



CHEVRON STRIP CENTER

2135 North San Fernando Road - Los Angeles, CA 90065

CHEVRON STRIP CENTER - LOS ANGELES, CA

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 14,399 SF Chevron Strip Center Located at 2135 North San Fernando Road in Los Angeles, CA. This Deal Includes a Strip Center Located Between Multiple Signalized Intersections That Has Recession and Pandemic Proof Tenants That Provide Added Security, Making This a Stable Investment Opportunity.

Sale Price

\$5,200,000

OFFERING SUMMARY

Cap Rate: 6.49%

NOI: \$337,366

Price / SF: \$361.14

BUILDING INFORMATION

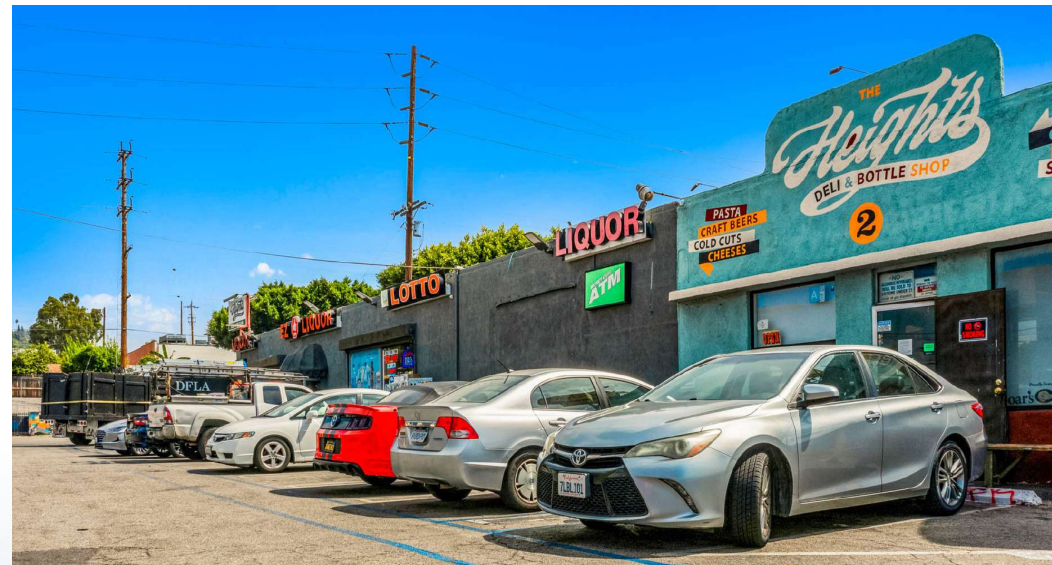
Street Address: 2135 North San Fernando Road

City, State, Zip: Los Angeles, CA 90065

County: Los Angeles

Building Size: 14,399 SF

Lot Size: 0.33 AC



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Located Between Multiple Signalized Intersections
- Strong Population of 991,613 Within a 5-Mile Radius
- 30,000+ Cars a Day Travel on San Fernando Road
- Recession and Pandemic Proof Tenants Provide Added Security
- Average Household Income of \$88,054 Within a 5-Mile Radius
- Located in Los Angeles County Which is the Largest County in the U.S. By Population
- San Fernando Road Feeds Directly Into Highway 2
- Two-Miles From Dodgers Stadium
- Multiple Schools Located Within a Couple Blocks of the Location
- This Property is Located in an Opportunity Zone



