

LEASED INVESTMENT OPPORTUNITY

764 E. LOS ANGELES AVE, SIMI VALLEY

CORPORATE
GUARANTEED NNN LEASE



±1,250 SF
freestanding
building on
±13,939 SF fully
paved lot.

Located in an affluent, commuter-driven market with car-dependent demand supporting long-term tenant performance



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COMMERCIAL

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INVESTMENT HIGHLIGHTS

- Property Leased to Enterprise Rent-A-Car on 5-Year NNN lease (expires 12/31/2030)
- Largest rental car operator in United States
- \$35+ billion revenue
- 9,500 global locations
- 90,000 employees
- True NNN – zero landlord responsibilities
- Investment offers passive income with a credit tenant in a high barrier-to-entry automotive zoned property

ASKING PRICE \$2,150,000
ANNUAL RENT \$90,416.71
CAP RATE 4.25%
PREMISES 1,250 SF BUILDING / 13,939 SF LOT



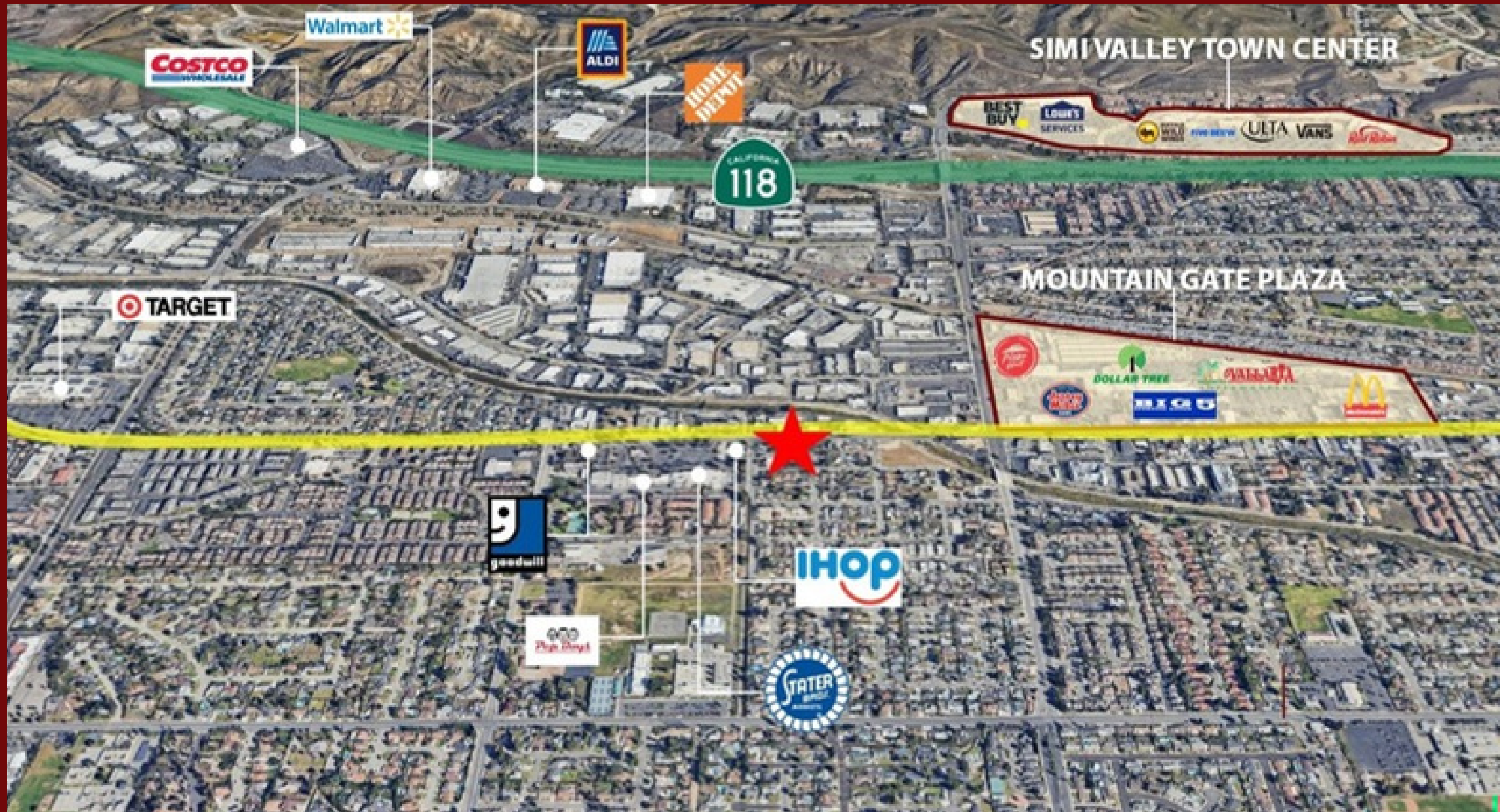
LANCE LEVIN
PRESIDENT
310.839.3333



LOCATION OVERVIEW

764 E. LOS ANGELES AVE, SIMI VALLEY

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*Prime visibility in one of
Ventura County's most
reliable retail corridors*

KEY DEMOGRAPHICS:

- Median Income: \$118K
- Median Age: 42
- Average Commute Time:
30 Min
- Homeownership: 70%+



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**±13,939 SF FULLY PAVED LOT ALLOWS HIGH-EFFICIENCY
FLEET STORAGE AND CIRCULATION**

