

OFFERING MEMORANDUM



| 5446-5450 Satsuma Ave., North Hollywood, CA, 91601

CREATIVE OWNER/USER CAMPUS



CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features
Aerial Map
Property Images

03 Demographics

Demographics
Demographic Charts

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01 **Executive Summary**

Property Summary

Location Summary

OFFERING SUMMARY

ADDRESS	5446-5450 Satsuma Ave. North Hollywood CA 91601
COUNTY	Los Angeles
MARKET	San Fernando Valley
SUBMARKET	North Hollywood
BUILDINGS SF	37,600 SF
LAND ACRES	1.82
LAND SF	79,430 SF
YEAR BUILT	1952 - Renovated - 2017
APN	2416-014-020
OWNERSHIP TYPE	Fee Simple
Cell Tower Lease	Ground lease Expires 4/22/2022
Cell Tower Income	\$1,919/ Monthly - \$23,024/ Annually

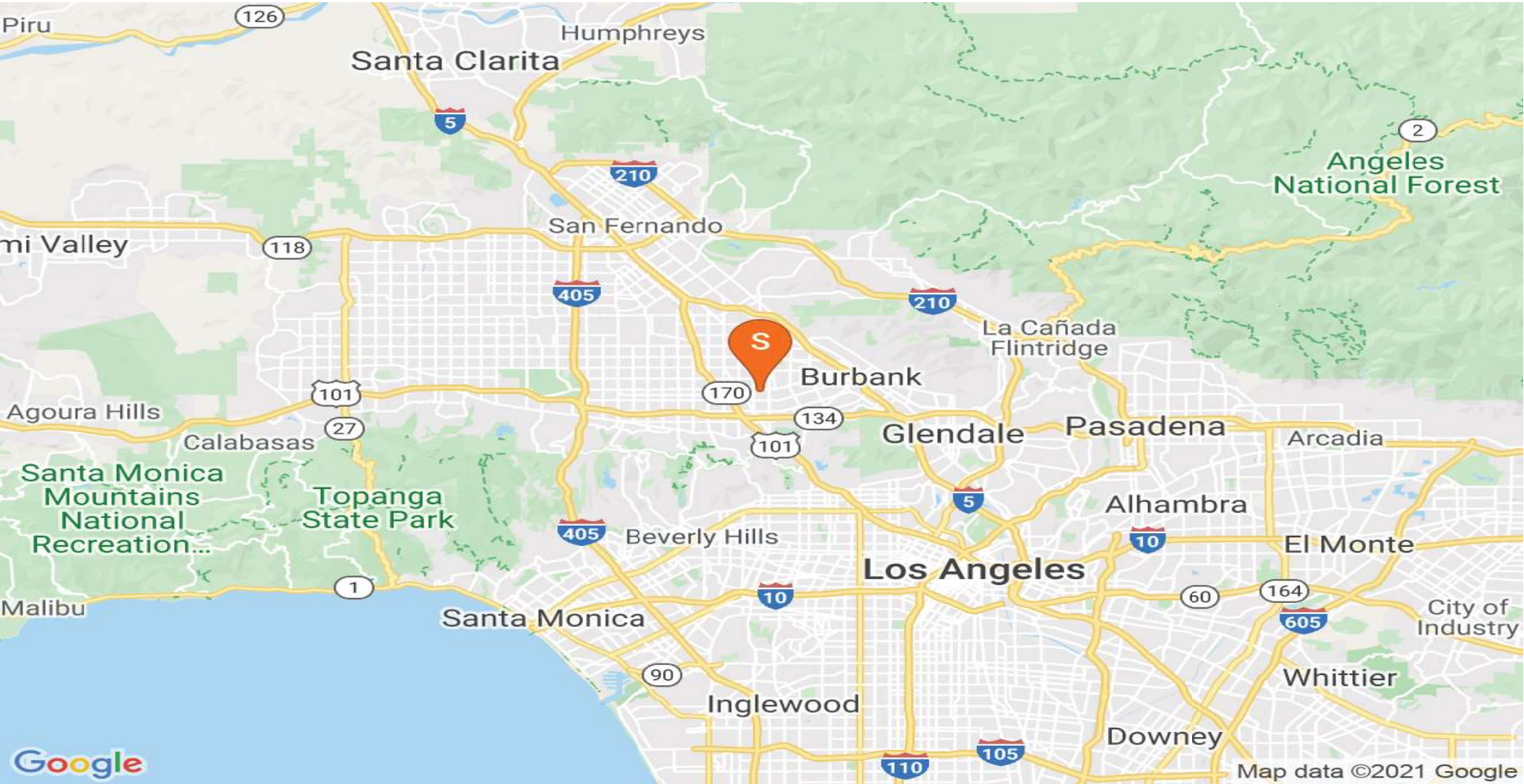
FINANCIAL SUMMARY

OFFERING PRICE	\$16,000,000
PRICE PSF	\$425.53
PRICE PSF (Land)	\$201.43

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2020 Population	46,381	258,156	557,102
2020 Median HH Income	\$59,870	\$75,241	\$75,296
2020 Average HH Income	\$81,476	\$105,418	\$110,594

North Hollywood Industrial submarket



The East San Fernando Valley Submarket covers a large area of Northern L.A. County and contains numerous small industrial hubs. Like many areas of L.A., industrial product is typically older, lower-quality space that nevertheless typically sustains low vacancies. Industrial inventory in the East San Fernando Valley is predominantly scattered between the two main highways, I-5 and I-210. I-5 is California's main north-south artery, while I-210 and I-710 offers direct access to the Inland Empire's vast industrial landscape.

