

# LEASED INVESTMENT OPPORTUNITY

## 764 E. LOS ANGELES AVE, SIMI VALLEY

GUARANTEED NNN LEASE  
CORPORATE

±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



LANCELOT  
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# LEASED INVESTMENT OPPORTUNITY

## 764 E. LOS ANGELES AVE, SIMI VALLEY

CORPORATE  
GUARANTEED NNN LEASE

**ASKING PRICE**

\$2,150,000

**ANNUAL RENT**

\$90,416.71

**CAP RATE**

4.25%

**PREMISES**

1,250 SF BUILDING / 13,939 SF LOT

## 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
- Landlord is responsible for roof, structure and utilities to point of entry
- Investment offers passive income with a credit tenant in a high barrier-to-entry automotive zoned property



**LANCE LEVIN**  
PRESIDENT  
310.839.3333

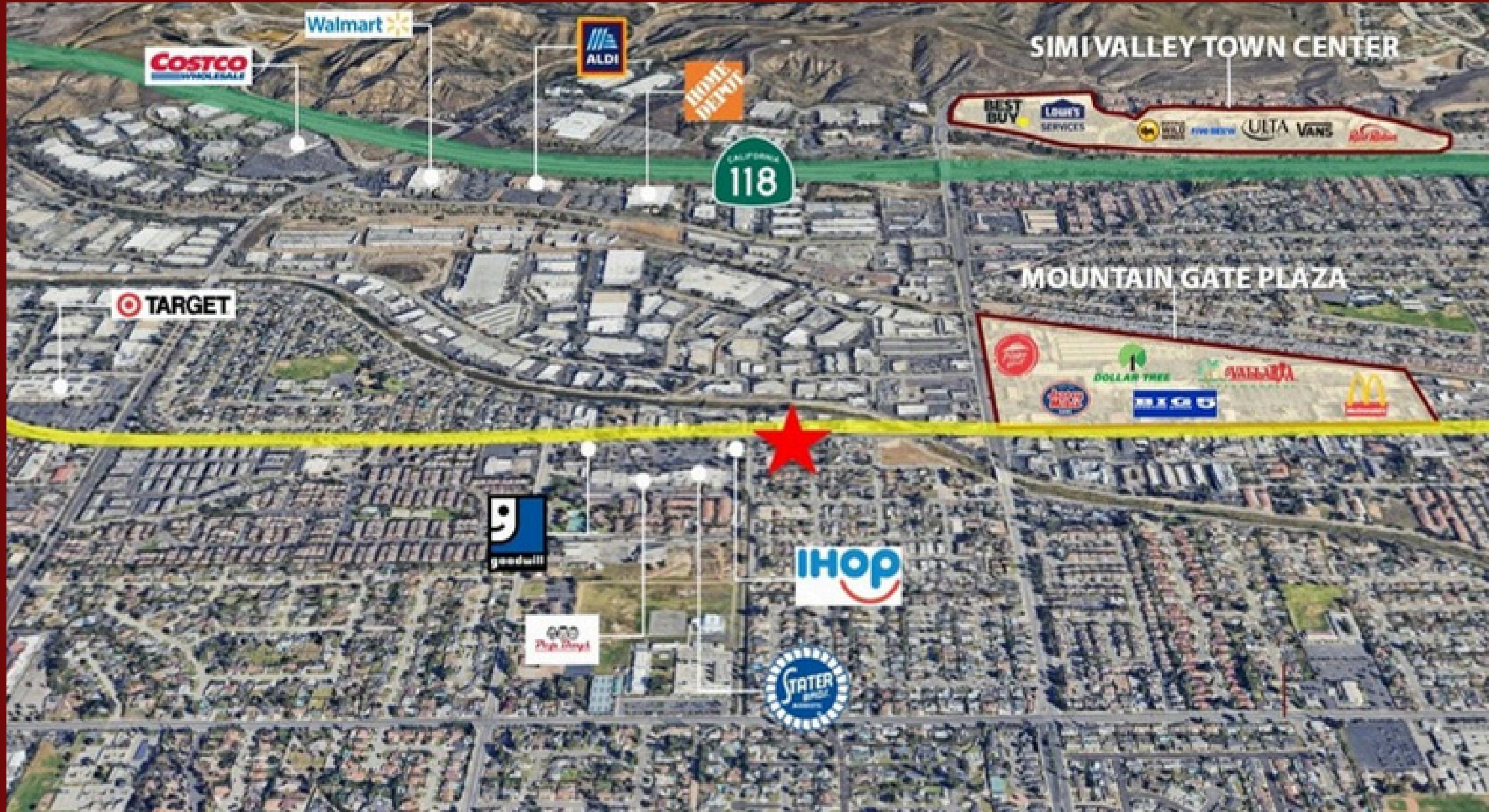


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# LOCATION OVERVIEW

## 764 E. LOS ANGELES AVE, SIMI VALLEY

GUARANTEED NNN LEASE  
CORPORATE



**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 FRONTRAGE 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



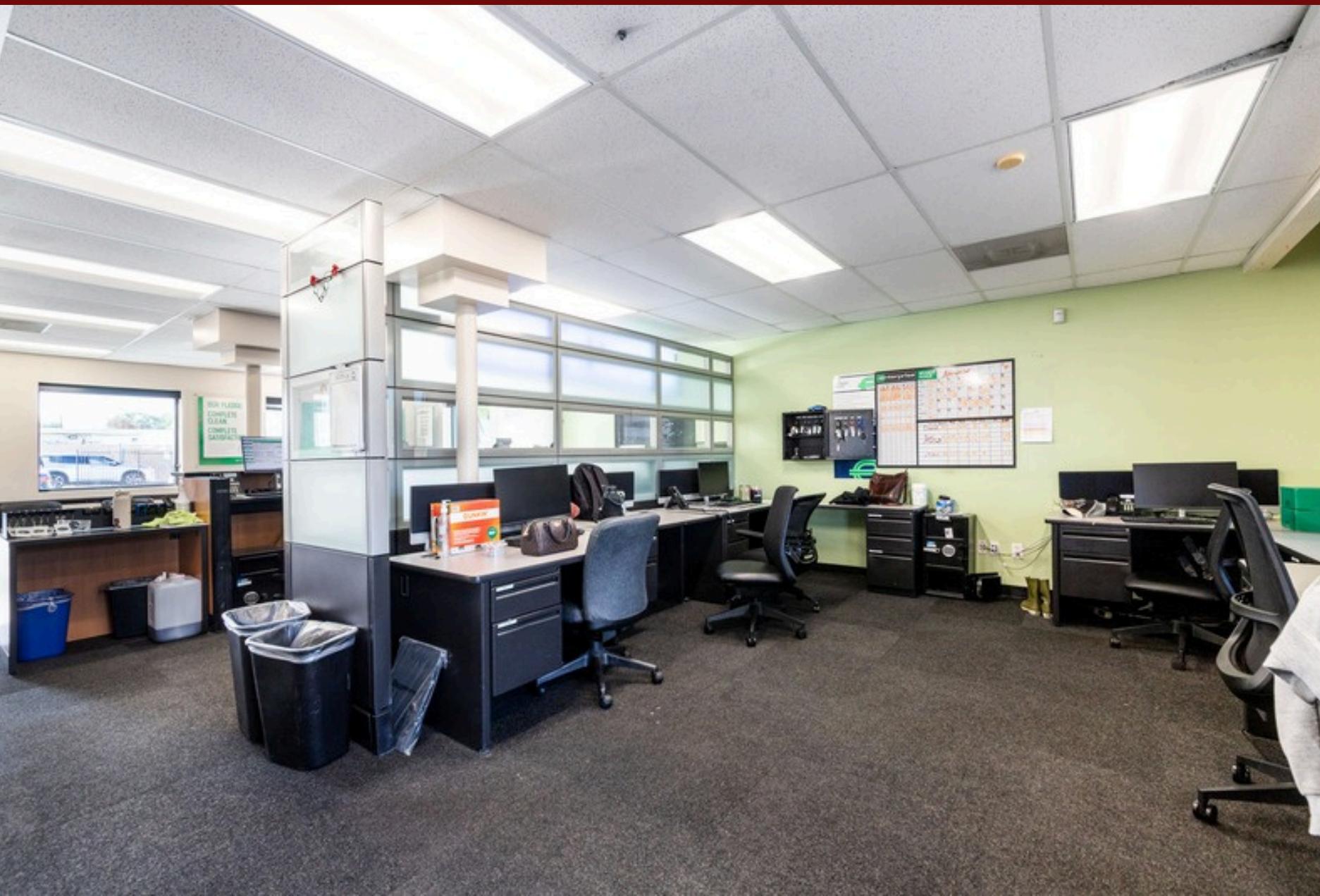
FUNCTIONAL AUTOMOTIVE INFRASTRUCTURE — VALUABLE FOR FUTURE USERS AS WELL

## 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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