



 **Enterprise**
1 800 rent-a-car

ENTERPRISE

4201 North Figueroa - Los Angeles, CA 90065

Representative Image

ENTERPRISE - LOS ANGELES, CA

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Demographics Map & Report

4 AREA OVERVIEW

- 15 City Overview

5 TENANT OVERVIEW

- 17 Tenant Profile
- 18 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Enterprise Rent-A-Car Located at 4201 North Figueroa in the Esteemed Highland Park - Los Angeles, CA. This Deal Includes a Recently Commenced 10 Year, Corporately Guaranteed (S&P A-), NNN Lease in Prime Los Angeles Market, With Annual Rent Increases Based on CPI. This is a Net Lease Property in an Extremely Dense Infill Area, With Close Proximity to Big Generators, Such as Dodger Stadium, Occidental College and Griffith Park.

Sale Price	\$2,790,000
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OFFERING SUMMARY

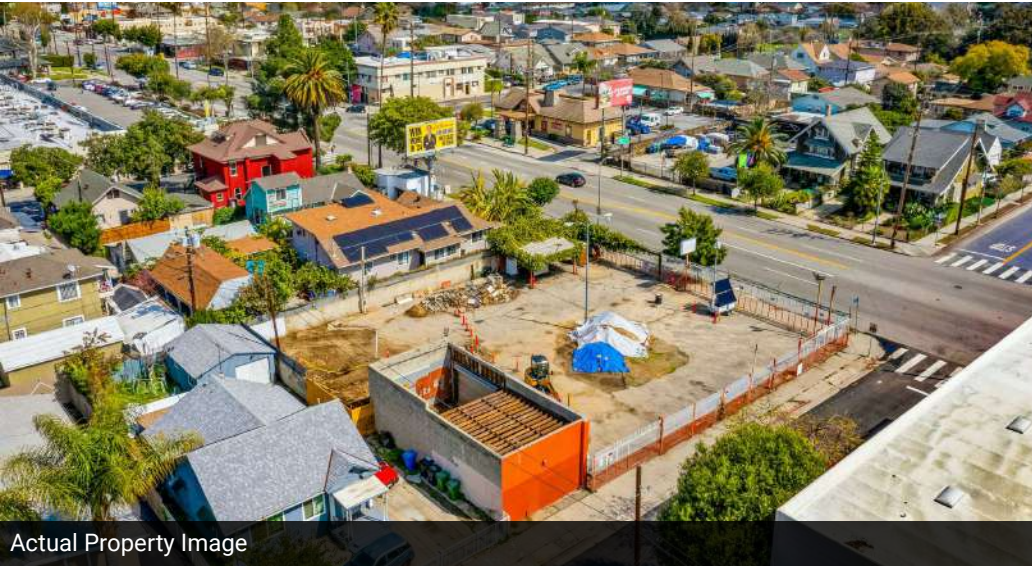
Cap Rate:	5.38%
NOI:	\$150,000
Price / SF:	\$228.76
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	4201 N Figueroa
City, State, Zip:	Los Angeles, CA 90065
County:	Los Angeles
Building Size:	1,052 SF
Lot Size:	0.28 AC (12,196 SF)



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- **The Offering:**
 - Corporate Guarantee From Enterprise; A-Rated Credit Tenant; Enterprise 2023 Revenue - 35 Billion
 - Brand New 10 Year Lease in Place, With Two (2), Five (5) Year Options
 - NNN Lease; Only Landlord Responsibility is Structure and Parking Lot (No Roof)
 - Brand New Construction By Enterprise, Estimated Completion in May Showing Commitment to the Location
 - Brand New Development By Enterprise, Estimated Completion in Q2 2024
- **Strong Positioning and Demographics:**
 - Strong Retail Run Within Close Proximity to the Property Including Jack In The Box, AutoZone Auto Parts, Subway, Rite Aid, Arco, Bank of America and More
 - Positioned on a Hard Corner With Over 21,700 Vehicles Per Day
 - Extremely Strong Demographics Including Over 910,000 Population Within 5-Miles and an Average Household Income of Approximately \$95,000
 - Less Than 4-Miles Away From Dodger Stadium