Vacancies are currently 1.6%, and availabilities are more limited than in many other industrial locations in L.A. County. Rental rates continue to advance, but the pace of gains has moderated compared to several years ago. The submarket currently has very modest levels of industrial space under construction, and additions have been modest over the past decade. Transaction activity continues to be robust in the area. The pandemic has yet to notably impact sales levels and pricing.

Los Angeles Industrial Market

The Los Angeles industrial sector is in a favorable position. The market continues to have one of the lowest vacancy rates nationally, and rental rates, which have been increasing for over a decade, continue to reach new highs. Sales activity in L.A. during the pandemic has been robust, and average asset pricing continues to rise. Asset pricing and activity in the sector are likely to remain robust given investment capital ready to deploy into commercial real estate remains ample, and sector conditions have fared better than other major property types in the metro.

Construction levels in the metro have been modest during the past decade, and this holds true with the current pipeline. High land costs and limited development sites inhibit construction, and as a result, most inventory in Los Angeles is older and smaller than in many other industrial markets across the nation. This has pushed development of large, modern distribution space in Southern California further east to the Inland Empire.

The Los Angeles industrial market possesses several enviable strengths. E-commerce will continue to gain market share from brick-and-mortar retailers. Severe development constraints, proximity to the largest ports on the West Coast, as well as access to Southern California megalopolis make L.A. one of the most compelling investment locations for the asset class in the world.





