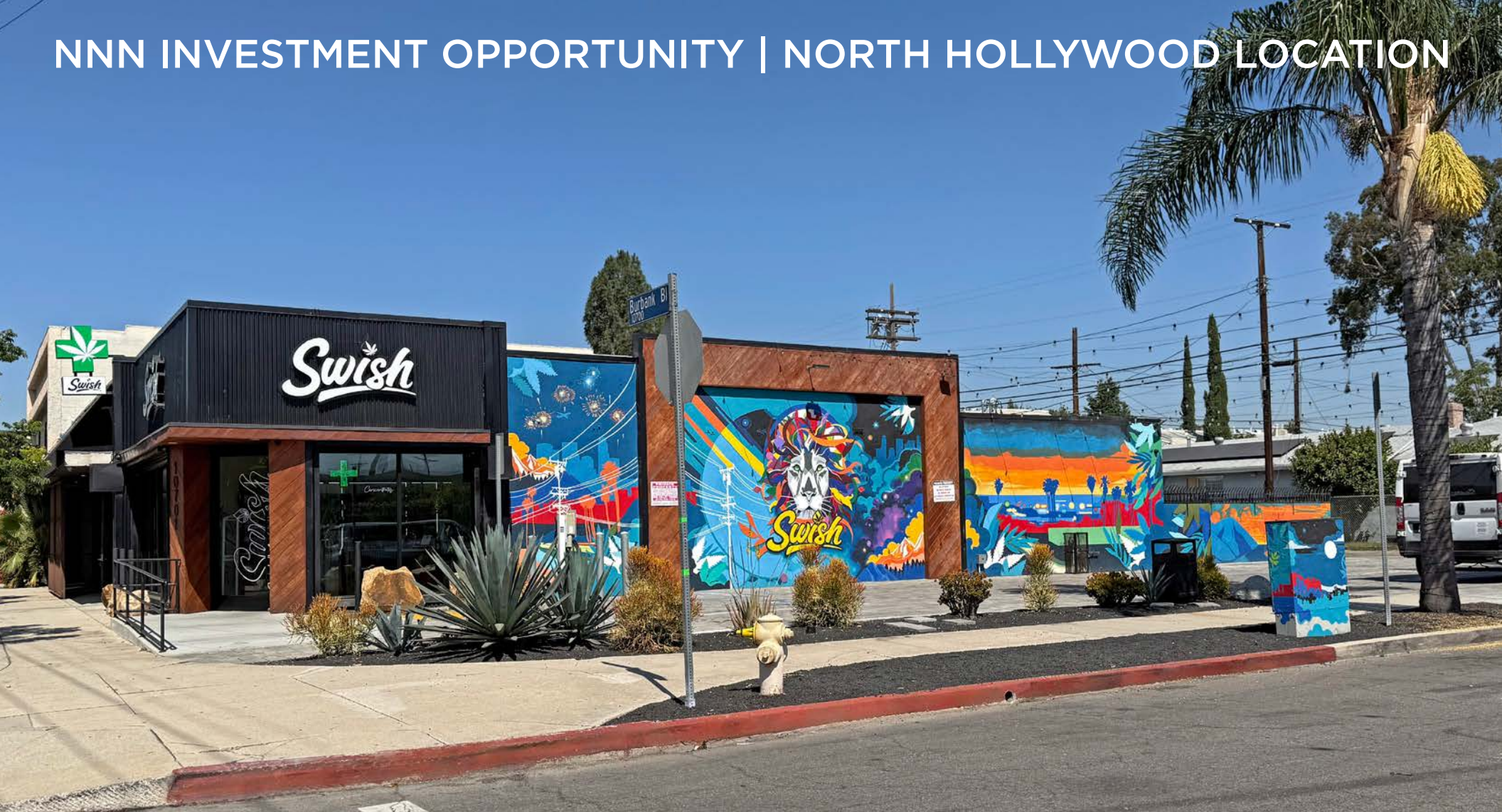


NNN INVESTMENT OPPORTUNITY | NORTH HOLLYWOOD LOCATION



OFFERING MEMORANDUM

NNN RETAIL INVESTMENT OPPORTUNITY

10701 Burbank Blvd., North Hollywood, CA

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERED EXCLUSIVELY BY:



Jay Rubin

Principal | DRE 01320005

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SECTION 1

INVESTMENT OVERVIEW



THE OFFERING

Lee & Associates is pleased to present 10701 Burbank Blvd., North Hollywood, CA—a rare opportunity to acquire a fully stabilized, single-tenant retail cannabis dispensary with exceptional financial performance.