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

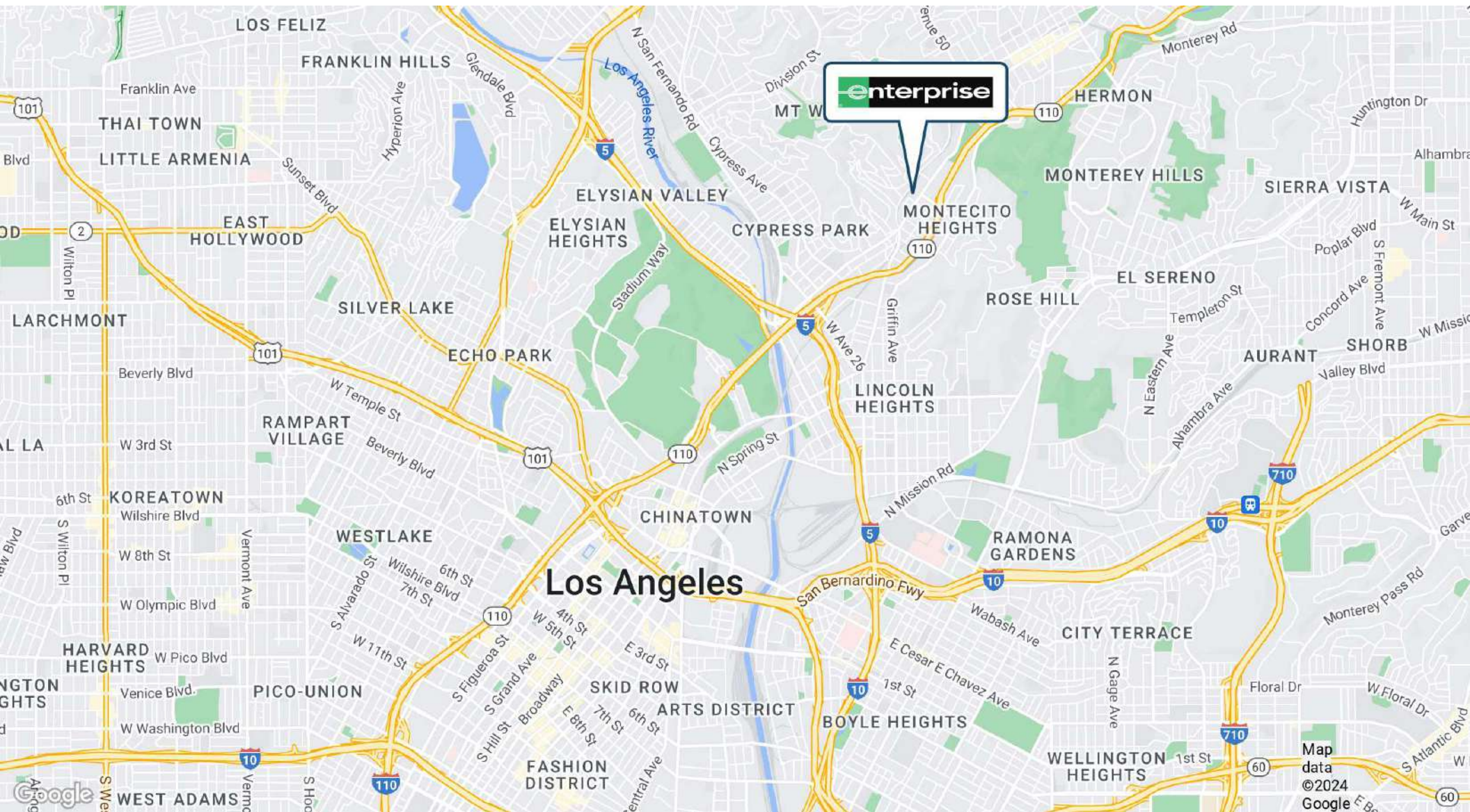
Tenant:	Enterprise
Premises:	1,052 SF
Base Rent:	\$150,000
Lease Commencement:	01/31/2024
Rent Commencement:	05/01/2024
Lease Expiration:	01/31/2034
Lease Term:	10 Years*
Renewal Options:	2 x 5 Year Options
Rent Increases:	CPI or 2% (Whichever is Greater)
Lease Type:	Triple Net (NNN)
Use:	Office
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof:	Tenant's Responsibility
Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



