



9655 VALLEY BLVD, ROSEMEAD, CA



OFFERING MEMORANDUM | FOR SALE

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

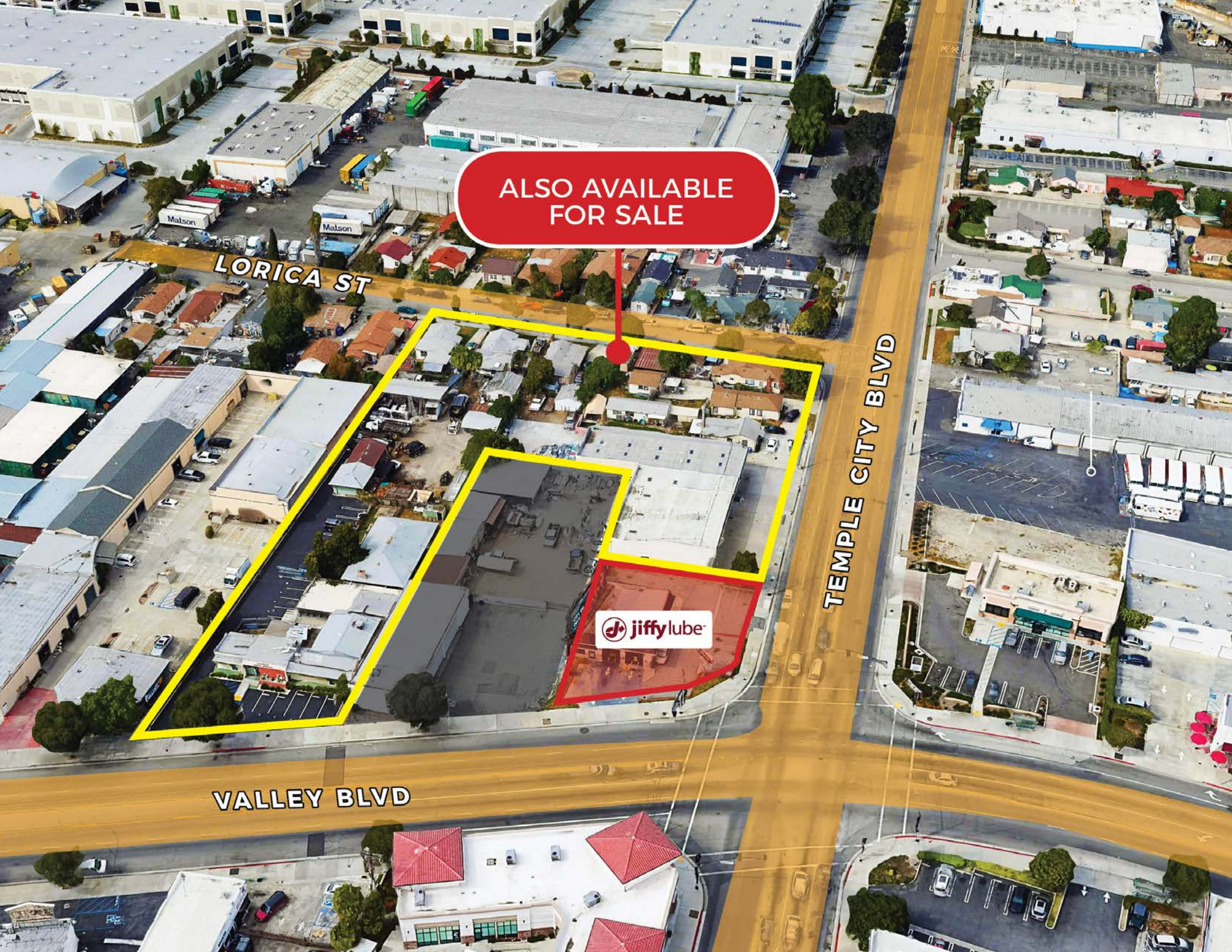
ALSO AVAILABLE FOR SALE

LORICA ST

TEMPLE CITY BLVD

VALLEY BLVD

 jiffylube



Property Details

Address 9655 Valley Boulevard	Sale Price \$1,850,000	Building Size 1,936 SF	Lot Size 0.22 Acres	APN 8592-007-061	Price/SF \$955.58
Zoning C-3 MU/D (Medium Commercial with a Mixed Use and Design Overlay)	Year Built 1988	Cap Rate 4.06%	NOI \$75,063	Market Los Angeles	Submarket Western San Gabriel Valley



Property Overview

NAI Capital, as exclusive advisors to ownership, is proud to present for sale this corporate STNL fee-simple Jiffy Lube investment opportunity. The 1,936 SF building offers 2 bays and is situated on 0.22 Acres.

