

FOR SALE

# 13020–13026 SHERMAN WAY

NORTH HOLLYWOOD, CA 91605 | SAN FERNANDO VALLEY



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

**\$4,195,000**

SALE PRICE

**9,000 SF**

BUILDING SIZE

**\$21,440**

GROSS MONTHLY  
INCOME

**100%**

OCCUPIED

**LA-C2**

ZONING

## THE STORY

### 13020–13026 SHERMAN WAY, NORTH HOLLYWOOD

The property is 100% occupied with three tenants generating \$21,440/month in gross income. All three tenants — Kidz Kingdom, Van Bakery, and SimpleFloors — have been operating at this location since 2008, when the building was last renovated. These are seasoned operators with over 15 years of continuous tenancy at this address. Van Bakery has a fully built-out commercial kitchen. Two of the three tenants are month-to-month; Van Bakery holds an active lease through 3/1/2028.

All rents are below market and are structured as gross leases — the owner is currently absorbing all operating expenses. Leases reserve the right to pass through NNN/operating expenses to tenants, representing additional income upside for a new owner. Seller financing is available — contact broker for terms.

Two of the three tenants are month-to-month, creating a clear path for an **owner-user** to occupy 51% or more of the building and access SBA financing with as little as 10% down. For an **investor**, the property generates day-one income at 100% occupancy with an in-place cap rate of

3.48%\* and a proforma cap rate of 5.42%‡ if the investor passes 100% of operating expenses to tenants (NNN) following a \$100K renovation.

**WHO THIS DEAL IS FOR**

**OWNER-USER / SBA PLAY**

Occupy Kidz Kingdom (5,294 SF / 58.82%) and qualify for SBA 504 or 7(a) financing with as little as **10% down (\$419,500)**. Remaining two tenants generate \$9,540/month in rental income day one.

**INVESTOR / 1031 EXCHANGE**

100% occupied generating \$244,880/year in gross income. In-place cap rate of 3.48%\* based on 2025 P&L income and expenses (excludes one-time electrical repair and misc. rental expense). Seller financing available — contact broker for terms.



**OWNER-USER ANALYSIS**

# OCCUPY YOUR BUILDING ON SHERMAN WAY

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. Below are two illustrative scenarios based on which suite an owner-user occupies.

**SCENARIO 1  
SBA QUALIFIABLE**

Suite to Occupy	<b>Kidz Kingdom</b>
Suite Size	<b>5,294 SF</b>
% of Building	<b>58.82%</b>

**SCENARIO 2  
CONVENTIONAL OWNER-USER**

Suite to Occupy	<b>SimpleFloors</b>
Suite Size	<b>1,629 SF</b>
% of Building	<b>18.10%</b>

Financing	<b>SBA 504 or SBA 7(a)</b>
Min. Down	<b>10% = \$419,500</b>
Alt. Down	<b>15% = \$629,250</b>
Remaining	<b>Van Bakery + SimpleFloors</b>
Day-1 Income	<b>\$9,540/mo (\$114,480/yr)</b>

Financing	<b>Conv. Owner-User Loan</b>
Min. Down	<b>15% = \$629,250</b>
Alt. Down	<b>20% = \$839,000</b>
Remaining	<b>Kidz Kingdom + Van Bakery</b>
Day-1 Income	<b>\$17,900/mo (\$214,800/yr)</b>

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.

## INVESTOR ANALYSIS

# 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 owner passes 100% of operating expenses to tenants (NNN) following a \$100,000 renovation.

### INVESTOR SCENARIO 1 IN-PLACE

Gross Income	<b>\$244,880/yr</b>
Total Expenses*	<b>(\$98,905)</b>
Lease Structure	<b>Modified Gross</b>
NOI	<b>\$145,975</b>
Sale Price	<b>\$4,195,000</b>
Cap Rate	<b>3.48%*</b>

### INVESTOR SCENARIO 2 NNN PASS-THROUGH

Gross Income	<b>\$244,880/yr</b>
Less 5% Vacancy	<b>(\$12,244)</b>
Lease Structure	<b>NNN (100% Pass-Through)</b>
NOI	<b>\$232,636</b>
Basis (Sale + \$100K)	<b>\$4,295,000</b>
Cap Rate	<b>5.42%‡</b>

Investor scenarios are illustrative. Actual results depend on lease terms, tenant negotiations, and market conditions. Buyers should conduct independent due diligence.

\* 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 \$52,437.50 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 (sale price plus \$100K renovation). Illustrative only; actual results depend on lease renegotiation and tenant agreement.

