

SINGLE TENANT 100% NNN LEASED INVESTMENT

Gasoline Service Station with Convenience Store Sale

Price: \$4,100,000.00



7557 N. Sepulveda Blvd. Van Nuys, CA. 91405

SINGLE TENANT 100% NNN LEASED

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

INVESTMENT
SERVICES GROUP



Property Highlights:

Sale Price: \$4,100,000.00

Cap Rate: 5.37%

Net Operating Income: \$220,447.92

Building Size: ±1,603 SF

Land: ±16,249 SF

APN: 2222-014-066










Zoning: LA C2

Amenities, Highlights & Features:

- National Brand Recognition: ARCO is ranked #2 in gasoline sales in the State of California, the largest gasoline market in the U.S.A.
- ARCO Gas Station is equipped 4 MPD (Multi Product Dispensers) with 8 fueling positions
- Excellent Visibility, Pylon Signage with Easy Access
- 100% Leased - NNN Corporate Lease with Options to Extend
- The initial lease has been in place since 1967, has 7+ years on the current term and has additional extensions available.
- The lease features annual rent increases of a minimum 3% to maximum 5%, based upon the local CPI Index.
- Prime signalized corner, off the CA. I-405 Freeway with over 36,000+ cars per day
- The ±1,603 SF AM/PM convenience store is situated on approximately 0.37 AC (±16,248 SF) of land
- Metro (Bus Line) Station Access