Jiffy Lube has operated at this location since 1987 and executed a 10-year extension in 2018. This investment also includes a billboard that offers additional income with a recent 15-year option renewal. The billboard tenant is backed by Outfront Media, Inc., a publicly traded company.

This opportunity also offers an adjacent development potential for multi-family that can be purchased concurrently. Combining the parcels will total approximately 2.08 Acres. The zoning is C-3 with a mixed use overlay.

Property Highlights

- Corporate Guaranty - Jiffy Lube Investment
- Absolute STNL Ground Lease
- Long Operating History Since 1987
- 10 Year Extension Executed in June 2018 - One 5 year Option Remaining
- Additional Long Term Billboard Income
- 2022 Phase 1 & Phase 2 - No Further Action
- Signalized Corner of Valley Boulevard & Temple City Boulevard
- Heavily Trafficked Location
- Pandemic and Recession Resistant "Essential Use" Tenant

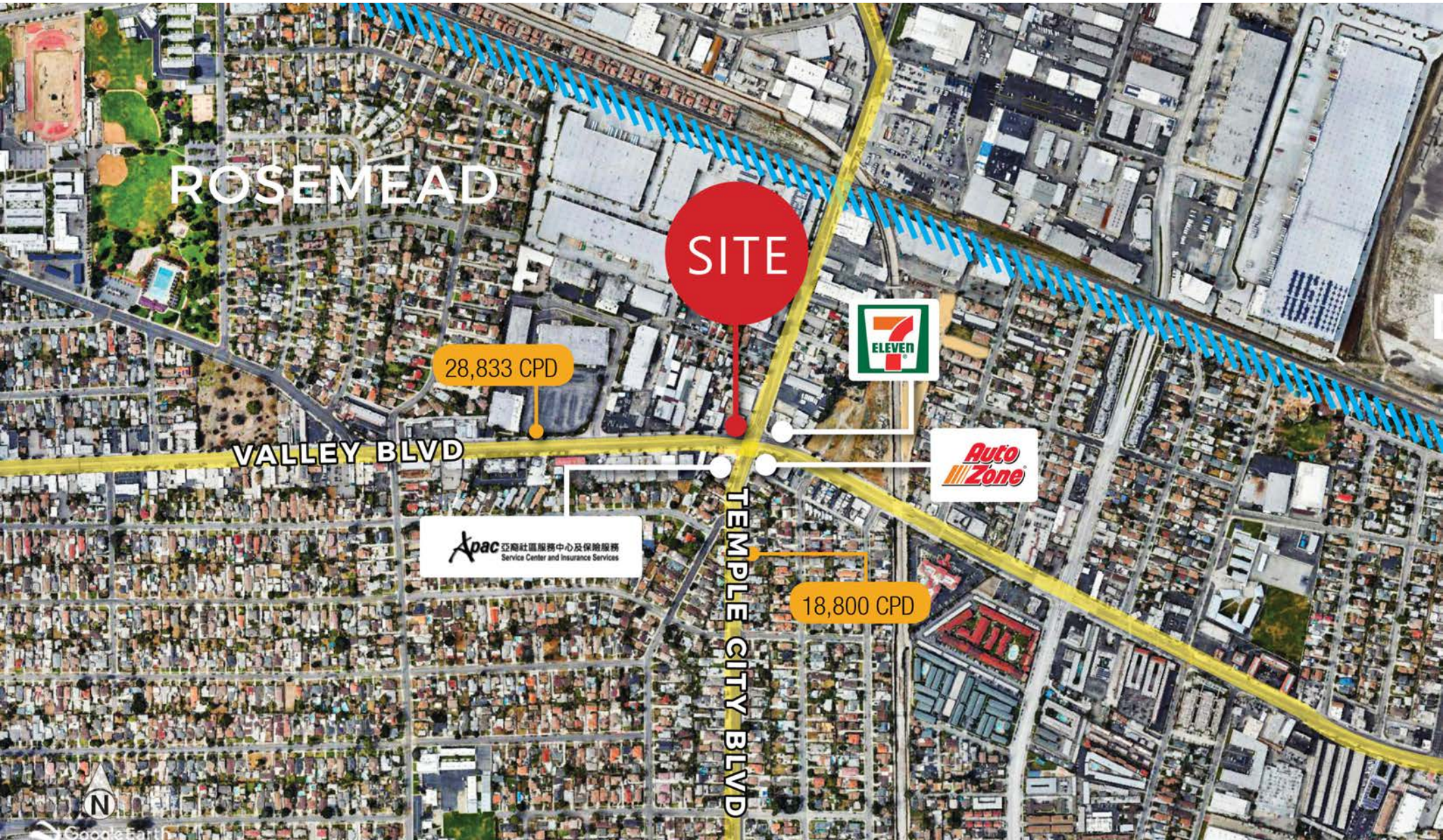
Adjacent Purchase Opportunity

- Multifamily Development Potential - Adjacent Parcels Available for Sale (Combined 2.08 Acres)
- Potentially Over 100 Multifamily Units Permitted - C-3 Zoning with Mixed Use Overlay



