

2011 W BURBANK BLVD  
BURBANK, CA 91506

cag | COMMERCIAL  
ASSET GROUP



EXCLUSIVELY LISTED  
FOR SALE

BURBANK BAR/RESTAURANT - LEASEHOLD INVESTMENT

- PRIME BURBANK LEASEHOLD INVESTMENT WITH NEARLY IMPOSSIBLE TO GET FULL ALCOHOL LICENSE TENANT--LOW TENANT TURNOVER
- BELOW MARKET RENT--RENTS FOR RESTAURANT SPACE IN BURBANK HAVE BEEN LEASED AT RATES UP TO \$6 PSF IN 2018
- BUSINESS CAN BE PURCHASED SEPARATELY--INQUIRE ABOUT PRICING
- ABOVE MARKET CAP RATE (5.26%) FOR BURBANK
- WITHIN CLOSE PROXIMITY TO THE BOB HOPE AIRPORT, THE BURBANK MEDIA DISTRICT AND DOWNTOWN BURBANK

**SALE PRICE**

\$1,595,000

**LOT SIZE**

±4,725 SF

**PRICE PER SF**

\$455

**BUILDING SIZE**

±3,500 SF

**CAP**

5.26%

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

# RENT ROLL

TENANT	SIZE	MO. BASE RENT	MO. BASE RENT PSF	REMAINING LEASE TERM
Buchanan Arms, Inc.	±2,500 SF	\$5,000.00 NNN	\$2.00	±10 years
Retail Space	±1,000 SF	\$2,000.00 NNN	\$2.00	Month to Month
	±3,500 SF	\$7,000.00 NNN	*Proforma	

# ANALYSIS

Purchase Price	\$1,595,000
Price Per Square Foot	±\$455
Year 1 Annual Base Rent*	\$184,000
Estimated Annual Operating Expenses	±\$21,640
Estimated Annual Operating Expense Reimbursement	±\$21,640
NOI	±\$84,000
Cap Rate	5.26%