SECTION 2

FINANCIAL ANALYSIS

RENT ROLL

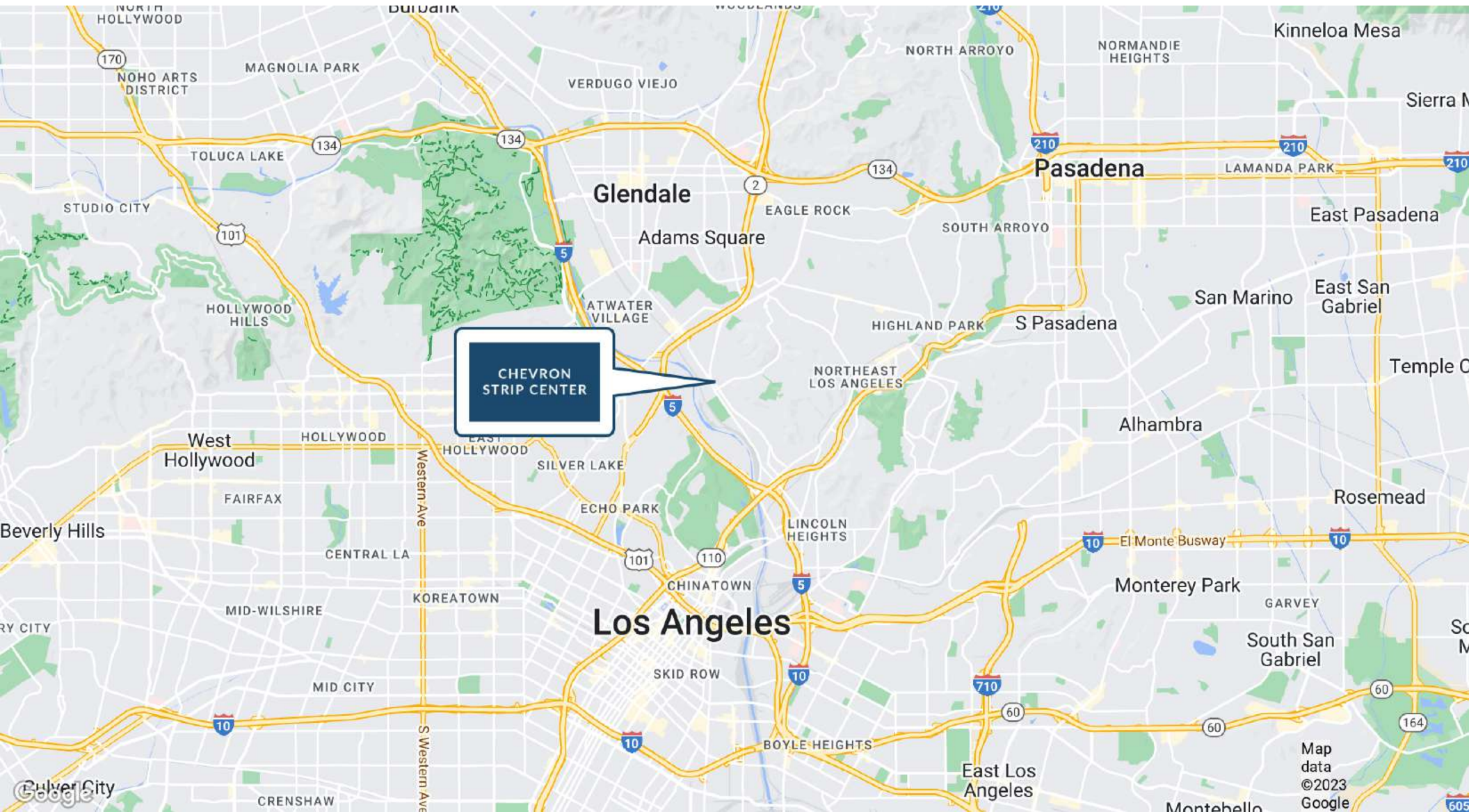
BUSINESS NAME	% OF TOTAL BLDG.	BLDG. SF	% OF TOTAL PROP.	PROP. SF	RENTAL \$ PER SQ FT PROP.	RENT \$ PER MONTH	YEARLY RENT	LEASE TYPE	END DATE	YEARS REMAINING	OPTIONS	INCREASES
JSJ EZ Liquor	73.11%	2,607	18.11%	2,607	2.59	\$6,749.39	\$80,992.68	NNN	3/31/2026	2+ Years	2 x 5	Annual: CPI (3-5%)
The Heights Deli & Bottle Shop	24.37%	869	6.04%	869	3.87	\$3,364.44	\$40,373.28	NNN	2/28/2026	2+ Years	1 x 5	Annual: CPI (3-6%)
SC Fuel Stop	2.52%	90	75.86%	10,923	1.65	\$18,000.00	\$216,000.00	NNN	12/31/2030	7+ Years	TBD	Annual: CPI (3-5%)
Total	100.00%	3,566	100.00%	14,399	2.70	\$28,113.83	\$337,365.96	-	-	-	-	-