Location Overview

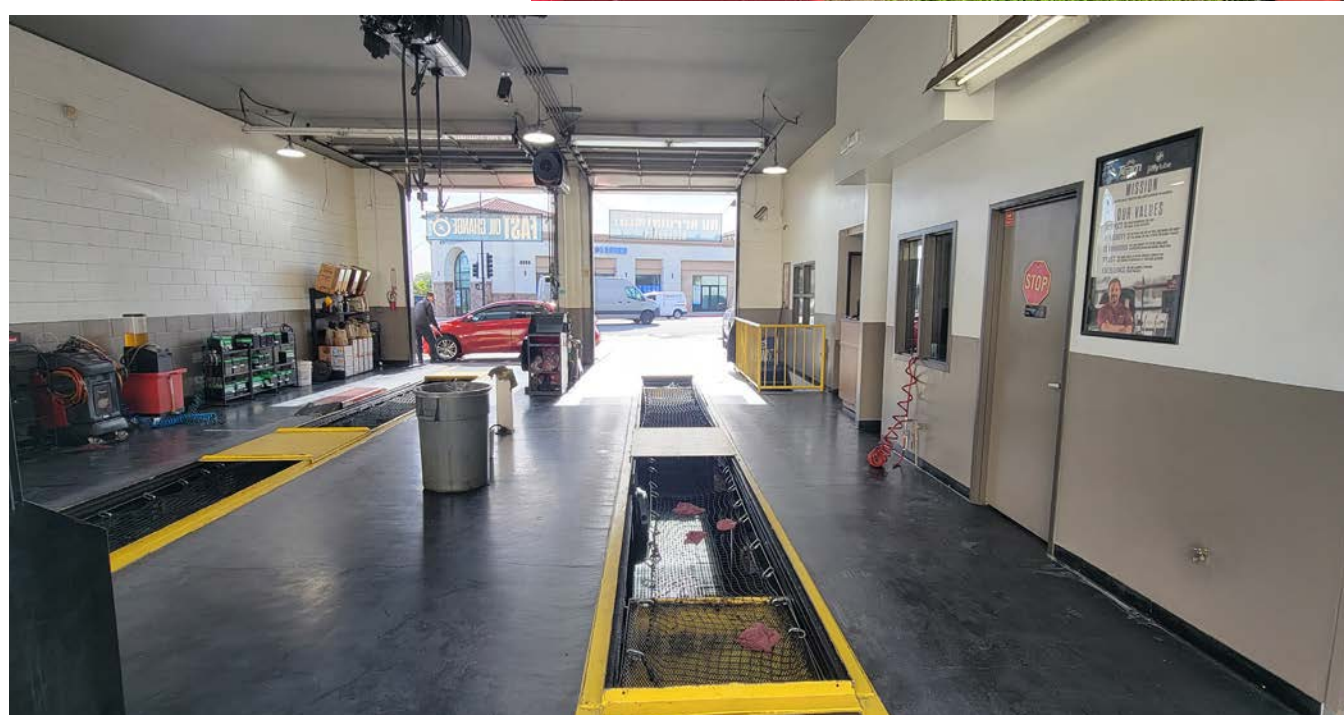
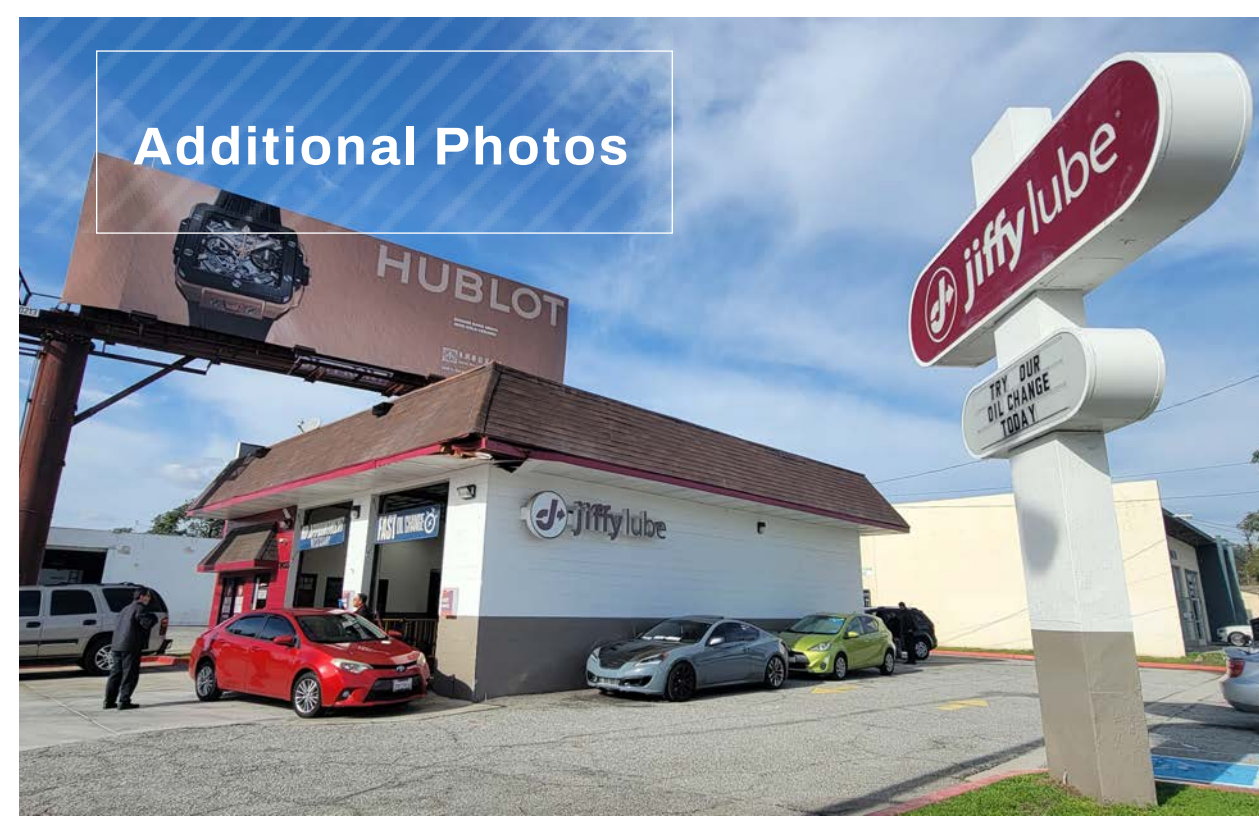
The subject property is located on the NWC of Valley Boulevard and Temple City Boulevard, just minutes north of the 10 Freeway. Surrounding cities include: San Gabriel, Monterey Park, Temple City and El Monte.



