 1.71/sqft	\$35	08/31/2025	N/A	\$1,825
10638 Burbank Blvd Guatencomiendas Express	1,250 square feet	\$2,200 \$1.76/sqft	\$25	06/30/2026	8/25 \$2277	\$3,600
5565 Willowcrest Ave Office/Workshop	300 square feet	\$600 \$2.00/sqft	\$0	Mo/Mo	N/A	\$400
TOTALS	6,550 square feet	\$13,536	\$310			

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Commercial Real Estate

Income/Expense Statement **10630-10638 Burbank Boulevard, North Hollywood, CA**

Actual Gross Income: (\$13,536 x 12)		\$162,432
Less: Operating Expenses (estimated)		
Property Taxes (estimated)	\$25,000	
Property Insurance	\$ 4,500	
Trash	\$ 3,532	
Water	\$ 900	
Management (4%)	\$ 6,497	
Pest Control	\$ 660	
Repairs/Misc	\$ 3,500	
Operating Expenses (estimated):		<u>\$ 44,589</u>
Net Operating Income:		\$117,843
PLUS REIMBURSEMENTS (\$310 x 12)		\$ 3,720
Effective Net Income:		\$121,563
Asking Price		\$2,195,000
Capitalization Rate:		5.54%

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