This ±1,802 SF freestanding retail building sits on a highly visible corner with excellent parking, easy ingress and egress, and strong street presence. The property is impeccably maintained and features modern architecture, professional signage, and strong curb appeal.

The tenant, Swish Cannabis, is a locally owned and operated dispensary led by experienced entrepreneurs in the cannabis space. Their commitment to customer service is evident in both their stellar online reviews and strong financials. This is a true turn-key, NNN investment in a dynamic and growing sector.



\$2,799,000
SALES PRICE



7.3%
CAP RATE

Property Summary

Location	10701 Burbank Blvd., North Hollywood, CA
Sq. Footage (Land)	5,894 SF (per assessor)
Sq. Footage (Improvements)	1,802 SF (per approved building plans)
Property Type	Retail / NNN
Zoning	LAC2
Parking	10 Spaces On-Site

Offering Summary

Monthly Base Rent	\$17,000.00
Lease Type	NNN
Tenant	Valley Opportunities, LLC DBA Swish Cannabis

Options

	TERM	RATE
Option 1	5 Years	2% of Previous Month's Rent
Option 2	10 Years	2% of Previous Month's Rent

PROPERTY HIGHLIGHTS



RETAIL AMENITIES

Within close proximity to numerous amenities and Burbank Entertainment Industry



NNN LEASE



QUALITY TENANT

Strong Financials
5-Star Reviews



ABUNDANT PARKING



EASY INGRESS AND EGRESS



OUTSTANDING STREET PRESENCE



\$2,799,000

SALES PRICE



7.3%

CAP RATE

INVESTMENT HIGHLIGHTS

10701 Burbank Blvd., North Hollywood is home to a high-performing, Class A cannabis dispensary known for outstanding customer service and operational excellence. The tenant has strong financials and is professionally managed, with a loyal customer base and excellent online ratings.

The property features generous parking, easy access, and a modern, customer-focused design that enhances the retail experience. This is a rare opportunity to acquire a fully stabilized NNN investment with no landlord obligations, anchored by a long-term lease in a dynamic, high-demand submarket.



LEASE ABSTRACT

Lease Abstract

Address	10701 Burbank Blvd., North Hollywood, CA
Improvements	1,802 SF <i>(per approved building plans)</i>
Lease Type	NNN
Lease Form	AIR Single Tenant Net
Commencement	Close of Escrow
Expiration	10 Years from Commencement
Option 1	5 Years —2% of Previous Month's Rent
Option 2	5 Years —2% of Previous Month's Rent
Current Monthly Rent	\$17,000.00
Annual Increases	2%
Tenant	Valley Opportunities, LLC DBA Swish Cannabis

Property Summary

Parcel ID	2415-019-021
Sq. Footage (Land)	5,894 SF <i>(per assessor)</i>
Year Built	1951 / Completely Renovated 2023
Property Type	Retail
Zoning	LAC2
Parking	9 Spaces 1 Handicap