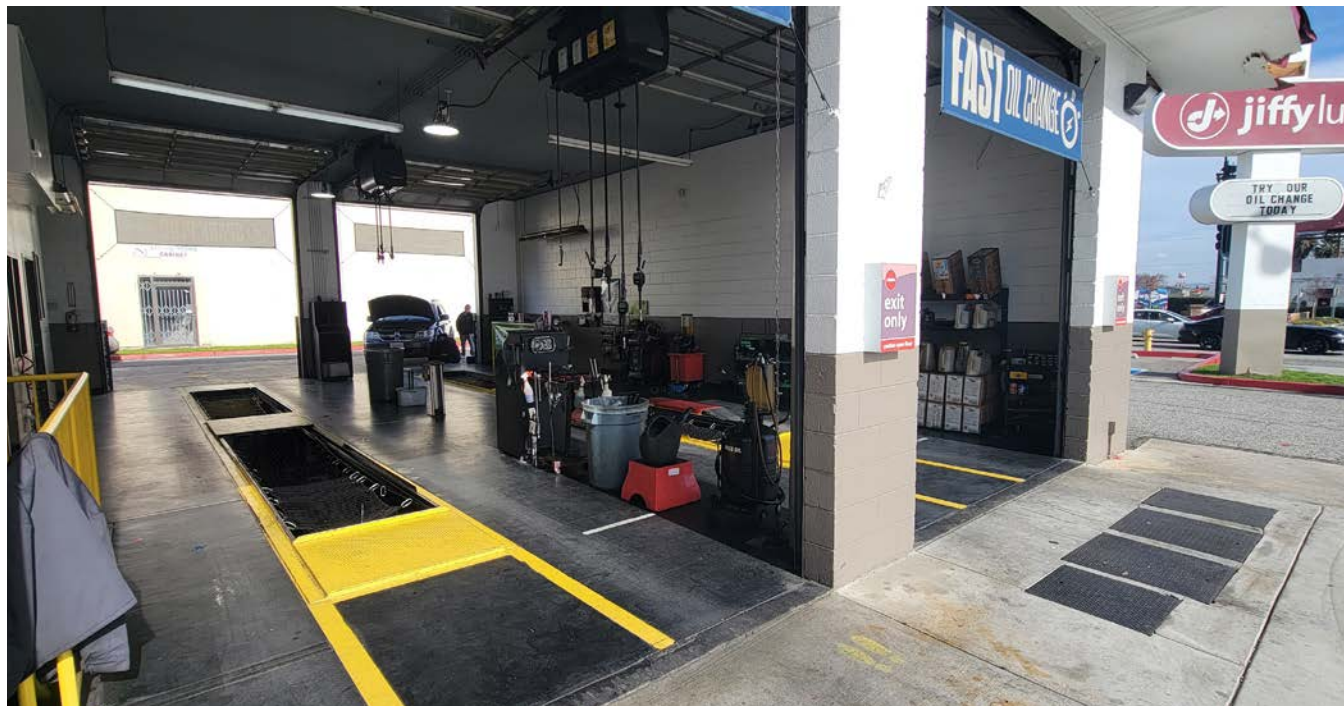
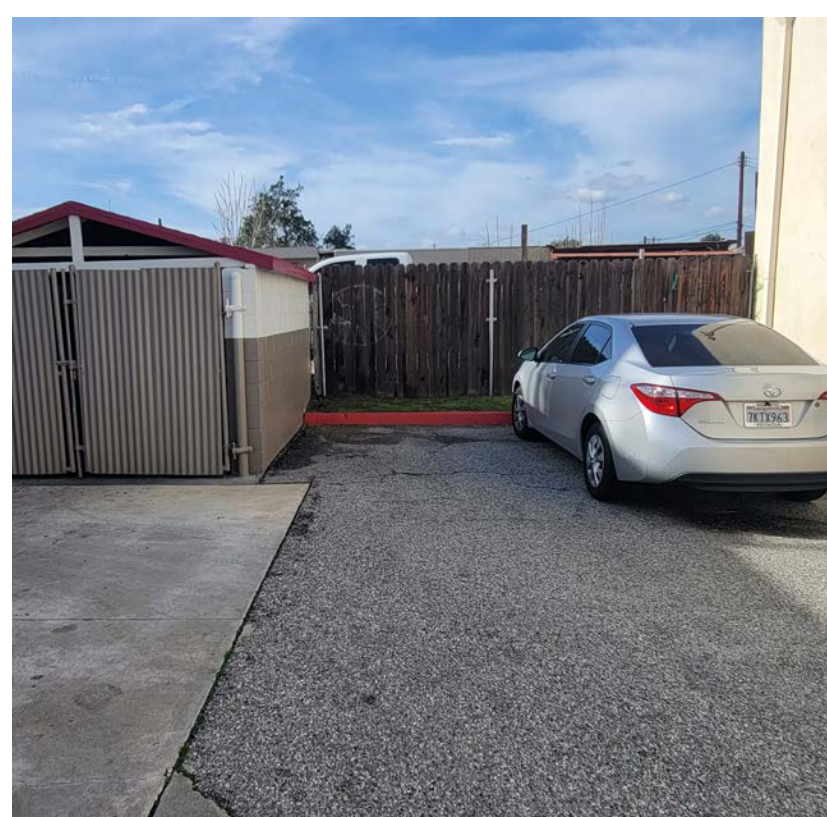
