

FOR SALE



2120 SOUTH FREMONT AVENUE  
ALHAMBRA, CA 91803

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# TABLE OF CONTENTS

|                                      |           |
|--------------------------------------|-----------|
| <b>Executive Summary</b>             | <b>3</b>  |
| <b>Property Details</b>              | <b>4</b>  |
| <b>Complete Highlights</b>           | <b>5</b>  |
| <b>Location Overview</b>             | <b>6</b>  |
| <b>Additional Photos</b>             | <b>7</b>  |
| <b>Additional Photos</b>             | <b>8</b>  |
| <b>Tenant Overview</b>               | <b>9</b>  |
| <b>Tenant Overview</b>               | <b>10</b> |
| <b>Tenant Overview</b>               | <b>11</b> |
| <b>Rent Roll</b>                     | <b>12</b> |
| <b>Demographics Map &amp; Report</b> | <b>13</b> |
| <b>Contact</b>                       | <b>14</b> |

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# EXECUTIVE SUMMARY

## Property Overview

NAI Capital, as exclusive advisors to ownership, is proud to present this rare 100% leased multi-tenant net lease investment opportunity located in the city of Alhambra. The property is located on Fremont Avenue adjacent to the 10 Freeway with on and off ramp access and excellent visibility to over 200,000 cars per day. The asset consists of 9 tenants that include 7 Eleven, Michoacana Ice Cream, Papa John's Pizza and a great mix of food, fitness and medical uses.

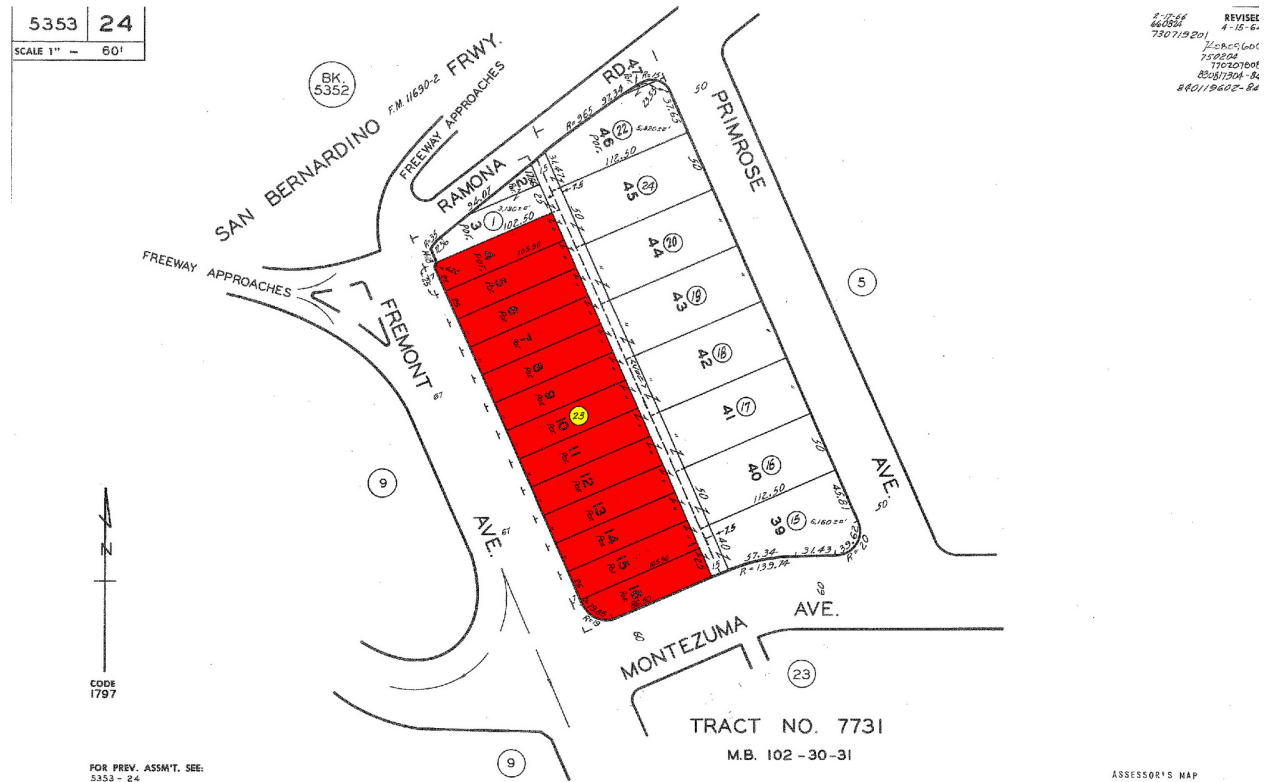
This opportunity offers an investor the chance to own a property within the highly sought after city of Alhambra. The center is strategically located to allow optimum success for any tenant who services the area. Tenants also enjoy a densely populated neighborhood and the ability to reach a larger radius of customers from the visibility and traffic of the 10 Freeway.