HIGH-VALUE COMMERCIAL PAD WITH FLEXIBLE FUTURE RE-TENANTING POTENTIAL



FREESTANDING BUILDING WITH EXCELLENT FRONTAGE AND BRAND VISIBILITY



LOW-MANAGEMENT, LOW-CAPEX ASSET WITH SIMPLE BUILDING SYSTEM REQUIREMENTS



ON-SITE DETAILING BAY SUPPORTS ONGOING FLEET OPERATIONS AND REDUCES TENANT TURNOVER RISK



FUNCTIONAL AUTOMOTIVE INFRASTRUCTURE — VALUABLE FOR FUTURE USERS AS WELL



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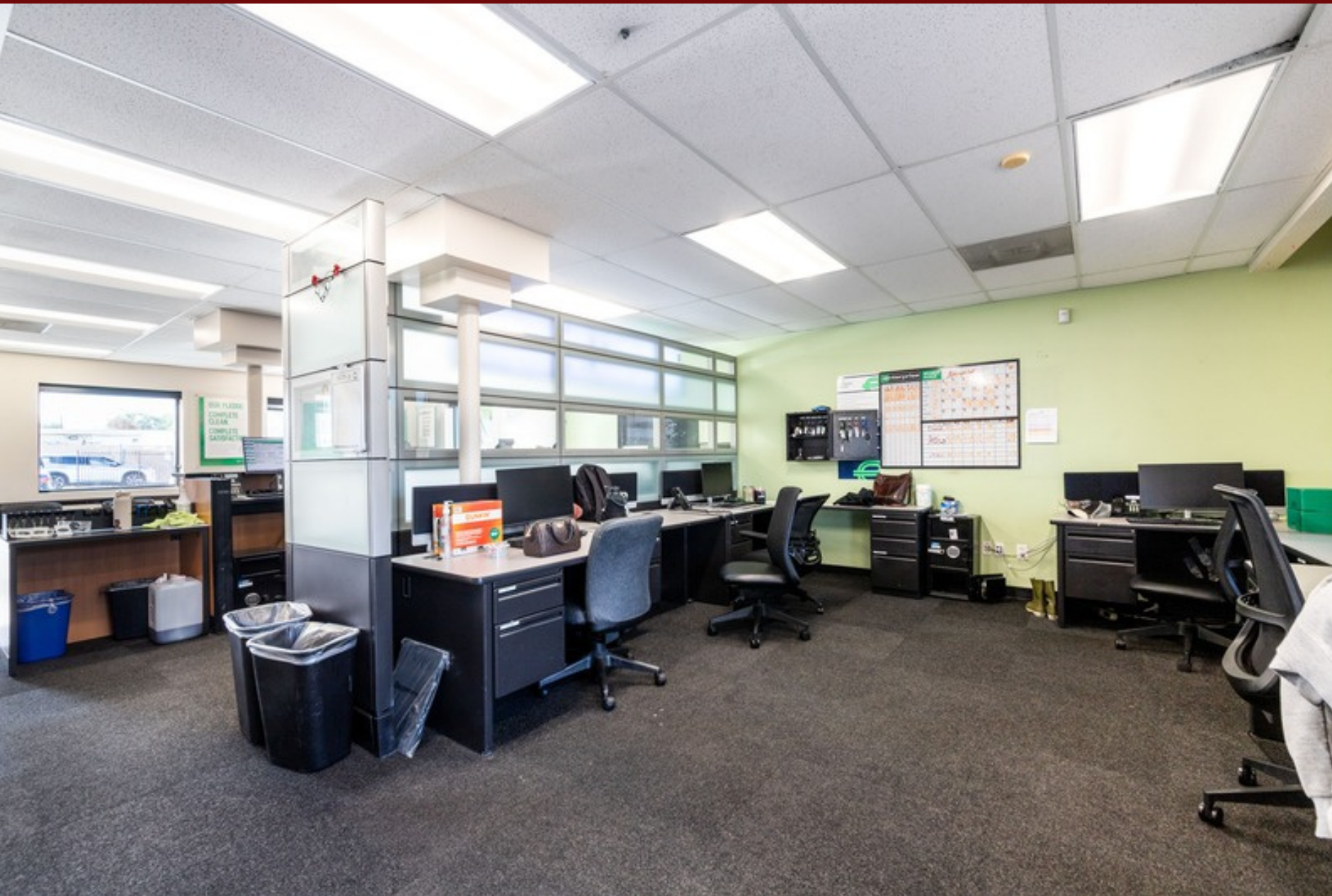
UPDATED CUSTOMER-FACING SPACE PROVIDING PROFESSIONAL BRAND PRESENCE



MODERN LAYOUT SUPPORTS LONG-TERM OPERATIONAL EFFICIENCY



EFFICIENT ADMINISTRATIVE WORKSPACE AND ADA-COMPLIANT FACILITIES



WELL-MAINTAINED INTERIOR REDUCES RISK OF UNEXPECTED LANDLORD EXPENDITURES

WHY INVEST IN THIS PROPERTY?

INVESTMENT SUMMARY

- Corporate-guaranteed income through 2030
- True NNN — zero landlord responsibilities
- High-credit national tenant
- Prime, high-traffic commercial corridor
- Affluent and car-dependent local demographic base
- Limited supply of small automotive-zoned parcels
- Passive, stable cash flow in a resilient submarket



Contact **Lance Levin, President**

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