PROPERTY HIGHLIGHTS

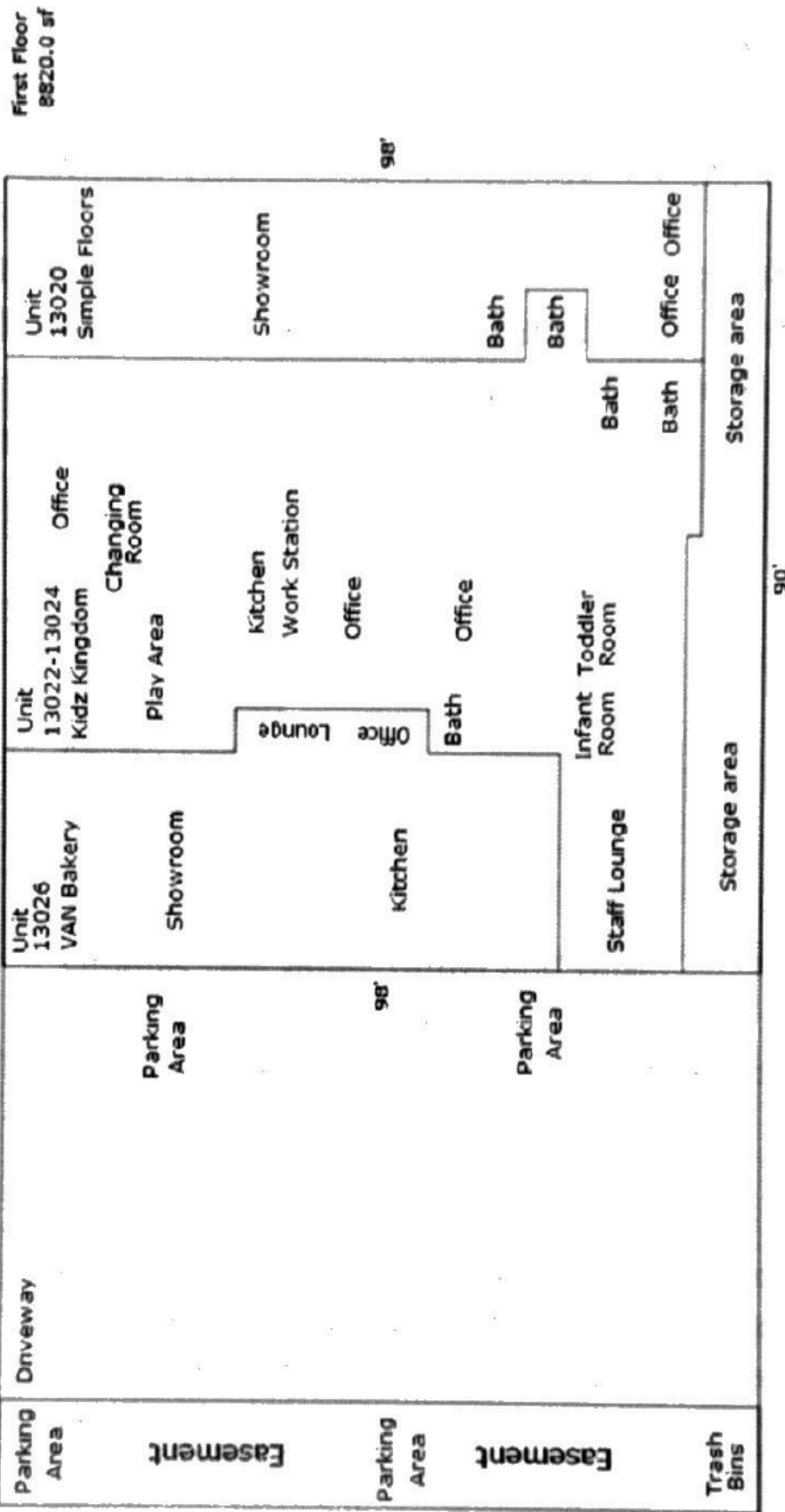
BY THE NUMBERS

ADDRESS	13020–13026 Sherman Way, North Hollywood, CA 91605
SALE PRICE	\$4,195,000
BUILDING SIZE	±9,000 SF
LOT SIZE	±0.35 AC / ±15,246 SF
PRICE PER SF (BUILDING)	\$466.11/SF
OCCUPANCY	100% — 3 Long-Term Tenants
ANNUAL GROSS INCOME	\$244,880 (Gross)
IN-PLACE CAP RATE (ADJUSTED 2025)	3.48%*
PROFORMA CAP RATE (NNN PASS-THROUGH)	5.42%‡
YEAR BUILT / RENOVATED	1957 / 2008
PARKING	±16 On-Site Spaces
ZONING	LA-C2
SELLER FINANCING	Available — Contact Broker for Terms
SBA OWNER-USER	Eligible — 51%+ Occupancy Available

BUILDING LAYOUT

SITE PLAN

Sherman Way



## INQUIRE ABOUT THIS PROPERTY

Seller financing terms, rent roll, and 2025 Profit and Loss available upon request.

[REQUEST INFORMATION](#)

### EXCLUSIVELY LISTED BY:

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