Pricing Overview

Sale Price	\$2,799,000
Net Operating Income	\$204,000
CAP Rate	7.3%

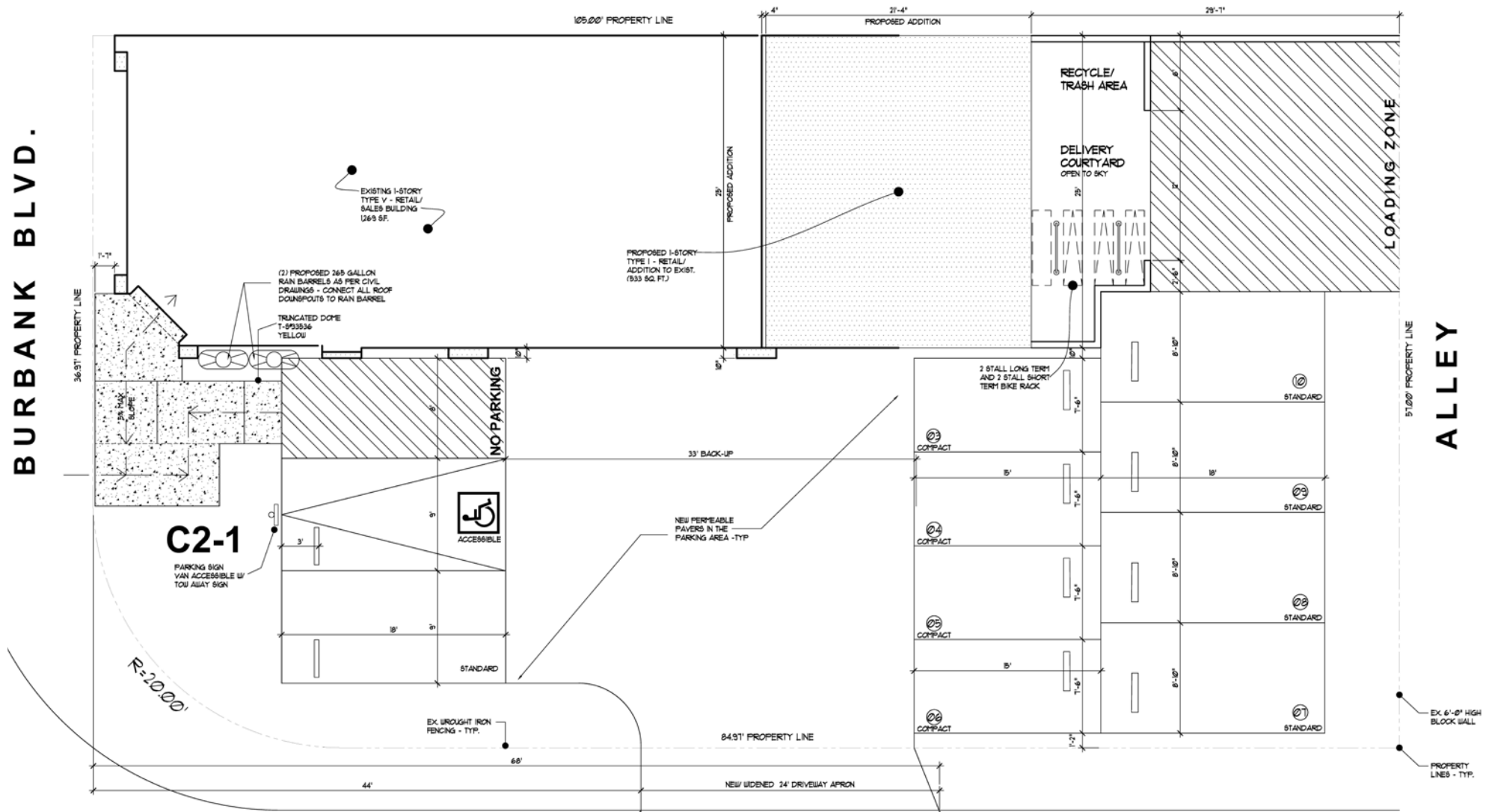




PROPERTY PHOTOS



BUILDING/SITE PLAN



SECTION 2

LOCATION OVERVIEW



LOCATION OVERVIEW

The subject property is situated **in the heart of North Hollywood**, this property benefits from its strategic location at the crossroads of creativity, commerce, and culture. North Hollywood, a dynamic and rapidly evolving neighborhood in the San Fernando Valley, is widely recognized for its strong ties to the arts and its ongoing transformation into a hub for media professionals, artists, and entrepreneurs.

Just minutes from the world-renowned entertainment studios of Burbank—including Warner Bros., Disney, and Universal—the property offers unparalleled access to the region’s most prominent industry players. This proximity makes it an ideal location for businesses and professionals involved in film, television, digital media, and production services.