SECTION 3

PROPERTY INFORMATION

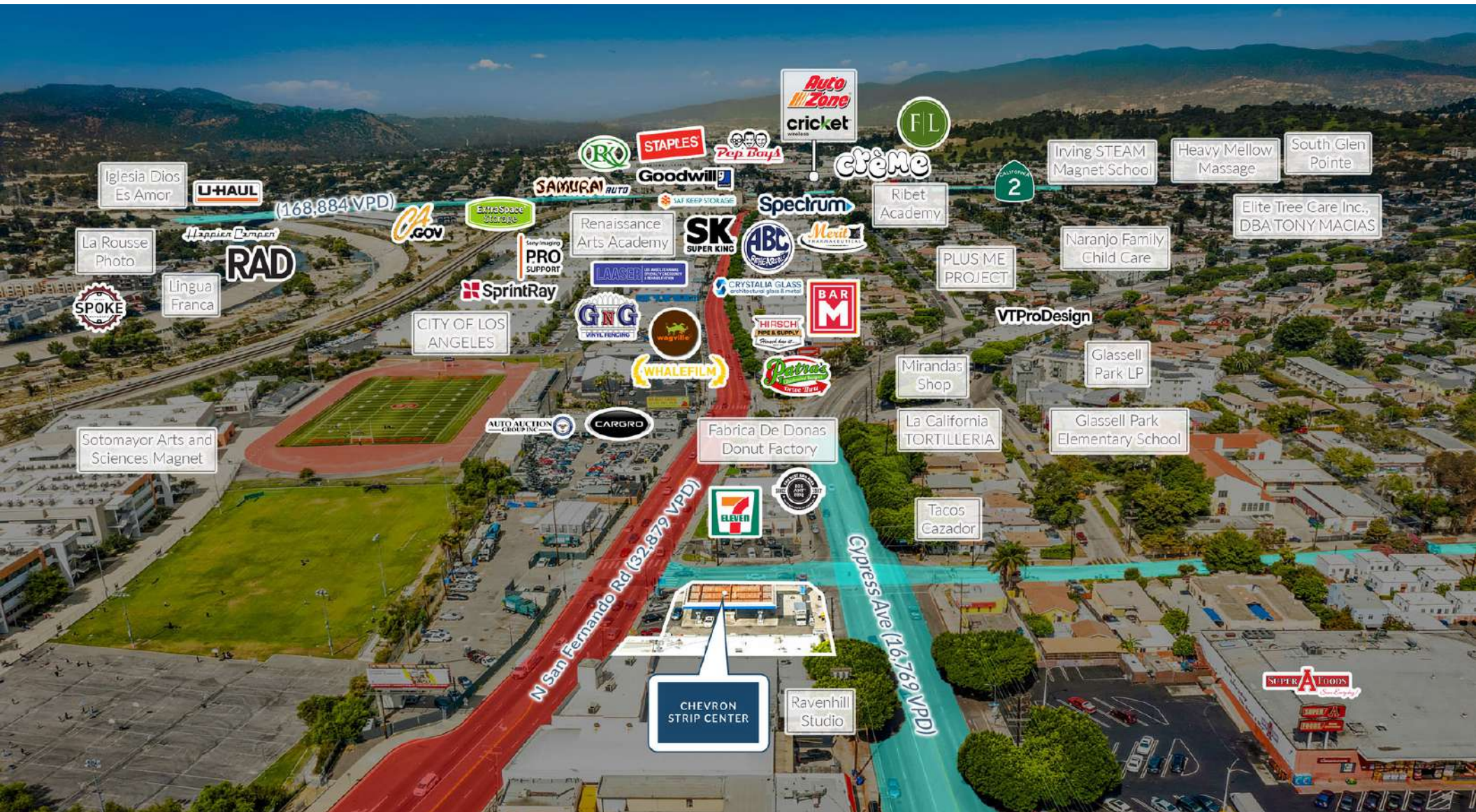
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



