

# FOR SALE BURGER KING

±2,527 SF BUILDING ON  
0.60 ACRES (24,746 SF)



19640 NORDHOFF STREET | NORTHRIDGE, CA 91324



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SEC NORHOFF ST AND CORBIN AVE | NORTHRIDGE, CALIFORNIA

## PROPERTY OVERVIEW



### Site

19640 Nordhoff Street  
Northridge, CA 91324



### Total Land Area:

24,746 SF  
(0.60 acres)



### Purchase Price:

\$4,384,000



### Building Size:

2,527 SF



### Cap Rate:

4.25%



### Year Built:

2007



### NOI:

\$186,339



### APN:

2783-028-061



## PROPERTY FEATURES

- △ Long Term National Tenant - Burger King
- △ High Traffic Location in a Dense Affluent Trade Area
- △ Absolute NNN Lease with complete operating expense recovery
- △ Excellent Retail Synergy- property is located near Target, Lowe's and Costco
- △ First Class Retail Identity - Excellent ingress/egress and abundant parking
- △ Located near the Northridge Fashion Center- a 1,400,000 SF regional mall that attracts over 18 million shoppers per year

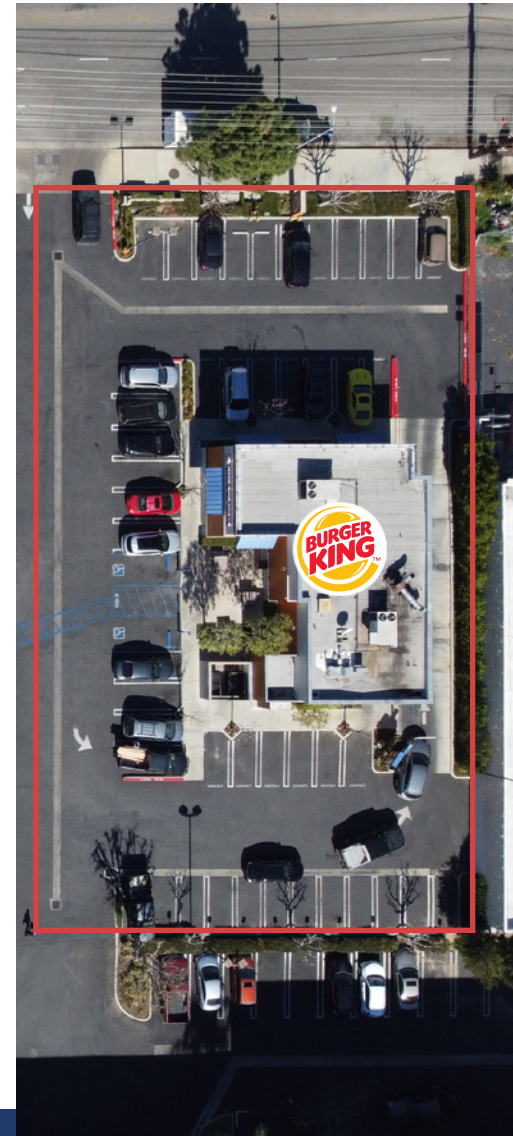




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## RENT ROLL AND INCOME EXPENSE (May 13, 2022)

PROJECT INCOME	SUITE	SIZE	LEASE START	LEASE END	OPTIONS:	RENT PER SQ. FT.	MONTHLY RENT	ANNUAL RENT
Burger King	Unit 1	2,527	2/1/2007	7/31/2027	One, Five Year at 10% increases	\$6.14	\$15,528.33	\$186,339.96
Sub-Total		2,527						\$186,339.96
Operating Costs								
Taxes	estimated					Tax Rate 1.18%	\$4,293.86	\$51,526.29
Insurance							\$291.67	\$3,500.00
CAM							\$1,466.67	\$17,600.00
Management						3.00%	\$465.85	\$5,590.20
Net Fees							\$6,518.04	(\$78,216.49)
TENANT REIMBURSEMENT								
Burger King	Unit 1	2,527				100.00%	\$2.58	\$6,518.04 \$78,216.49
Net Income							\$15,528.33	\$186,339.96



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## TENANT OVERVIEW



### Burger King (California Food Management)

Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. As of 2022, Burger King has 18,700 restaurants in over 100 countries and U.S. territories. Almost 100 percent of Burger King restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.

California Food Management is one of the largest Burger King franchisee's on the West Coast. They have over 100 Burger King restaurants and continue to grow their business.





## AREA OVERVIEW

### Northridge Area Overview

Once called North Los Angeles, the neighborhood known as Northridge is located in the San Fernando Valley region of Los Angeles County. Northridge is home to California State University, Northridge (CSUN), Northridge Fashion Center, and some of the best public and private schools in the region.

Near the northwest edge of the San Fernando Valley, nestled between Chatsworth, Porter Ranch, the Granada Hills, and Reseda, Northridge combines urban living with access to the natural beauty, including the nearby Chatsworth Reservoir and Lake Balboa.

Bordered on almost all four sides by freeways, Northridge is a short drive away from downtown Los Angeles, the Hollywood Hills, or the rest of the San Fernando Valley.



## DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES	
POPULATION						
Estimated Population (2021)	18,543		225,923		476,290	
Projected Population (2026)	19,101		221,220		469,328	
Census Population (2020)	18,449		226,311		477,165	
Census Population (2010)	16,002		223,934		466,165	
Projected Annual Growth (2021-2026)	558	0.6%	-4,704	-0.4%	-6,962	-0.3%
Historical Annual Growth (2020-2021)	94	-	-387	-0.2%	-875	-0.2%
Historical Annual Growth (2010-2020)	2,447	1.5%	2,376	0.1%	10,908	0.2%
Estimated Population Density (2021)	5,905	psm	7,992	psm	6,067	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
HOUSEHOLDS						
Estimated Households (2021)	6,112		74,728		167,944	
Projected Households (2026)	6,627		76,720		173,909	
Census Households (2020)	6,051		74,889		168,534	
Census Households (2010)	5,059		71m352		158,391	
Projected Annual Growth (2021-2026)	514	1.7%	1,993	0.5%	5,998	0.7%
Historical Annual Change (2010-2021)	1,053	1.9%	3,375	0.4%	9,520	0.5%
AVERAGE HOUSEHOLD INCOME						
Estimated Average HH Income (2021)	\$104,341		\$106,517		\$115,309	
Projected Average HH Income (2026)	\$121,883		\$129,250		\$139,058	
Census Average HH Income (2010)	\$84,883		\$73,660		\$78,790	
Census Average HH Income (2000)	\$69,874		\$61,939		\$66,352	
Projected Annual Change (2021-2026)	\$17,542	3.4%	\$22,733	4.3%	\$23,749	4.1%
Historical Annual Change (2000-2021)	\$34,466	2.3%	\$44,578	3.4%	\$48,957	3.5%
MEDIAN HOUSEHOLD INCOME						
Estimated Median HH Income (2021)	\$78,667		\$81,625		\$87,302	
Projected Median HH Income (2026)	\$92,332		\$94,915		\$101,903	
Census Median Household Income (2010)	\$68,305		\$59,969		\$63,878	
Census Median Household Income (2000)	\$57,924		\$50,944		\$54,011	
Projected Annual Change (2021-2026)	\$13,666	3.5%	\$13,290	3.3%	\$14,601	3.3%
Historical Annual Change (2000-2021)	\$20,743	1.7%	\$30,681	2.9%	\$33,291	2.9%

Source: Applied Geographic Solutions 11/2021, TIGER Geography



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