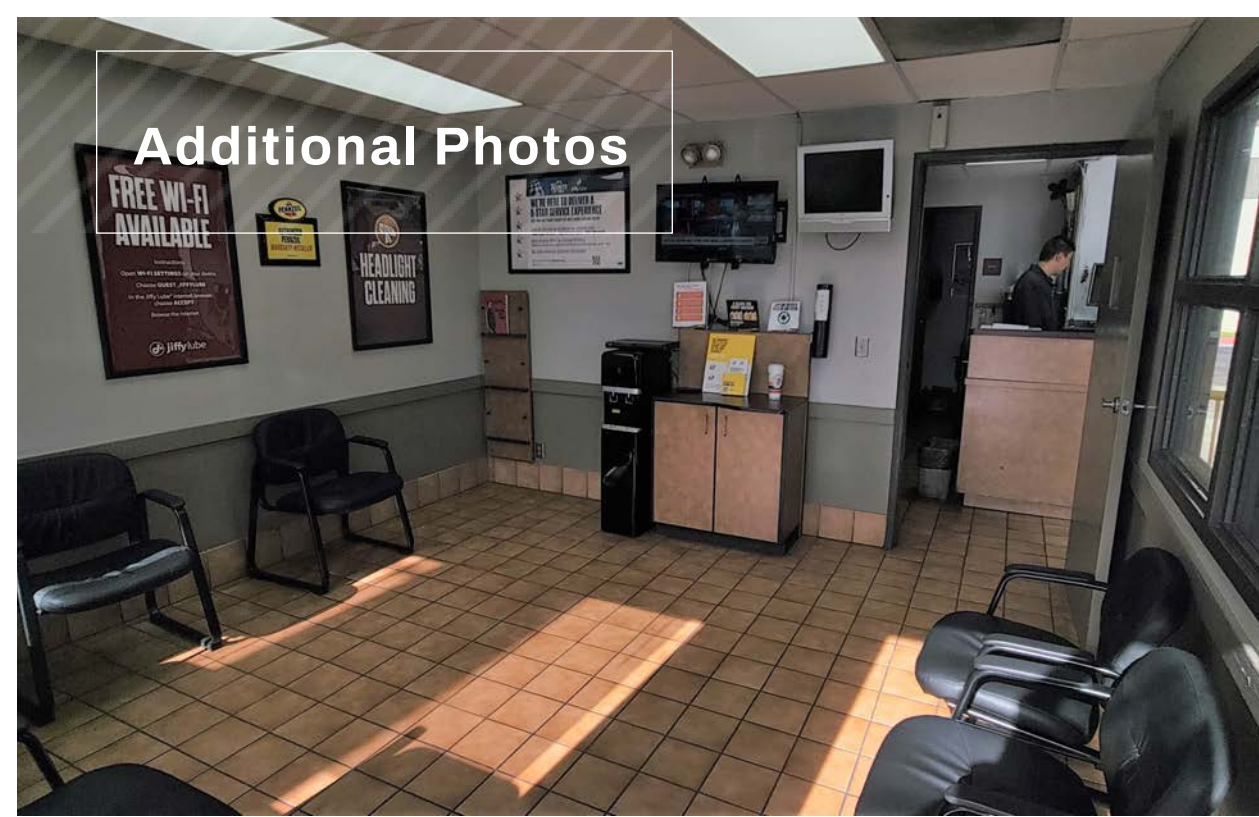
Retailer Map