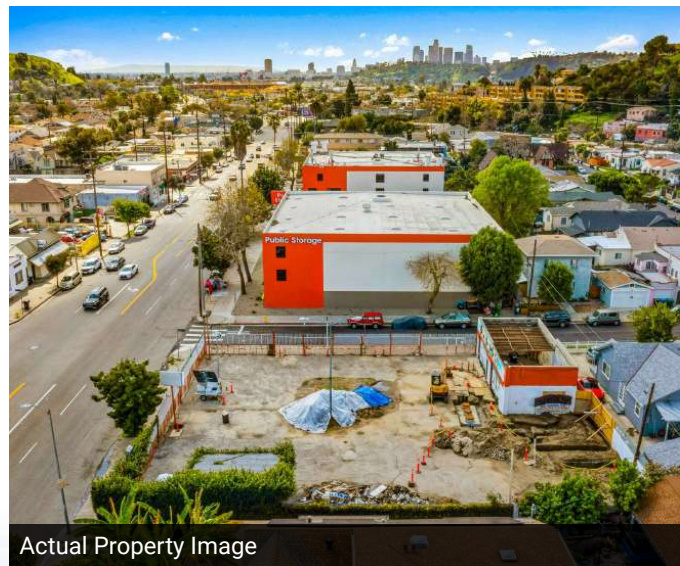
Actual Property Image



Actual Property Image



Actual Property Image

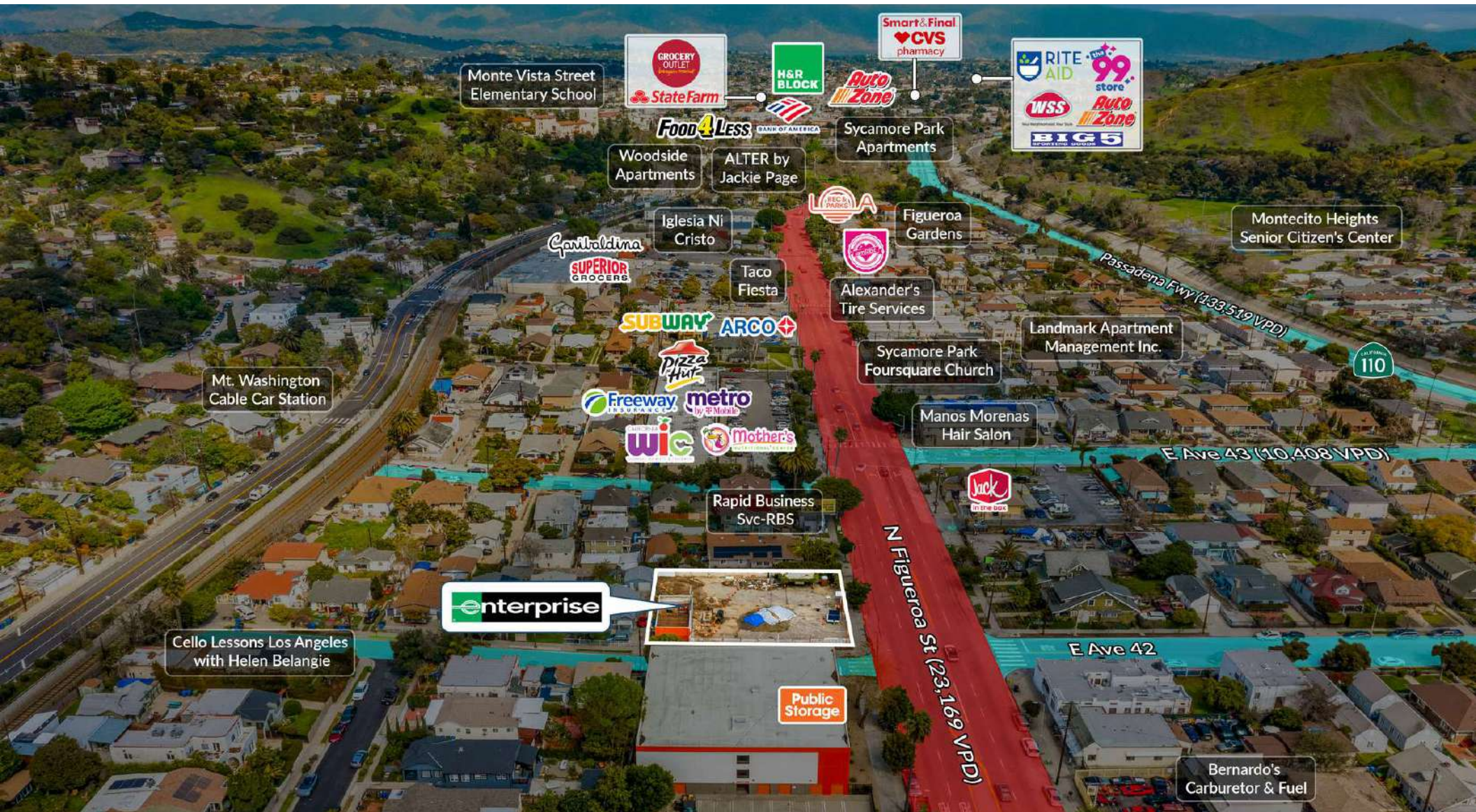


Actual Property Image



Actual Property Image

AERIAL MAP



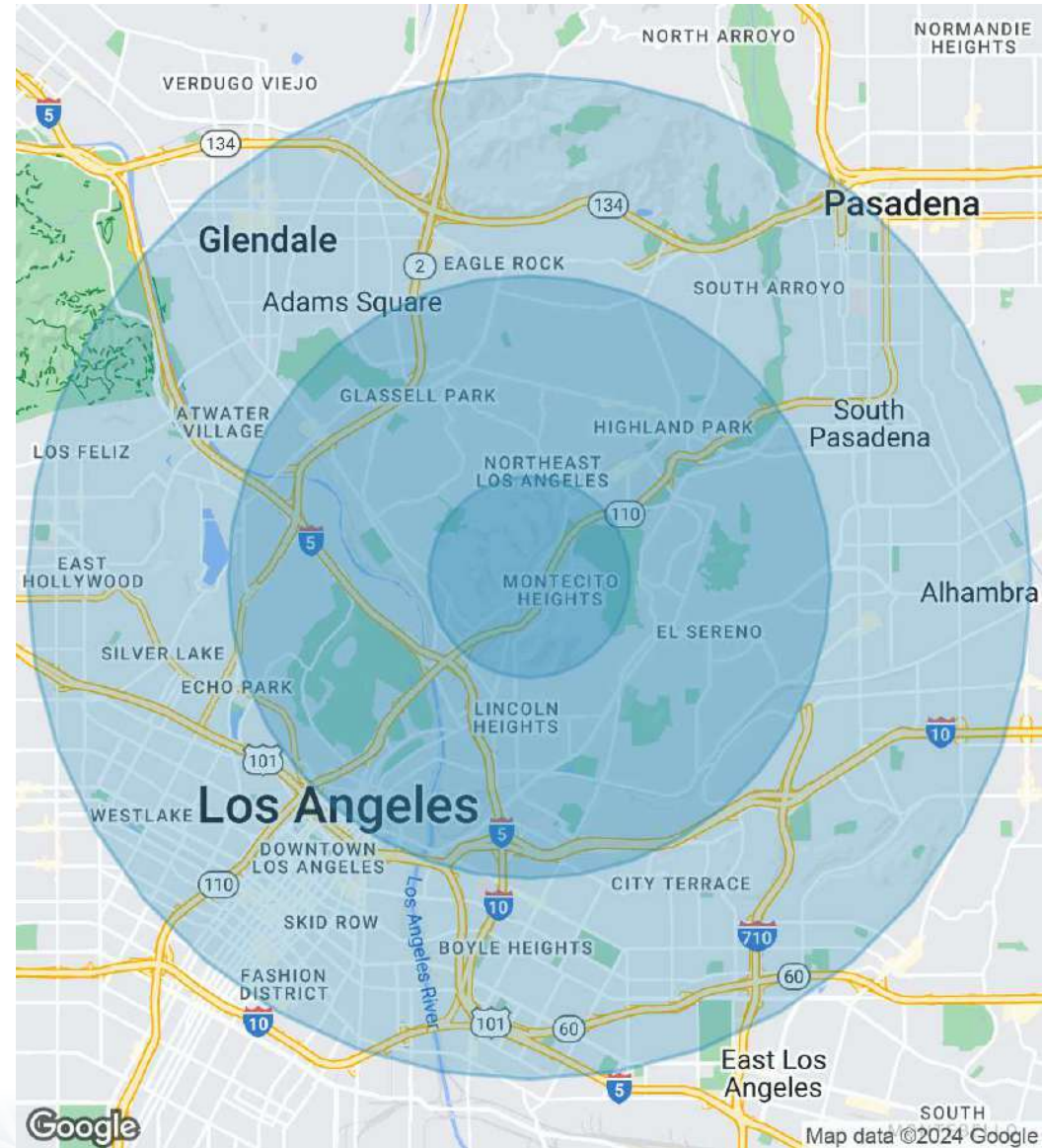
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,147	283,742	910,475
Average Age	36.6	36.9	37.3
Average Age (Male)	36.2	35.9	36.2
Average Age (Female)	37.2	38.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,004	96,876	353,514
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$111,427	\$101,449	\$94,624
Average House Value	\$824,078	\$787,617	\$804,409