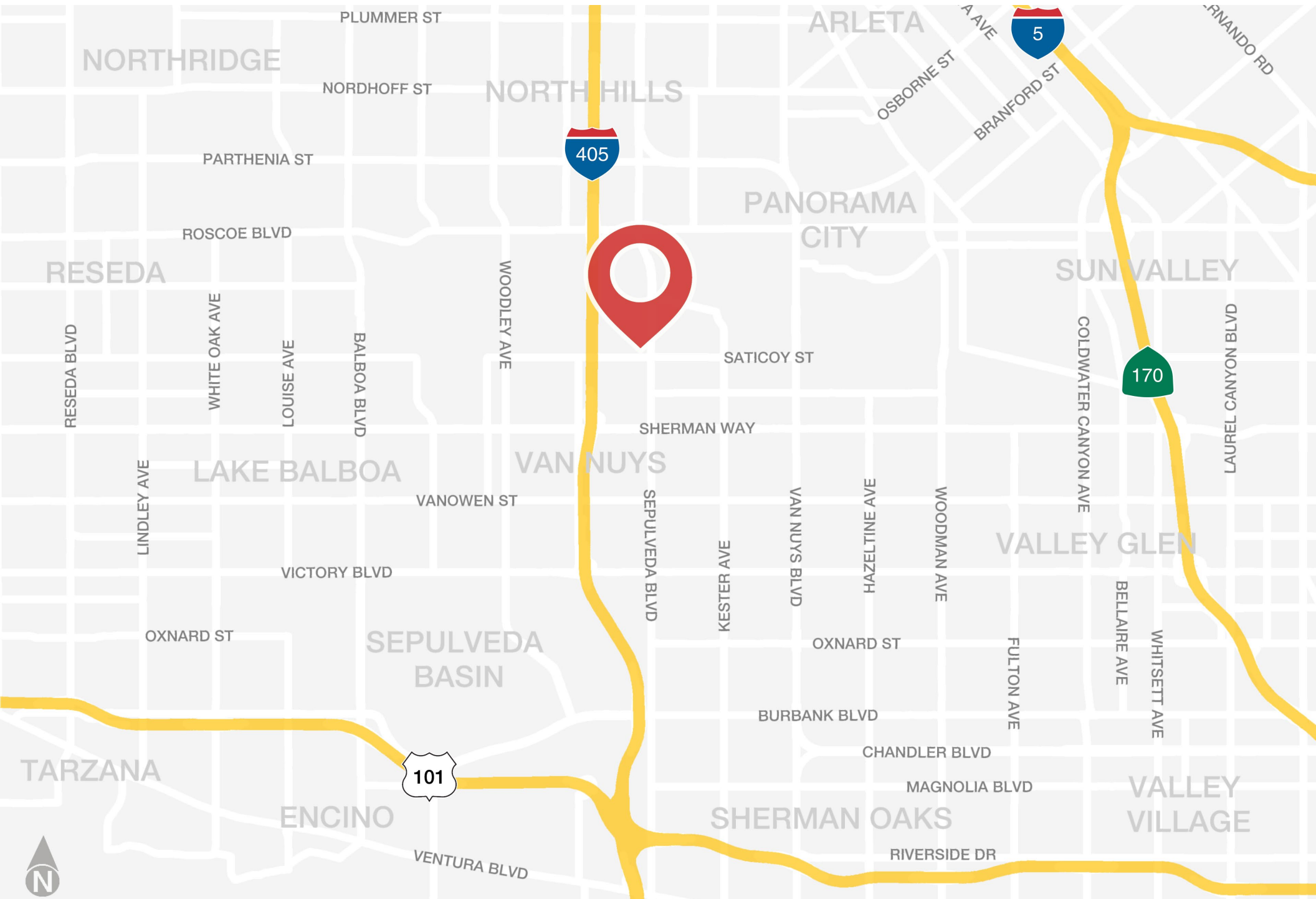


Area Demographics

		1-MILE	3-MILE	5-MILE
	Population	46,757	326,203	778,758
	Households	15,370	103,048	263,054
	Avg. HH Size	3.0	3.1	2.9
	Median Age	33.9	34.5	36.0
	Median HH Income	\$51,765	\$60,599	\$70,327
	Avg. HH Income	\$64,728	\$78,506	\$95,436
	Per Capita Income	\$21,413	\$24,880	\$32,333
	Total Businesses	2,261	13,554	39,526
	Total Employees	16,160	96,813	257,902



Location Map



Aerial Map





BUYER CONFIDENTIALITY AGREEMENT AND REQUEST FOR INFORMATIONAL MATERIALS

This is a Request for Informational Materials that have been prepared regarding the potential sale of 7557 N. Sepulveda Blvd. Van Nuys, CA. 91405 ("Property") and are intended solely for ("Prospective Purchaser") and its limited use in considering its interest to purchase the Property located in Van Nuys, California from Mueller -Walker Investments, LLC. ("Owner").

The Informational Materials, which contain certain confidential information relative to the business and affairs of the Property, as well as other information that may be pertinent to the sale of the Property or specific information requested by Prospective Purchaser, have been prepared by the Owner and NAI Capital (NAI). The Information Materials do not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner nor NAI make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Informational Materials or their contents and no legal liability is assumed or justified with respect thereto.

By executing this Agreement, Prospective Purchaser agrees that: it will hold and treat the information contained in the Informational Materials in the strictest of confidence; it will not disclose or permit anyone else to disclose the contents of the Informational Materials to any other entity without prior written authorization of NAI; it will not permit the Informational Materials or its contents to be used in any fashion or manner detrimental to the interest of the Owner; it will not photocopy or duplicate the Informational Materials without prior written consent of NAI; it shall not disclose or discuss the sale of the Property with any of the staff or tenants at the property without the prior written consent of NAI; it will indemnify, defend and hold harmless the Owner and NAI from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than NAI; it acknowledges that NAI is representing the Owner and only NAI shall receive compensation from the Owner. Any additional broker compensation shall be paid by the Buyer to its/their broker, if any in connection with the sale of this Property.

The undersigned Prospective Purchaser acknowledges that the Owner shall have no obligation to Prospective Purchaser unless and until a written agreement embodying all the terms and conditions of the proposed sale is executed and delivered by Owner and by Prospective Purchaser and in such event, Owner's only obligation to the Prospective Purchaser will be as, and to the extent, if any, provided in such written agreement.

The owner/NAI expressly reserve the right, at its sole discretion, to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. The Informational Materials shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of the preparation of the Informational Materials.

ACKNOWLEDGED AND AGREED ON _____ DATE

Prospective Purchaser/Entity (Print Name): _____

Street Address: _____

City, State and Zip Code: _____

Authorized Signatory for Purchaser/Entity (Signature): _____

Purchaser Entity (Print Name): _____

Phone Number: _____ Facsimile Number: _____

Purchaser E-mail Address: _____

RETURN TO: TONY MICHELMAN NAI Capital Commercial: (818) 905-2425
(Facsimile Number) tmichelman@naicapital.com

DATE RECEIVED BY NAI Capital: _____

APPROVED BY: _____

DATE APPROVED: _____



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

CONTACT INFORMATION

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