Additional Photos



Additional Photos



Tenant Profile

Jiffy Lube

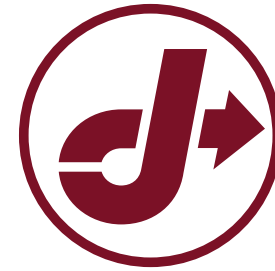
Headquartered in Houston, Texas, Jiffy Lube International, Inc. is an American chain of automotive oil change specialty shops with more than 2,000 franchised locations. The company is an indirect, wholly owned subsidiary of Shell Oil Company and was ranked #1 in the Oil-Change Service category in Entrepreneur's 2022 Franchise 500. In addition to oil change, Jiffy Lube offers a full range of automotive maintenance services, related to wheel alignment, engine diagnostics, suspension, steering, tire inspection and replacement, brakes, electrical, fuel systems and more.

Tenant: Jiffy Lube International, Inc.
Website: www.jiffylube.com

Outfront Media

Outfront Media is one of the largest outdoor media company in North America, operating in markets including the United States and Canada. The company has over 2,300 employees and annual revenue of \$2.5 billion.

Tenant: Outfront Media, Inc.
Stock: NYSE (OUT)
Website: www.outfrontmedia.com



jiffy lube SM



Rent Roll

Suite	Tenant Name	Size SF	Monthly Rent	Price/SF/Month	Annual Rent	Lease Start	Lease End	Options
Ground	Jiffy Lube	1,936 SF	\$5,463.64	\$2.82	\$65,563.68	8/6/1987	6/23/2028	1 5-Year, 3% Annually
Billboard	Outfront Media		\$791.67		\$9,500	12/10/2007	12/9/2037	Successive 15-year
Totals		1,967 SF	\$6,255.31		\$75,063.68			

Area Overview

City of Rosemead Los Angeles County

The City of Rosemead, incorporated in 1959, is located in the southwestern part of the state. The City occupies a land area of 5.5 square miles and serves a population of 54,229. Rosemead's appeal as a new kind of small town in the heart of an urban environment is accomplished by honoring tradition, uniting in diversity, and evolving for the future. This is evident in Rosemead's Key Organizational Goals which aim to: improve public areas including infrastructure and community facilities; enhance public safety and the overall community environment and opportunities for residents through programs, services, education, and recreation; and ensure the City's financial stability in order to continually meet these goals and provide basic services to the community.