02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

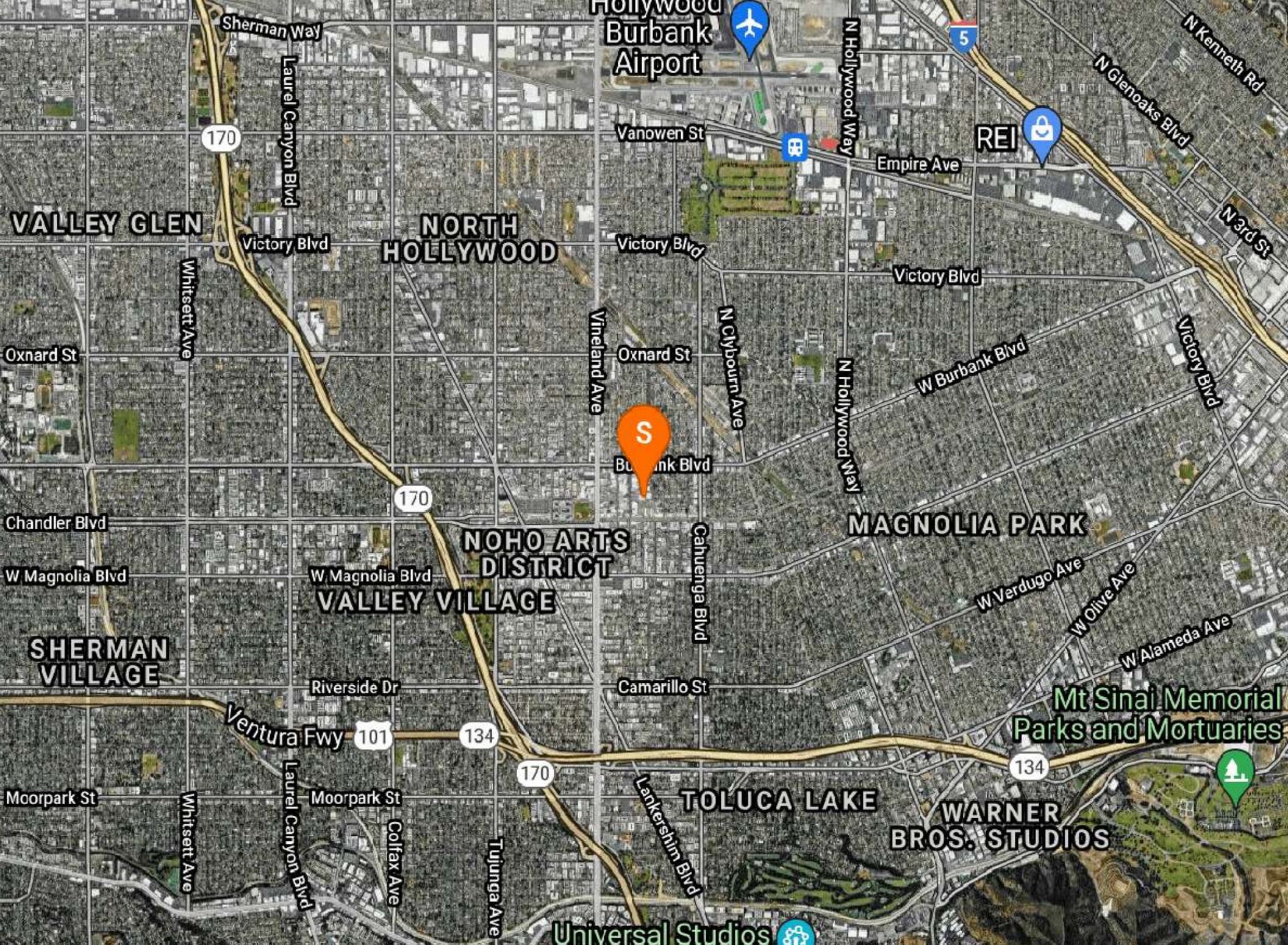


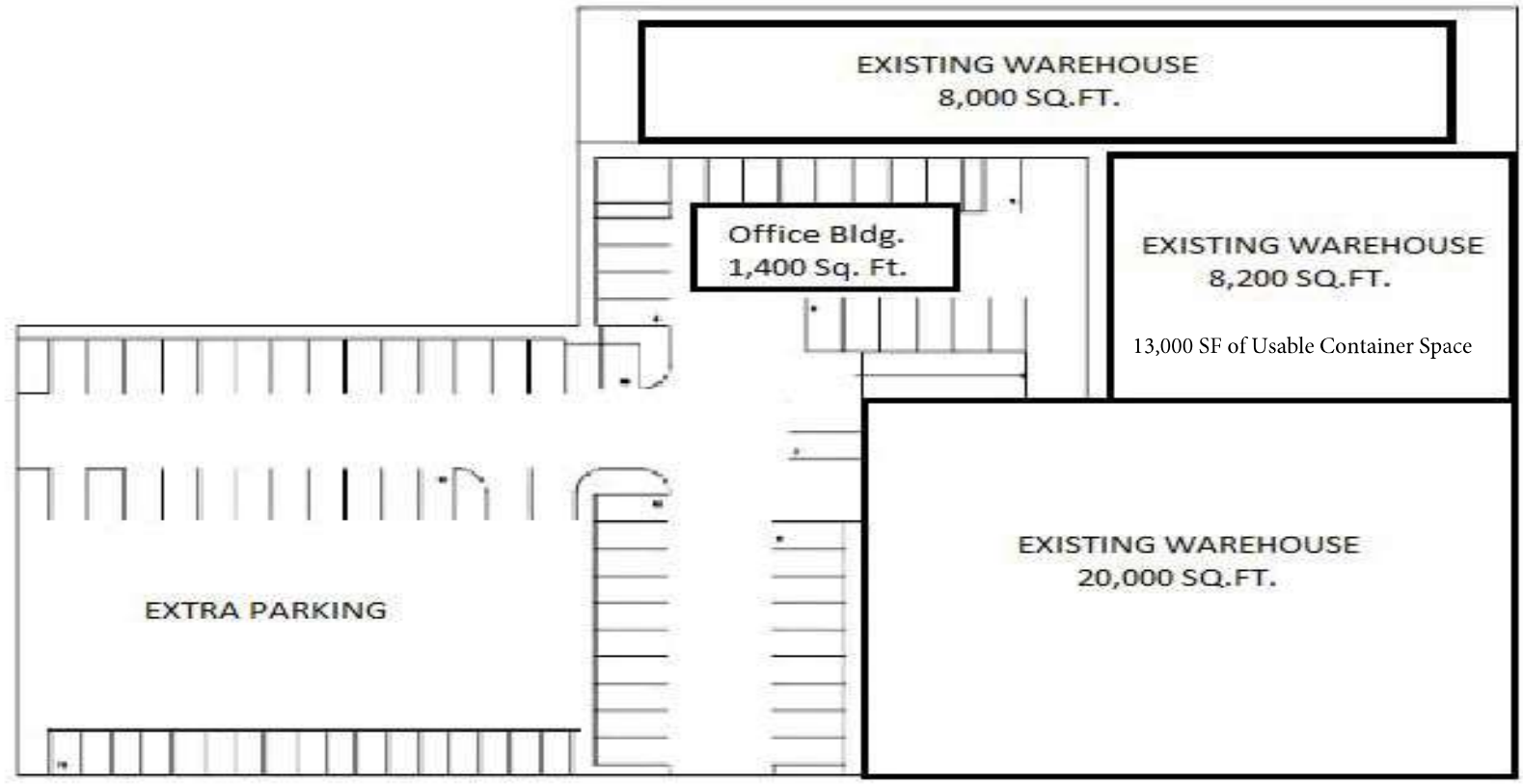
PROPERTY FEATURES

BUILDINGS SF	37,600
LAND SF	79,430
LAND ACRES	1.82
YEAR BUILT	1952
# OF PARCELS	1
ZONING TYPE	LAMR2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	4
RESTROOMS	4
NUMBER OF PARKING SPACES	75
PARKING RATIO	2:1,000
CEILING HEIGHT	14-20'
DOCKS	1 / 12'X14'
GROUND LEVEL DOORS	6 / 2:12'X14', 4:12'X12'
CONSTRUCTION TYPE	Mixed
FENCED YARD	Yes
OFFICE SF	8,200 sf with 13,000 sf of Usable Container Space
TOURS	Call Broker for Appointment