TRAFFIC COUNTS

Passadena Fwy	133,519 VPD
N Figueroa St	23,169 VPD
E Ave 43	10,408 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, 2023. 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.

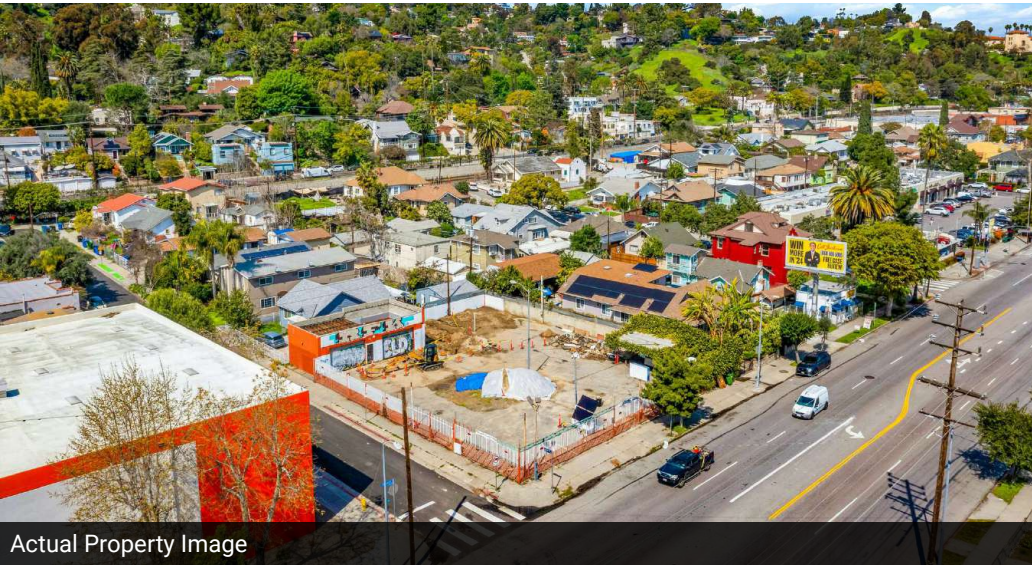
Renowned for mild and beautiful weather, Los Angeles boasts a year-round outdoor lifestyle. LA is a place where residents can experience beautiful beaches, epic hiking and camping, world class dining, music, fine and performing arts, and professional sports. LA is the entertainment capital of the world, 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



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1957
Locations:	8,000+
Headquarters:	Clayton, MO
Website:	enterprisemobility.com

ENTERPRISE

Enterprise Rent-A-Car is an ongoing American success story. Their guiding principles, and humble beginning, revolve around personal honesty and integrity. Enterprise is the largest transportation solutions provider they offer car and truck rentals, as well as car sharing and car sales. they're there when one need them with over 8,000 locations worldwide. Enterprise is now a household name for frequent travelers, road trippers and those with a car in the shop. They're a brand that's recognized as a worldwide leader in the car rental industry. Today Enterprise continues to drive success through a simple, yet powerful set of beliefs to become a leader in car rental, serving all of transportation needs. Enterprise Mobility is the parent company of Enterprise Rent-A-Car.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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.



ENTERPRISE

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