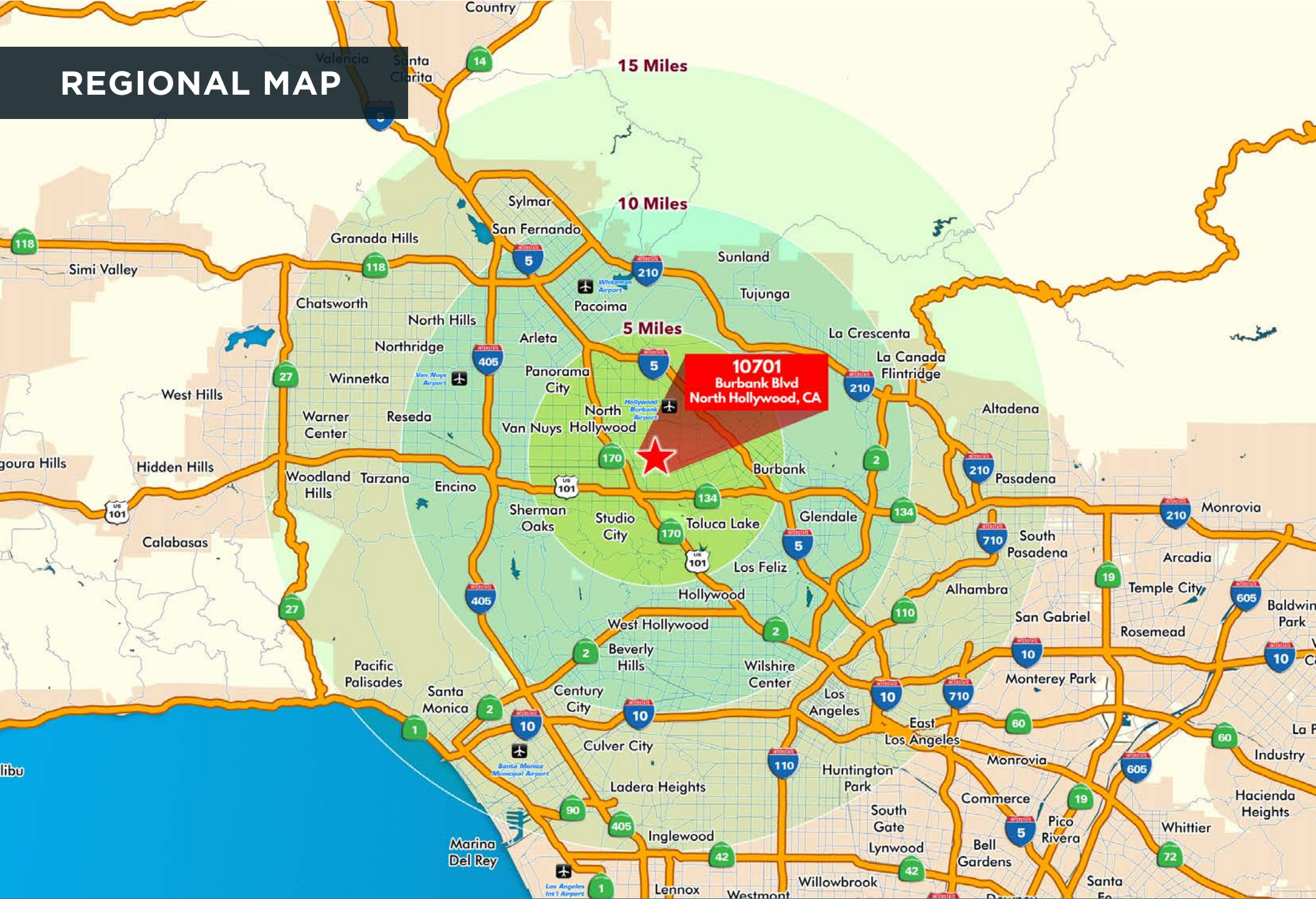
The area is also well-supported by an array of amenities including restaurants, cafés, fitness centers, and retail services that cater to the needs of a growing workforce and creative community. With excellent connectivity via the 170 and 134 Freeways and close access to the North Hollywood Metro Station (Red and Orange Lines), the location ensures seamless commutes throughout Los Angeles.

North Hollywood’s ongoing revitalization, including mixed-use developments, improved infrastructure, and a vibrant arts district, continues to drive demand and enhance property values. The property’s location not only delivers convenience and visibility but also places it at the center of one of Southern California’s most energized and opportunity-rich submarkets.