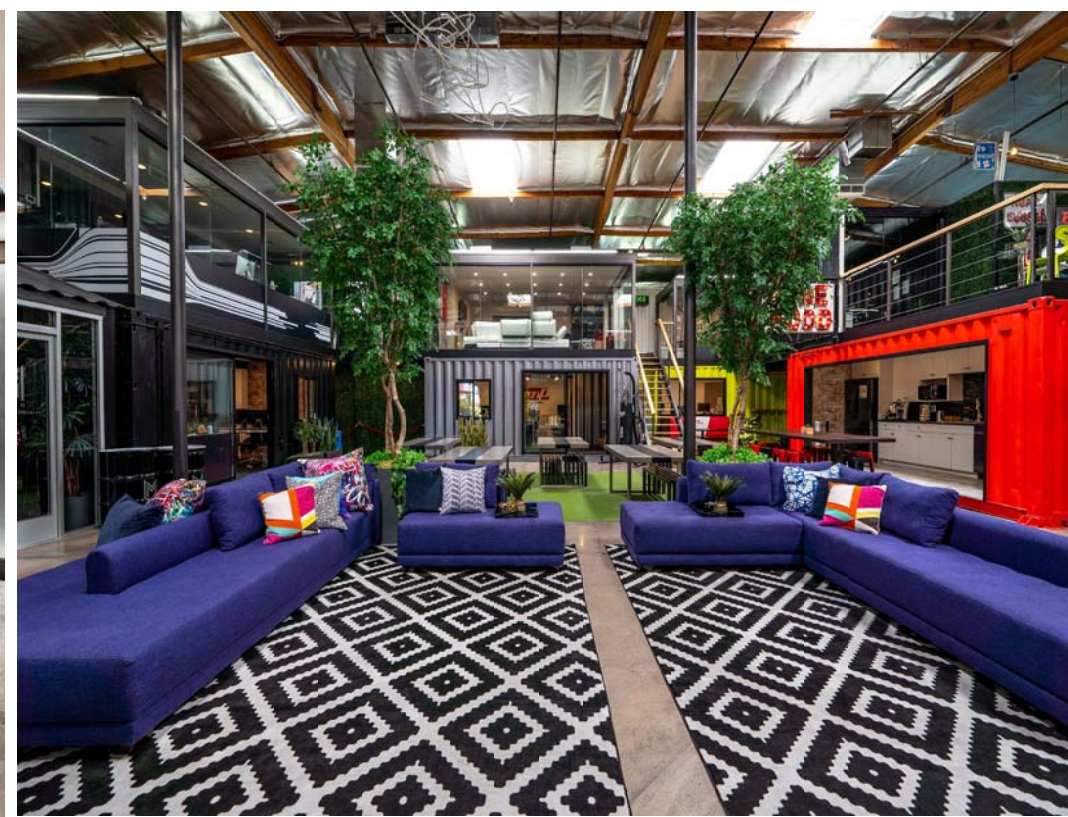
MECHANICAL

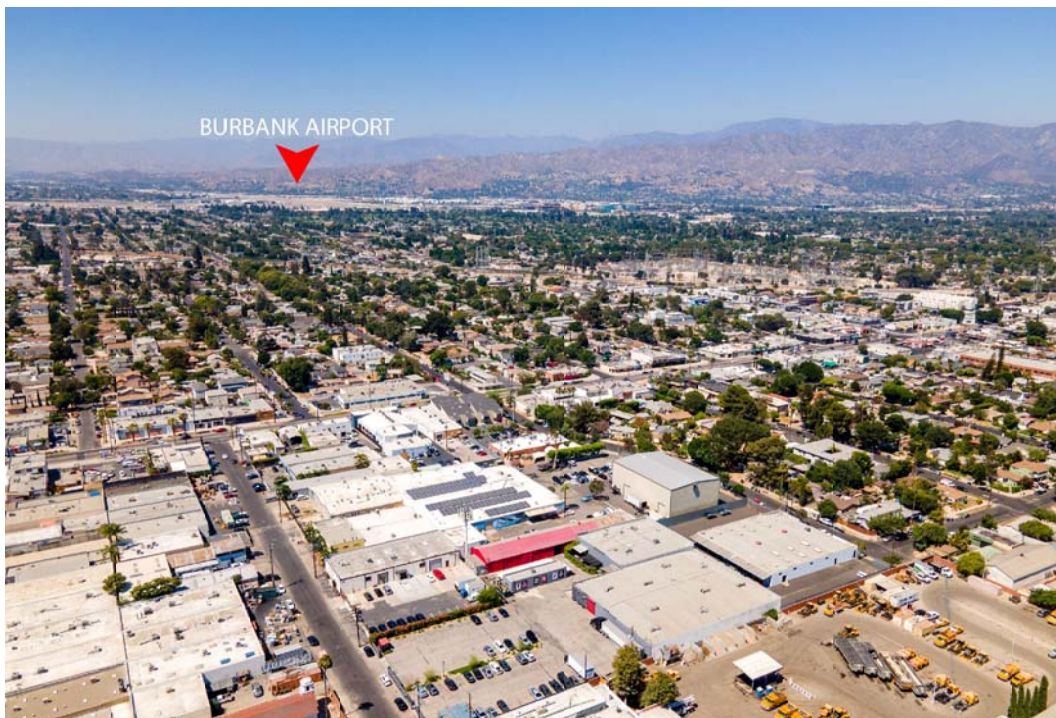
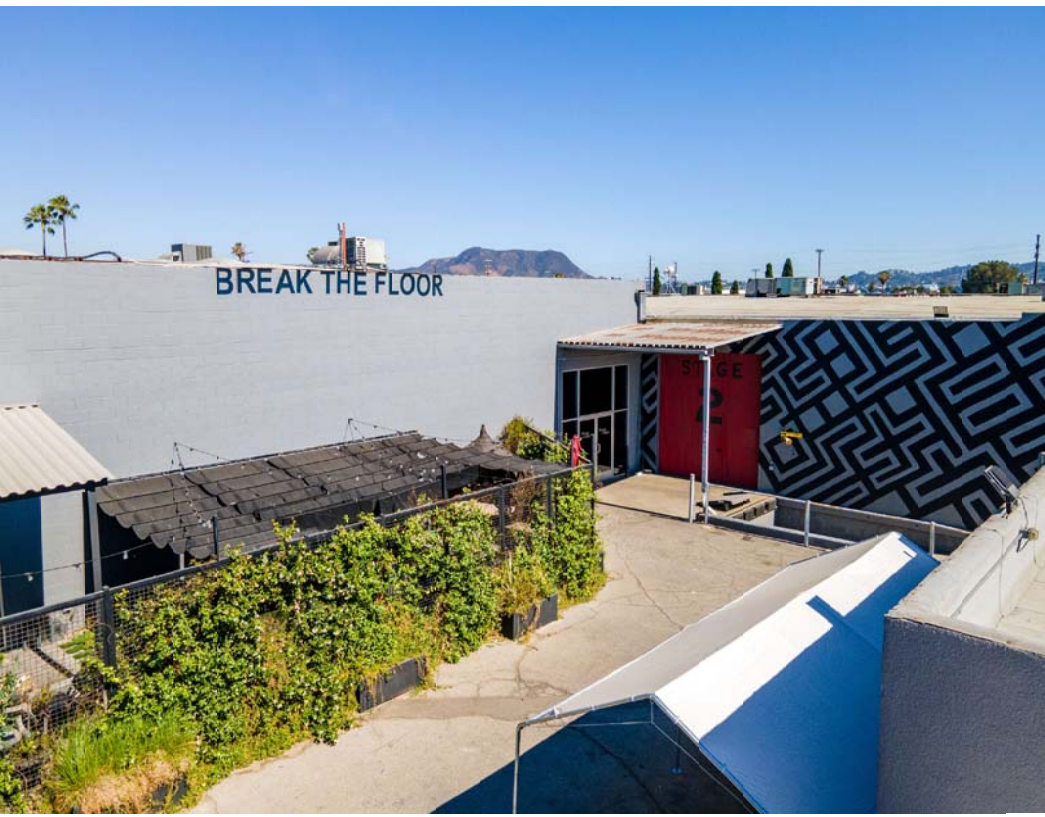
ELECTRICAL / POWER	400A, 120-240V, 3P, 4W
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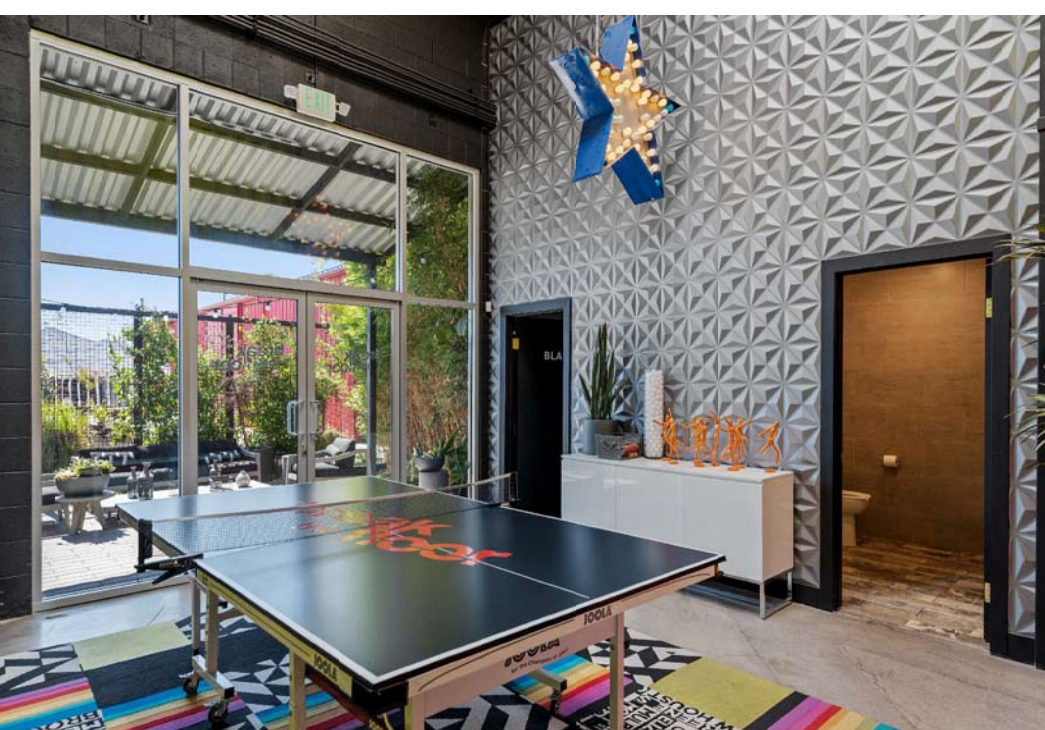




Not to Scale







Sales Comparables

S		5446-5450 Satsuma Ave. North Hollywood CA 91601	37,600	\$16,000,000	\$425.53	1952				
1		3700 Vanowen St Burbank, CA 91505	39,826	\$16,750,000	\$420.58	5.25%	2019	11/14/2019	3.00	
2		2517 N Ontario St Burbank, CA 91504	20,000	\$8,500,000	\$425.00	1944	3/26/2021	3.20		
AVERAGES			29,913	\$12,625,000	\$422.79	5.25%	1982			





05

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	43,167	244,863	531,826
2010 Population	43,381	249,213	541,703
2020 Population	46,132	257,887	557,118
2025 Population	47,188	262,229	563,092
2020 African American	3,190	11,234	21,299
2020 American Indian	337	1,439	2,935
2020 Asian	3,616	21,617	51,030
2020 Hispanic	21,446	105,375	212,223
2020 Other Race	9,676	46,626	93,818
2020 White	26,525	162,567	358,065
2020 Multiracial	2,724	14,089	29,327
2020-2025: Population: Growth Rate	2.25 %	1.65 %	1.05 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,567	10,407	21,118
\$15,000-\$24,999	1,675	7,563	16,968
\$25,000-\$34,999	1,574	7,323	15,110
\$35,000-\$49,999	2,166	9,941	21,012
\$50,000-\$74,999	3,738	16,357	34,287
\$75,000-\$99,999	2,610	13,325	26,727
\$100,000-\$149,999	2,924	17,568	35,572
\$150,000-\$199,999	1,104	8,611	17,853
\$200,000 or greater	1,213	12,309	29,327
Median HH Income	\$59,629	\$75,156	\$75,348
Average HH Income	\$81,101	\$105,226	\$110,640