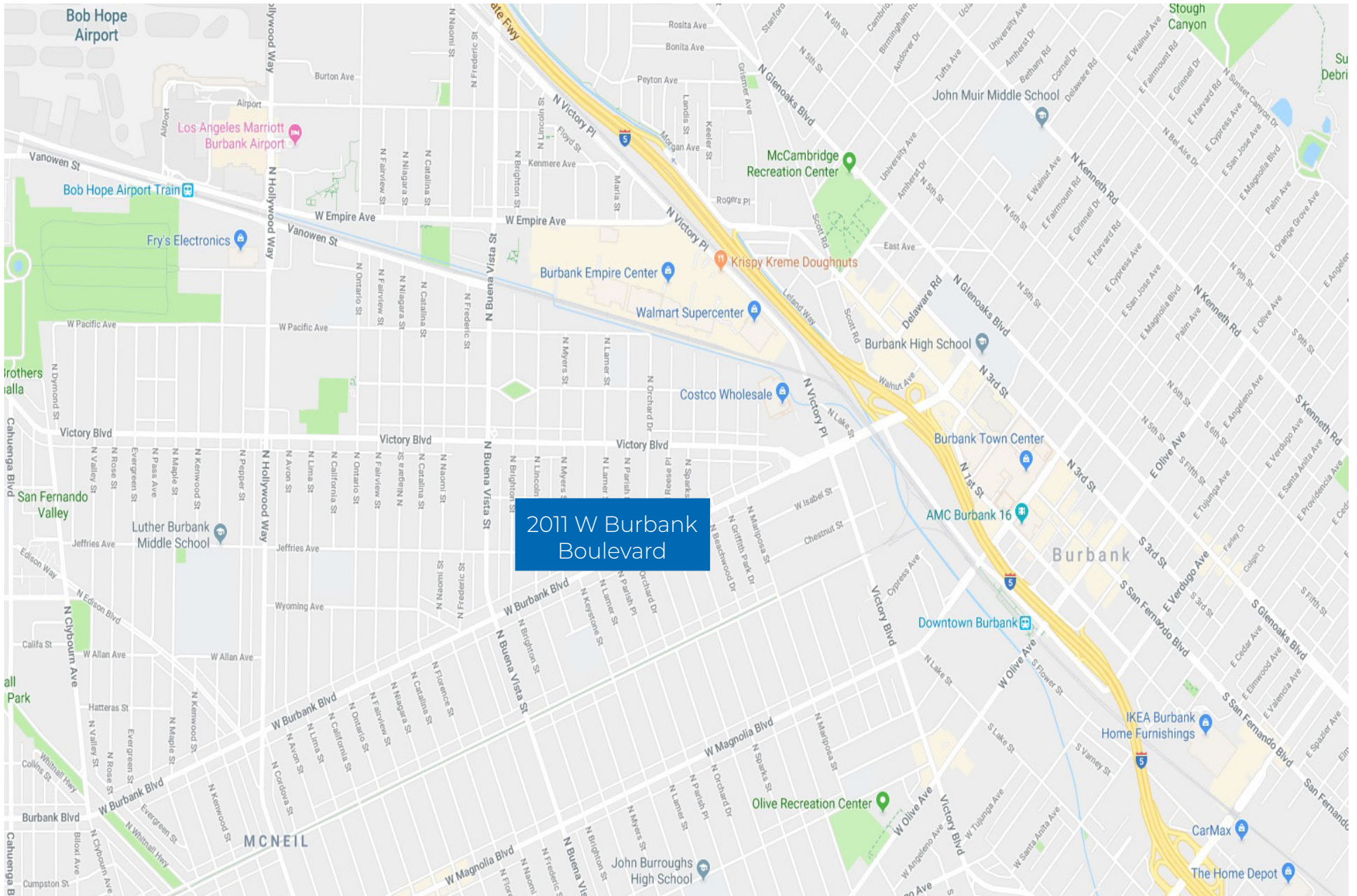
# OPERATING EXPENSES

Estimated Property Taxes	\$19,000
Estimated Property Insurance	\$2,500.00
<b>Total</b>	<b>\$21,640</b>

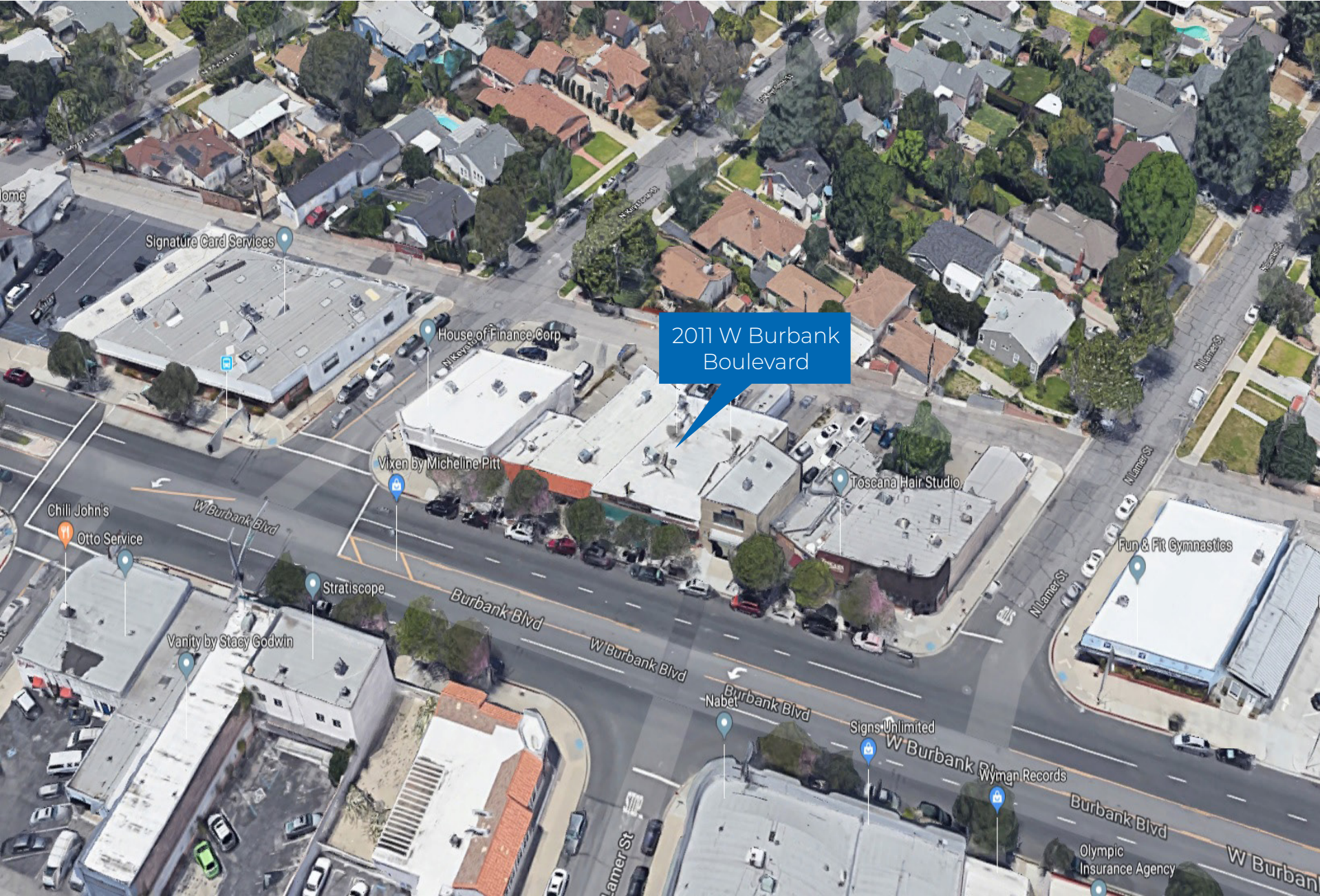
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# MAP



# AERIAL





COMMERCIAL  
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