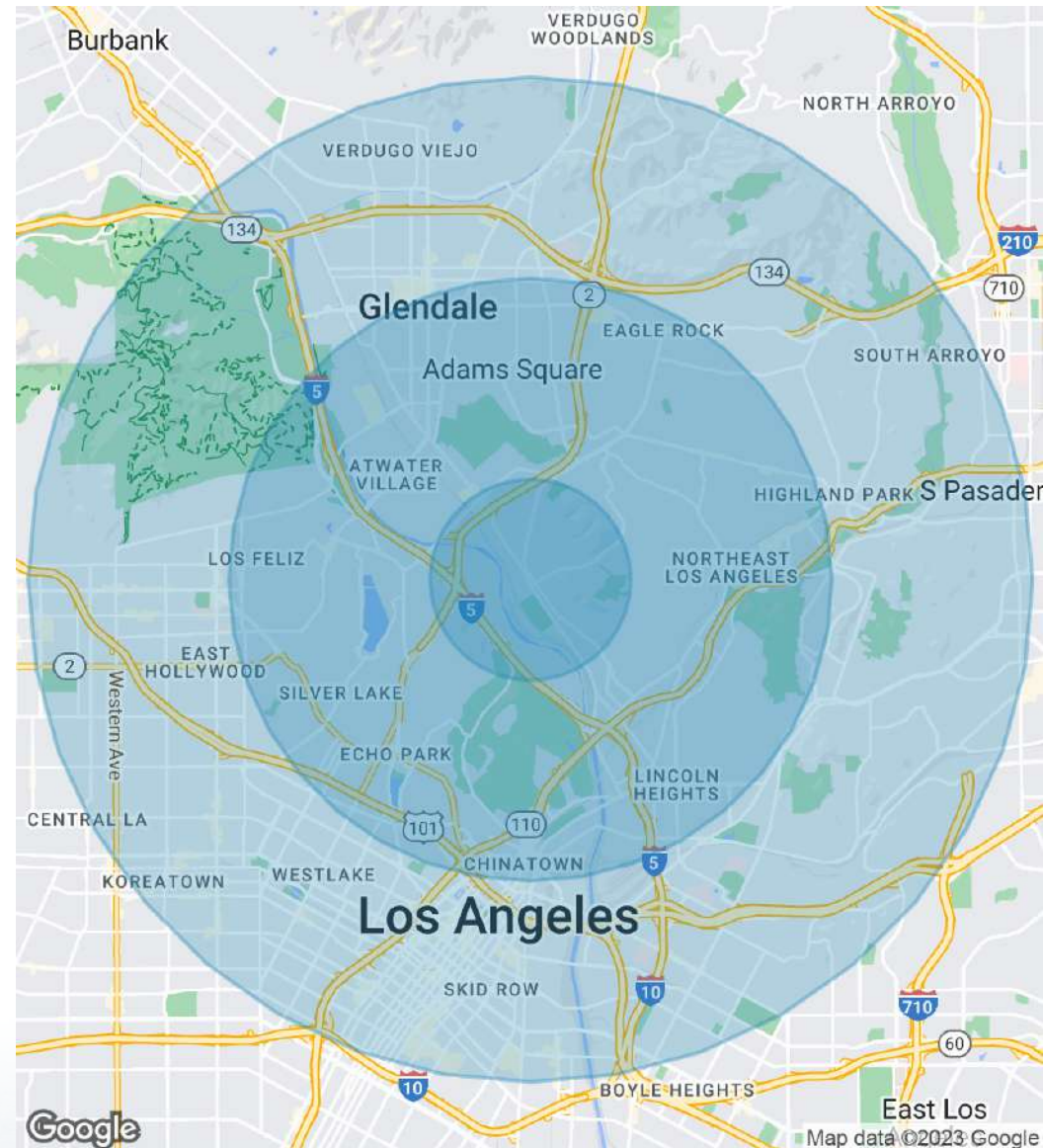
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,354	307,246	991,613
Average Age	37.7	37.8	37.2
Average Age (Male)	36.2	37.3	36.4
Average Age (Female)	39.0	38.8	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,227	107,518	359,515
# of Persons per HH	2.9	2.6	2.4
Average HH Income	\$106,696	\$101,182	\$88,054
Average House Value	\$844,557	\$854,650	\$832,120