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17,456	101,947	217,265
2010 Total Households	18,194	100,343	212,763
2020 Total Households	19,570	103,404	217,980
2025 Total Households	20,045	104,678	219,599
2020 Average Household Size	2.34	2.48	2.53
2000 Owner Occupied Housing	4,031	36,046	82,227
2000 Renter Occupied Housing	12,834	62,191	127,013
2020 Owner Occupied Housing	4,120	35,351	81,266
2020 Renter Occupied Housing	15,450	68,053	136,714
2020 Vacant Housing	1,759	8,233	16,582
2020 Total Housing	21,329	111,637	234,562
2025 Owner Occupied Housing	4,178	35,601	81,845
2025 Renter Occupied Housing	15,867	69,076	137,754
2025 Vacant Housing	1,771	8,692	17,571
2025 Total Housing	21,816	113,370	237,170
2020-2025: Households: Growth Rate	2.40 %	1.25 %	0.75 %



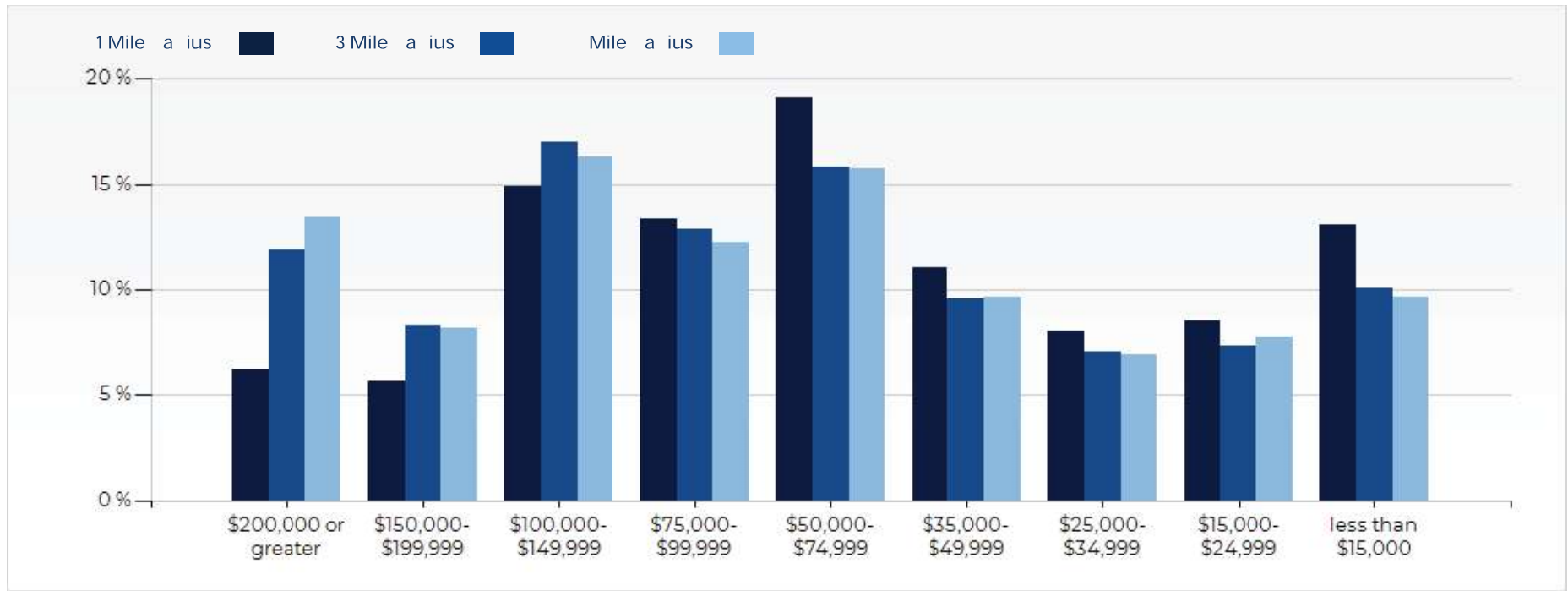
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	4,734	22,469	47,733
2020 Population Age 35-39	4,245	21,221	45,883
2020 Population Age 40-44	3,412	18,714	40,138
2020 Population Age 45-49	3,157	17,414	37,410
2020 Population Age 50-54	2,903	17,196	36,804
2020 Population Age 55-59	2,619	16,443	35,626
2020 Population Age 60-64	2,213	14,492	31,962
2020 Population Age 65-69	1,705	11,664	26,331
2020 Population Age 70-74	1,282	8,970	21,033
2020 Population Age 75-79	836	5,777	13,899
2020 Population Age 80-84	518	3,909	9,246
2020 Population Age 85+	554	4,286	10,232
2020 Population Age 18+	38,658	210,127	453,694
2020 Median Age	35	38	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,277	\$73,578	\$71,216
Average Household Income 25-34	\$78,302	\$92,944	\$93,166
Median Household Income 35-44	\$67,109	\$84,136	\$85,122
Average Household Income 35-44	\$89,689	\$115,225	\$120,989
Median Household Income 45-54	\$75,549	\$99,627	\$102,040
Average Household Income 45-54	\$99,832	\$132,840	\$142,265
Median Household Income 55-64	\$62,927	\$84,042	\$86,220
Average Household Income 55-64	\$86,744	\$118,440	\$128,121
Median Household Income 65-74	\$47,698	\$61,608	\$62,964
Average Household Income 65-74	\$66,798	\$90,295	\$95,039
Average Household Income 75+	\$44,221	\$62,662	\$66,150

