

Best Buy Sherman Oaks (Los Angeles), CA



The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Best Buy property located at 4500 Van Nuys Blvd. | Sherman Oaks, CA ("The Property"). Best Buy is operating under the original lease structure, a 20-year NNN lease with limited landlord responsibilities. The lease has 7 years, 5 months remaining along with 5, 10-year renewal options, which permits Best Buy to occupy the Property until 2078. Best Buy has been at this location since it was built in 2007. The Property is a mature, tested store sitting on 2.02 acres with more than 250 parking spaces. This one of the most desirable Best Buys available in the marketplace today.

 **Purchase Price:**
\$51,997,000

 **Cap Rate:**
5.00%

Property Synopsis

The Property is located near the hard, signalized intersection of Van Nuys Blvd. and Moorpark St. with a combined area daily traffic count of 76,496+ VPD. The Property is less than half a mile from US-101, providing access to Los Angeles. The Property is part of the Los Angeles MSA and is located 16 miles northwest of downtown Los Angeles and serves a trade area of 521,924 residents within 5 miles and \$129,703 household income within 3 miles.

Investment Highlights

- Trophy Location w/ High Barriers to Entry
- Low Cost of Occupancy
- Situated in Sherman Oaks Business District
- NNN Lease with Strong Income Growth
- Long-Term Commitment to Location
- Excellent Visibility and Access
- Nationally Known, Industry Leading Tenant



[Click Here for Website & Full Offering Memorandum](#)

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