The Public Works Department completed four major projects during the year including replacement of the HVAC system at the Garvey Park Gymnasium, the Jay Imperial Crosswalk Installation and Sidewalk Replacement Project, a community garden on Del Mar Avenue, and the Rosemead Park walking trail. The projects were funded from a variety of sources including General Fund, Community Development Block Grant, Measure M, Measure R, and Transportation Development Act funds.

Throughout 2021, the City actively worked on the 6th Cycle Housing Element for the 2021-2029 planning cycle. The process involves the evaluation of current and future needs, analysis of local housing production constraints, identification of adequate housing sites, establishing new policies and programs, drafting the updated Housing Element document, and preparing an Addendum to the General Plan Environmental Impact Report. The City also adopted the Freeway Corridor Mixed-Use Overlay which streamlines both the development approval process and California Environmental Quality Act environmental review process by pre-entitling and analyzing environmental factors in advance based on the estimated development potential within the planning area.

Due to the workforce changes that resulted from the COVID-19 pandemic, the City approved an interpretation to define live/work units in the Garvey Avenue Specific Plan and expanded the live/work concept to all residential/commercial mixed-use developments citywide. The City also adopted a Residential Small Lot Ordinance which created incentives for infill residential development in areas zoned for multi-family to spur more fee-simple housing production. The goal of the Residential Small Lot Ordinance is to create new homeownership opportunities compared to that of traditional single-family homes or condominiums.

The City was awarded \$27 million in a reimbursable grant from Los Angeles County metropolitan Transportation Authority for four separate mobility improvement projects (710 Projects) to relieve congestion on local streets along the SR-710 alignment between Interstate 10 and 210. The improvements include traffic signal system upgrades, geometric realignment, and additional lanes to increase capacity and improve traffic flow. The multi-year projects are currently in the planning phase and funding will roll out in phases from the Los Angeles County Metropolitan Transportation Authority for the projects.

The 6th Cycle Housing Element for the 2021-2029 planning cycle will be adopted and certified by the California Housing and Community Development HCD Department in 2022. As a result, the City will begin implementing the policies and programs listed in the 6th Cycle Housing Element. In addition, both

the Garvey Garden Plaza and Garvey Earle Plaza mixed-use projects are expected to be completed by the first quarter of 2022. The City also anticipates that Lumina Walk will be completed by winter 2022/23.

It is expected that Prospect Villa, a mixed-use project located within the Garvey Avenue Specific Plan Corridor and the Borstein Enterprises residential planned development will be processed.

Prospect Villa consists of 75 residential units (includes some live/work units) and 6,346 square feet of commercial floor area. The Borstein Enterprises residential planned development consists of 35 residential units.

In addition to these projects, the City is amending some areas in the Zoning Code to assist the business community on recovering economically from the impacts of the COVID-19 pandemic.

The City boasts that its goals include the improvement of quality of life offered in Rosemead in a business friendly atmosphere conducive to continued economic growth and prosperity.

The city offers a desirable and affordable community in which to live and a dynamic and expanding business sector that is an economic growth engine for West Coast commerce.

City of Rosemead Principle Employers Current Year and Nine Years Ago

Employer	2021			2012		
	# of Employees	Rank	% of Total Employment ²	# of Employees	Rank	% of Total Employment ¹
So Cal Edison	2722	1	12.04%	4100	1	18.39%
Garvey School District	754	2	3.34%	804	2	3.61%
Panda Restaurant Group	699	3	3.09%	400	3	1.79%
Wal-Mart	647	4	2.89%	420	4	1.88%
Rosemead School District	320	5	1.42%	337	5	1.51%
Target	255	6	1.13%	200	6	0.90%
Hemetec Seal Corp	121	7	0.54%	150	7	0.67%
University of the West	109	8	0.48%	-	-	-
Lucille's	90	9	0.40%	-	-	-
Don Bosco Tech	85	10	0.38%	90	8	0.40%
Marge Carson, Inc.	-	-	-	80	9	0.36%
Double Tree	-	-	-	76	10	0.34%