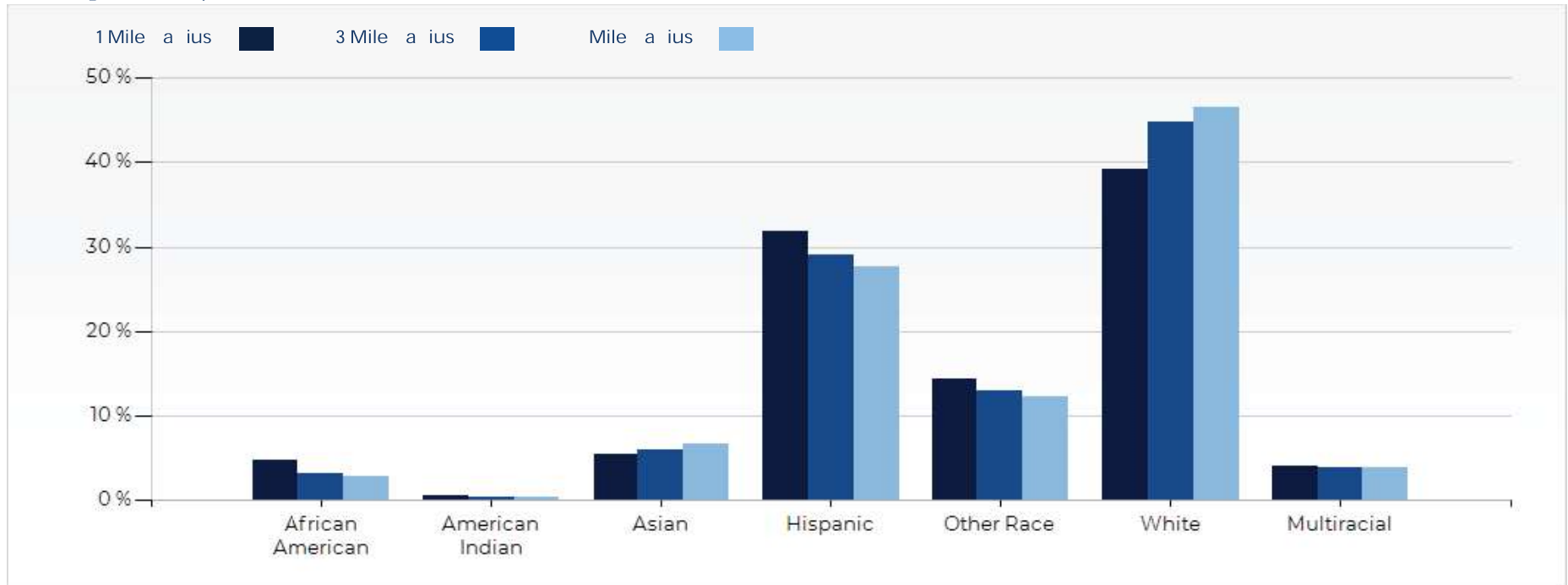
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,091	24,102	49,470
2025 Population Age 35-39	4,076	21,024	45,345
2025 Population Age 40-44	3,624	19,351	42,667
2025 Population Age 45-49	3,065	17,469	37,828
2025 Population Age 50-54	2,854	16,264	35,112
2025 Population Age 55-59	2,696	16,299	34,815
2025 Population Age 60-64	2,316	14,921	32,386
2025 Population Age 65-69	1,892	12,699	28,194
2025 Population Age 70-74	1,425	10,090	23,066
2025 Population Age 75-79	1,002	7,418	17,648
2025 Population Age 80-84	639	4,595	10,996
2025 Population Age 85+	566	4,554	10,927
2025 Population Age 18+	40,132	216,452	463,664
2025 Median Age	36	38	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,907	\$84,757	\$83,287
Average Household Income 25-34	\$91,985	\$110,346	\$110,417
Median Household Income 35-44	\$78,105	\$98,034	\$100,114
Average Household Income 35-44	\$105,273	\$134,054	\$139,832
Median Household Income 45-54	\$87,544	\$111,664	\$114,684
Average Household Income 45-54	\$117,237	\$153,096	\$162,819
Median Household Income 55-64	\$73,863	\$100,268	\$102,199
Average Household Income 55-64	\$103,537	\$139,699	\$148,732
Median Household Income 65-74	\$53,378	\$72,134	\$73,170
Average Household Income 65-74	\$79,892	\$108,420	\$112,279
Average Household Income 75+	\$53,427	\$77,983	\$80,721