The building is well maintained and has minimal to no deferred maintenance. The seller has also upgraded the electrical systems and installed a new roof in the past few years.



# PROPERTY DETAILS

|                       |                                      |
|-----------------------|--------------------------------------|
| <b>Address:</b>       | 2120 South Fremont Avenue            |
| <b>Sale Price:</b>    | \$12,900,000                         |
| <b>Building Size:</b> | 14,440 SF                            |
| <b>Lot Size:</b>      | 0.82 Acres                           |
| <b>APN</b>            | 5353-024-023                         |
| <b>Price / SF:</b>    | \$893.35                             |
| <b>Zoning:</b>        | CPD (Commercial Planned Development) |
| <b>Year Built:</b>    | 1977                                 |
| <b>Cap Rate:</b>      | 4.5%                                 |
| <b>NOI:</b>           | \$580,337                            |
| <b>Renovated:</b>     | 2020                                 |
| <b>Market:</b>        | Los Angeles                          |
| <b>Submarket:</b>     | Western San Gabriel Valley           |



# COMPLETE HIGHLIGHTS



## Property Highlights

- Rare 100% Leased Multi-Tenant NNN Investment Opportunity in Alhambra
- Corporate 7 Eleven Anchored (Since 2007) with Great Tenant Mix
- Top Producing Michoacana Location - Over \$1.2M Annual Revenues
- Additional Income from Cell Tower & Parking Lot
- Staggered Lease Expirations Provides for Stable Income
- Surrounded by Residential w/ Limited Commercial Competition
- New Roof & Over \$700,000 in Electrical Upgrades in 2020
- Excellent 10 Freeway Visibility - Over 200,000 Cars Per Day
- On and Off Ramp to 10 Freeway on Fremont Avenue
- Over 760,000 Population and 247,000 Households within 5 Mile Radius
- Strong Average Household Income of \$84,801 within 5 Mile Radius
- Minutes From California State University Los Angeles & East Los Angeles College



# LOCATION OVERVIEW

## Location Overview

The subject property is located on Fremont Avenue, between Ramona Road and Montezuma Avenue, adjacent to the heavily trafficked Interstate 10 freeway within the city of Alhambra. Surrounding cities include: San Gabriel, Monterey Park, Rosemead, Pasadena, San Marino and Los Angeles. The center is surrounded by many residential homes and offers easy access to the 10 and 710 Freeways.

# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# TENANT OVERVIEW

## 7-Eleven

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations.

The lease here is a corporate guaranty.

Size: 2,400 SF

Locations: 13,000

Website: [www.7-eleven.com](http://www.7-eleven.com)



## Michoacana & Mexican Food

The La Michoacana brand produces and distributes paletas, CoolStix and other frozen novelties, delivering an authentic paletteria experience at home or on the go. La Michoacana has the strongest brand recognition among Mexicans and Latinos.

This location also offers hot food that includes burritos, tacos and tortas and also offers catering for the surrounding patrons.

Size: 3,640 SF

Locations: 1

Website: [www.michoacana.com](http://www.michoacana.com)

[www.michoacanaalhambra.com](http://www.michoacanaalhambra.com)



# TENANT OVERVIEW

## Blossom Hair & Nails

Blossom is an independently owned beauty salon. They offer services that include manicure, pedicure, facials, makeup, hair cut/style/color, waxing, eyelashing and threading.

Size: 1,080 SF

Locations: 1

Website: [www.yelp.com/biz/blossom-hair-nails-alhambra](http://www.yelp.com/biz/blossom-hair-nails-alhambra)

## Logic Brazilian Jiu-Jitsu

Logic Brazilian Jiu-Jitsu and self-defense was first opened in 2017 as a private training project. Today managed by professor Lucas Rocha and associates, Logic Brazilian Jiu-Jitsu provides excellent quality martial arts experience and is worldwide recognized.

Size: 1,000 SF

Locations: 6

Website: [www.logicjj.com](http://www.logicjj.com)

## King Donuts

King Donuts is an independently owned donut and deli shop. They offer donuts as well as cold sandwiches, bagels and juices.

Size: 1,090 SF

Locations: 1

Website: [www.yelp.com/biz/kings-donut-and-deli-alhambra](http://www.yelp.com/biz/kings-donut-and-deli-alhambra)

## Papa John's Pizza

Papa John's is a publicly traded American pizza restaurant chain. They are the fourth largest pizza delivery chain in the United States. Their product includes pizza, wings and dessert.