TRAFFIC COUNTS

W San Fernando Rd	32,879 VPD
Cypress Ave	16,769 VPD
Glendale Fwy	168,884 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Los Angeles, CA



Los Angeles International Airport

LOS ANGELES, CA

The City of Los Angeles is the second most populous city in the nation. The City of Los Angeles is the largest city in California with a population of 3,903,348 as of July 1, 2022. It is home to 39% of the population of the County of Los Angeles (County) and 11.5% of the area of the County. With an area of 470 square miles, Los Angeles is located in the southern part of the State of California and is the principal city of a metropolitan region that stretches from the City of Ventura to the north, to the City of San Clemente to the south, and to the City of San Bernardino to the east. Los Angeles is a global economic powerhouse, boasting the world's third-largest metropolitan economy. For generations, people from around the globe have come to Los Angeles to create the future and in turn, helped build one of the most diverse and dynamic cities in history.

The City and its surrounding metropolitan region feature incredible diversity in terms of both population and the economy. Tourism and hospitality, professional and business services, international trade, entertainment production, and wholesale trade and logistics all contribute significantly to local employment. The Port of Los Angeles handles the largest volume of containerized cargo of all U.S. ports and is top in cargo value for U.S. waterborne foreign traffic. Los Angeles International Airport (LAX) is the third busiest airport in the world in terms of total number of passengers and is 13th in the world in air cargo tonnage. With over a dozen major industries, the LA region is also known for innovation as creative collisions occur where industries overlap, driving new business concepts and entirely new sectors, making LA the creative capital of the nation.

Renowned for mild and beautiful weather, Los Angeles boasts a year-round outdoor lifestyle. LA is a place where residents can experience beautiful beaches, epic hiking and camping, world class dining, music, fine and performing arts, and professional sports. LA is the entertainment capital of the world, with most of the country's major motion picture, television and recorded music operations based in the city. The entertainment industry is a big part of the city's culture, with Hollywood Boulevard, the Hollywood Walk of Fame, Grauman's Chinese Theater and Universal Studios among its top attractions. Outdoor recreation in the Los Angeles area is practically unmatched. Some of the country's best surfing is within reach, from Malibu and Santa Monica to Huntington Beach, with its famous pier, surf shops and surfing walk of fame. Skateboarding, which originated in Los Angeles less than 50 years ago, has never been more popular. In the winter, skiing is available within a manageable distance at Sierra Nevada mountain slopes.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE: CVX
Founded:	1879
Locations:	8,000+
Headquarters:	San Ramon, CA
Website:	chevron.com

CHEVRON

Chevron Corp (Chevron) is an integrated oil and gas company. It operates in the oil and gas value chain including exploration and production, storage and pipeline transportation to refining, marketing and distribution of oil and gas products. The company produces and transports crude oil and natural gas; refines markets and distributes transportation fuels and lubricants. They also sell petrochemicals and additives. Chevron has interests in gas to liquid facilities in its operating regions. The company has an operational presence in North America, South America, Europe, Asia, the Middle East and Africa. Chevron is headquartered in San Ramon, California, the US. Their products are sold in more than 8,000 Chevron® and Texaco® retail stations across the United States. They are also a major supplier of aviation fuel in the country. Chevron's five U.S. refineries have a combined capacity to process more than 1.0 million barrels of oil per day.

CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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