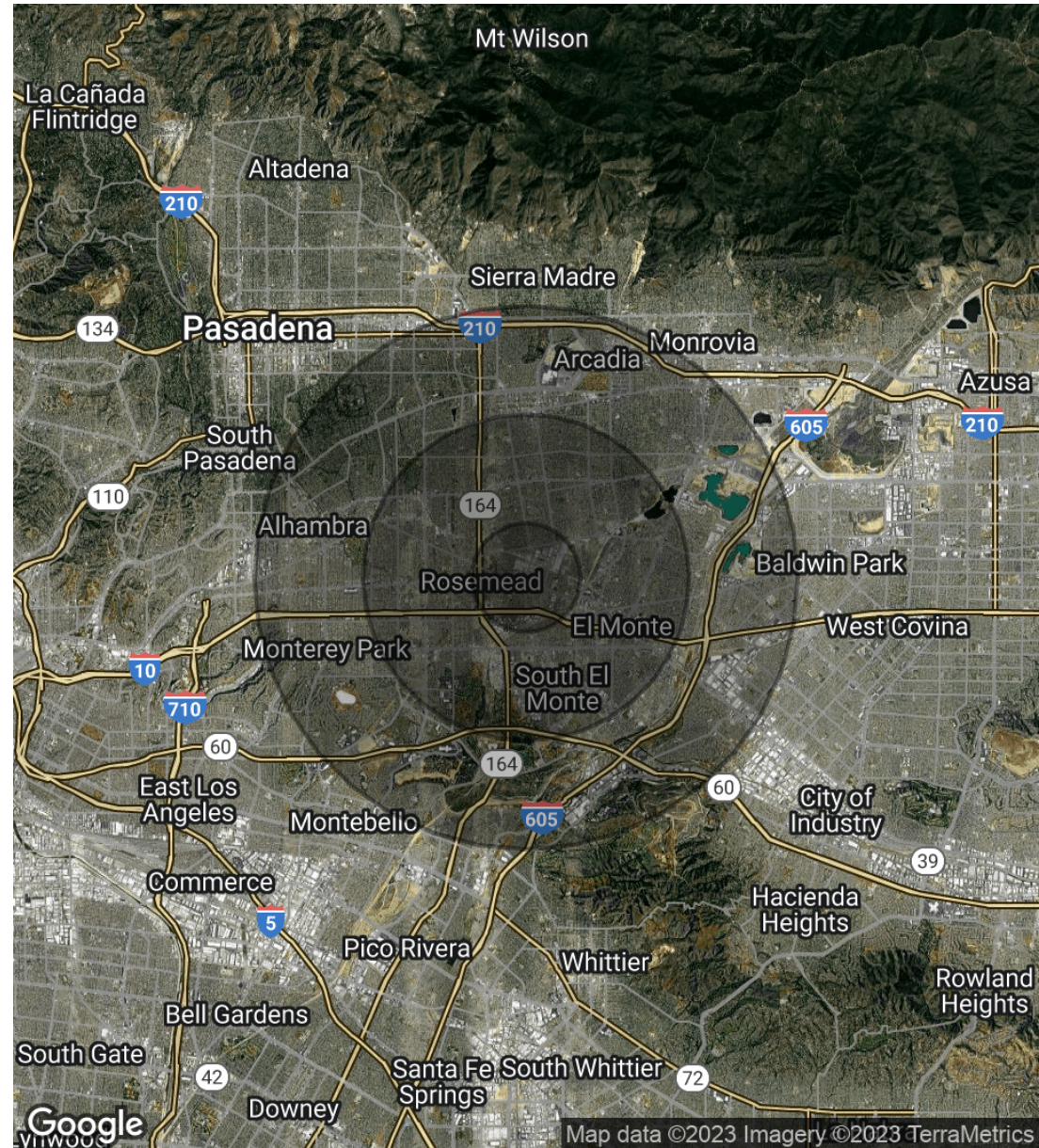
¹ Based upon Employment Development Department's estimate of 22,300 residents employed - June 2012

² Based upon Employment Development Department's estimate of 22,600 residents employed - June 2021

Disclaimer: The City of Rosemead makes no claims concerning the accuracy of data provided nor assumes an liability resulting from the use of information herein.

Demographic Map & Report

Population	1 Mile	3 Mile	5 Mile
Total Population	25,658	265,664	583,494
Average Age	39.8	40.2	40.7
Average Age (Male)	38.2	38.1	38.8
Average Age (Female)	42.3	42.0	42.4
Households & Income	1 Mile	3 Mile	5 Mile
Total Households	7,690	78,462	184,946
# of Persons per HH	3.3	3.4	3.2
Average HH Income	\$76,061	\$79,704	\$88,510
Average House Value	\$523,495	\$594,516	\$669,057
Race	1 Mile	3 Mile	5 Mile
% White	23.5%	23.9%	26.6%
% Black	0.4%	0.7%	1.3%
% Asian	48.0%	48.2%	46.2%
% Hawaiian	0.3%	0.4%	0.3%
% American Indian	3.7%	1.0%	0.8%
% Other	18.8%	20.2%	18.9%



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ROSEMEAD, CA



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