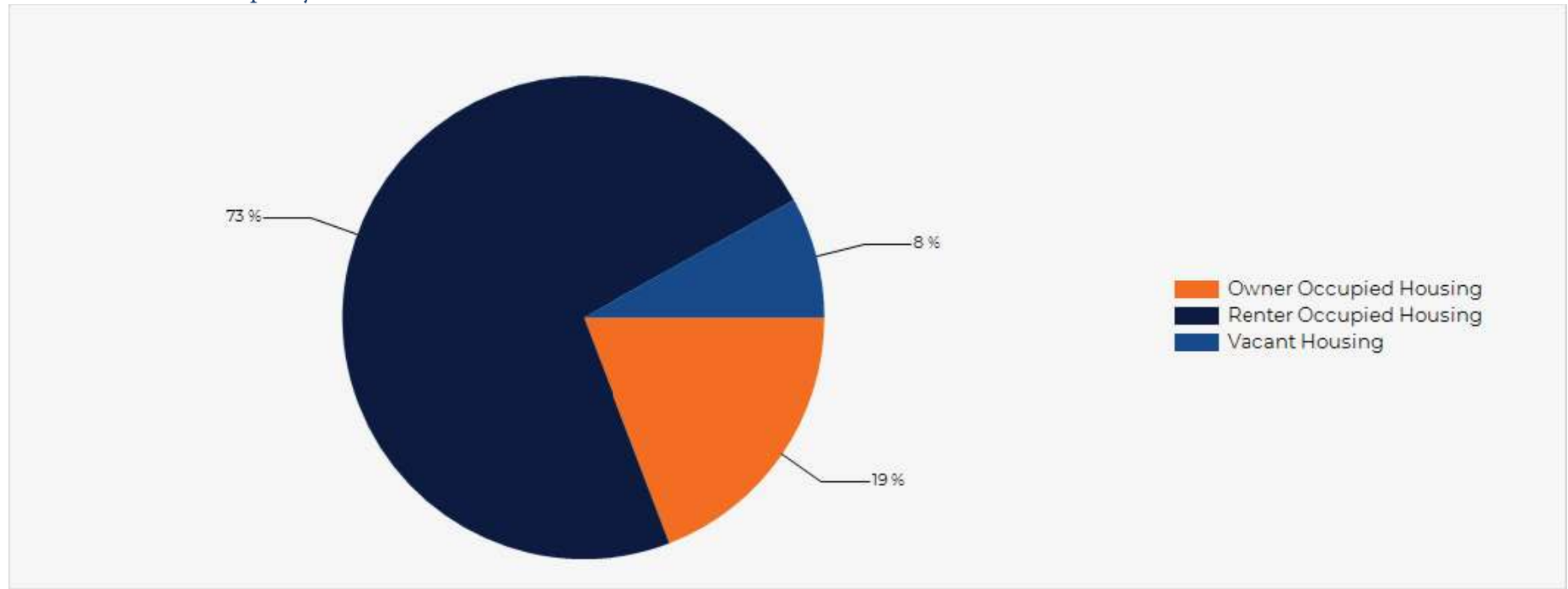
2020 Household Income



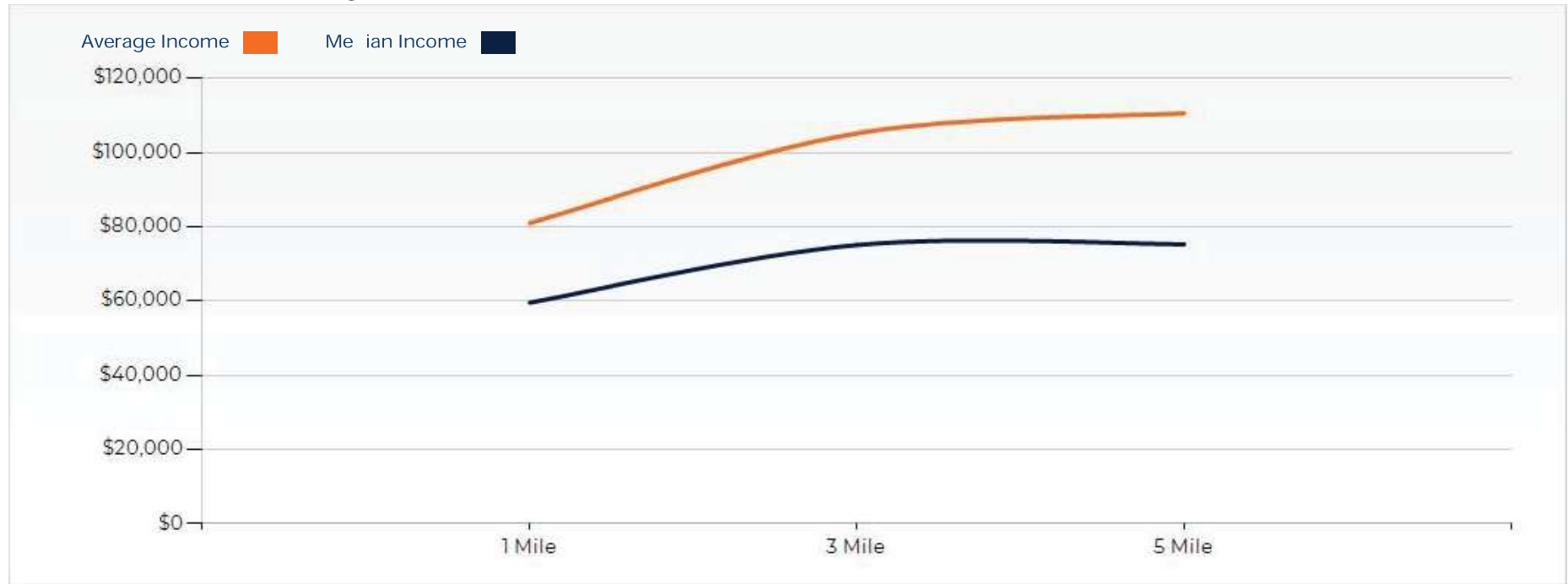
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



COMPANY OVERVIEW

Peak Commercial is a full-service, professionally dedicated commercial real estate brokerage company with its headquarters located at 5900 Canoga Ave., Woodland Hills, CA.

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North Hollywood Campus

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