REGIONAL MAP



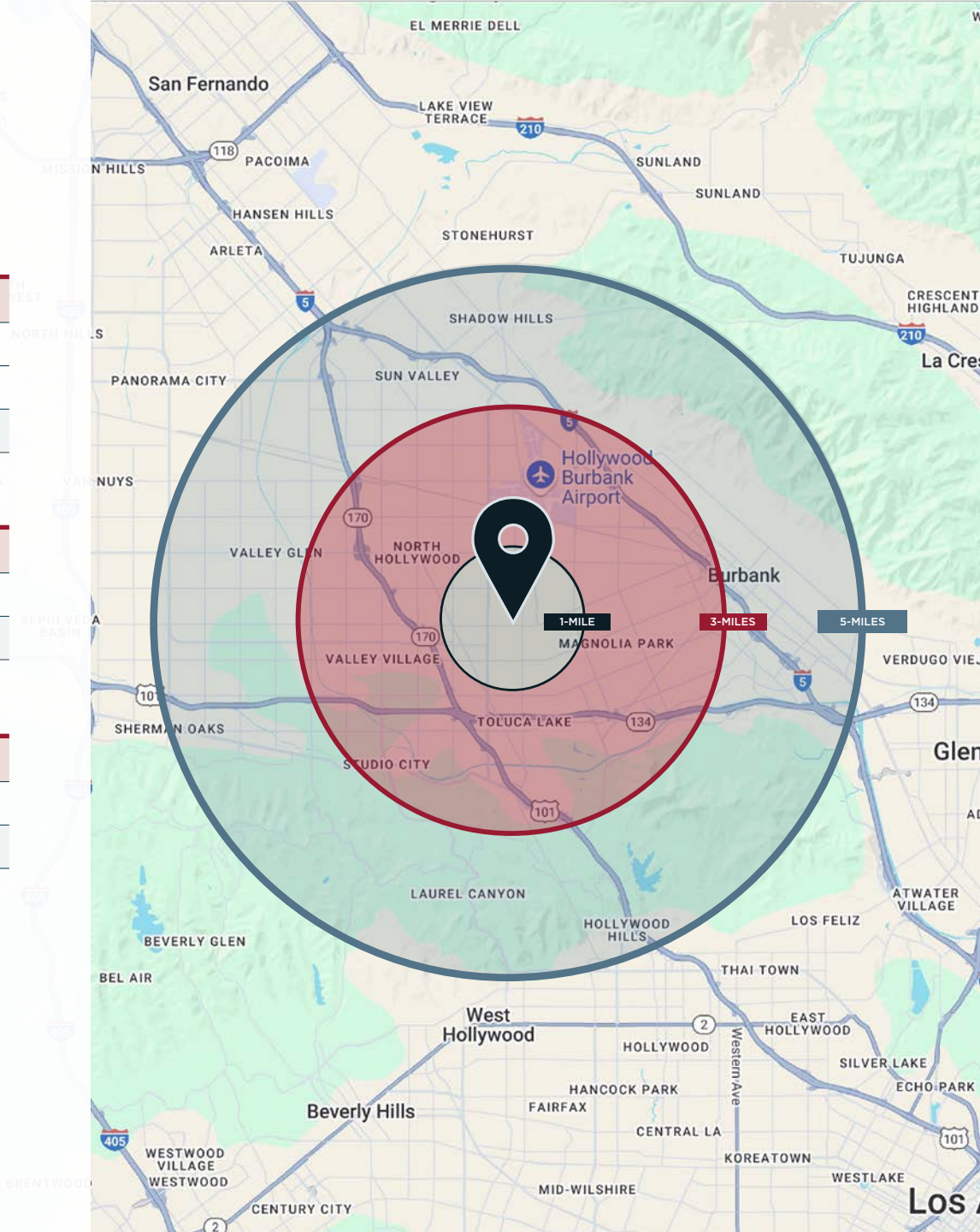
DEMOGRAPHICS

10701 BURBANK BLVD | NORTH HOLLYWOOD, CA

 POPULATION	1-MILE	3-MILES	5-MILES
2024 Population	41,962	251,888	526,340
% Female	50.7%	50.0%	50.0%
% Male	49.3%	50.1%	50.0%
2029 Population	42,616	254,489	531,742

 HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2024 Total Households	19,263	109,755	220,945
2025 Median Housing Value	\$913,348	\$1.07 M	\$1.15 M
2029 Total Households	19,696	111,228	223,829

 HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
2024 Average HH Income	\$92,394	\$110,849	\$113,550
2024 Per Capita Income	\$42,073	\$48,911	\$48,559
2029 Average HH Income	\$105,366	\$125,579	\$128,416



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No warranty of representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.