Size: 1,420 SF

Locations: 5,400

Website: [www.papajohns.com](http://www.papajohns.com)



# TENANT OVERVIEW

## Philly Jay's Steaks

Philly Jay's Steaks is a food truck in Alhambra, CA, specializing in serving up hearty meals for people throughout our community. They bring authentic Philly cheese steaks to California with a gourmet twist. Chef Jason McClain has years of experience cooking for some of the most highly-rated restaurants in the country, and now he's directing his myriad of skills towards perfecting the Philly, elevating the down-home fare to the status of gourmet. This location is their first brick and mortar restaurant.

Size: 900 SF & Parking Lot  
Locations: 1 + Truck  
Website: [www.alhambraphillycheesesteaks.com](http://www.alhambraphillycheesesteaks.com)



## Crown Castle

Crown Castle is America's largest provider of shared communications infrastructure, with more than 40,000 cell towers and approximately 70,000 route miles of fiber supporting small cells and fiber solutions across ever major U.S. market.

Size: Cell Tower  
Locations: 40,000+  
Website: [www.crowncastle.com](http://www.crowncastle.com)

## Nakazo Ramen Bistro

Nakazo Ramen Bistro is an independently owned Japanese cuisine restaurant. They serve ramen, rice bowls and appetizers items.

Size: 840 SF  
Locations: 1  
Website: [www.nakazoramenbistro.com](http://www.nakazoramenbistro.com)



## TNT Fireworks

TNT Fireworks today operates in 49 states in the USA, United Kingdom, Canada, and Puerto Rico. What started from a roadside newsstand now services over 40,000 box box retail locations, 5,500 seasonal stands or tents, 25 supercenters, and hundreds of wholesalers. The company has been around for over 100 years since 1920.

Size: Parking Lot  
Locations: 5,500  
Website: [www.tntfireworks.com](http://www.tntfireworks.com)

# RENT ROLL

| Suite           | Tenant Name               | Size SF          | % Of Building | Price / SF / Year  | Monthly Rent    | Lease Start | Lease End  |
|-----------------|---------------------------|------------------|---------------|--------------------|-----------------|-------------|------------|
| 2150            | 7 Eleven                  | 2,400 SF         | 16.62%        | \$55.97            | \$11,194        | 9/6/2007    | 7/31/2027  |
| 2146-48         | Blossom Hair & Nails      | 1,080 SF         | 7.48%         | \$30.25            | \$2,722         | 7/1/2021    | 6/30/2024  |
| 2142            | Logic Brazilian Jiu-Jitsu | 1,000 SF         | 6.93%         | \$24.53            | \$2,044         | 12/8/2021   | 12/31/2026 |
| 2140            | King Donuts               | 840 SF           | 5.82%         | \$37.15            | \$2,600         | 12/1/2012   | 12/1/2032  |
| 2138            | King Donuts 2             | 250 SF           | 1.73%         | \$33.60            | \$700           | 1/1/2022    | 1/1/2023   |
| 2134-36         | Papa John's Pizza         | 1,420 SF         | 9.83%         | \$32.78            | \$3,880         | 9/8/2009    | 1/1/2031   |
| 2132            | Philly Jay's Steaks       | 900 SF           | 6.23%         | \$36.00            | \$2,700         | 3/1/2022    | 3/1/2026   |
| 2130            | Michoacana & Mexican Food | 3,640 SF         | 25.21%        | \$30.92            | \$9,379         | 1/1/2019    | 10/1/2025  |
| 2122            | Medical Weight Loss       | 1,600 SF         | 11.08%        | \$33.75            | \$4,500         | 2/1/2019    | 2/1/2024   |
| 2120            | Nakazo Ramen Bistro       | 840 SF           | 5.82%         | \$84.06            | \$5,884         | 10/1/2014   | 9/30/2024  |
| Freeway Parapet | Monthly Signage           | 1 SF             | 0.01%         | \$9,000.00         | \$750           | MTM         | MTM        |
| Parking 1       | TNT Fireworks             | 1 SF             | 0.01%         | \$5,700.00         | \$475           | 7/1/2009    | 7/1/2025   |
| Parking 2       | Philly Jay's Steak        | 1 SF             | 0.01%         | \$16,800.00        | \$1,400         | 3/1/2022    | 3/1/2026   |
| Cell Tower      | Crown Castle Cell         | 1 SF             | 0.01%         | \$1,596.00         | \$133           | 12/5/2012   | 12/5/2035  |
| <b>Totals</b>   |                           | <b>13,974 SF</b> | <b>96.79%</b> | <b>\$33,495.01</b> | <b>\$48,361</b> |             |            |
| <b>Averages</b> |                           | <b>998 SF</b>    | <b>6.91%</b>  | <b>\$2,392.50</b>  | <b>\$3,454</b>  |             |            |

# DEMOGRAPHICS MAP & REPORT

## Population

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 25,117 | 291,636 | 760,266 |
| Average Age          | 42.1   | 39.2    | 38.0    |
| Average Age (Male)   | 39.0   | 37.5    | 36.3    |
| Average Age (Female) | 44.9   | 40.9    | 39.7    |

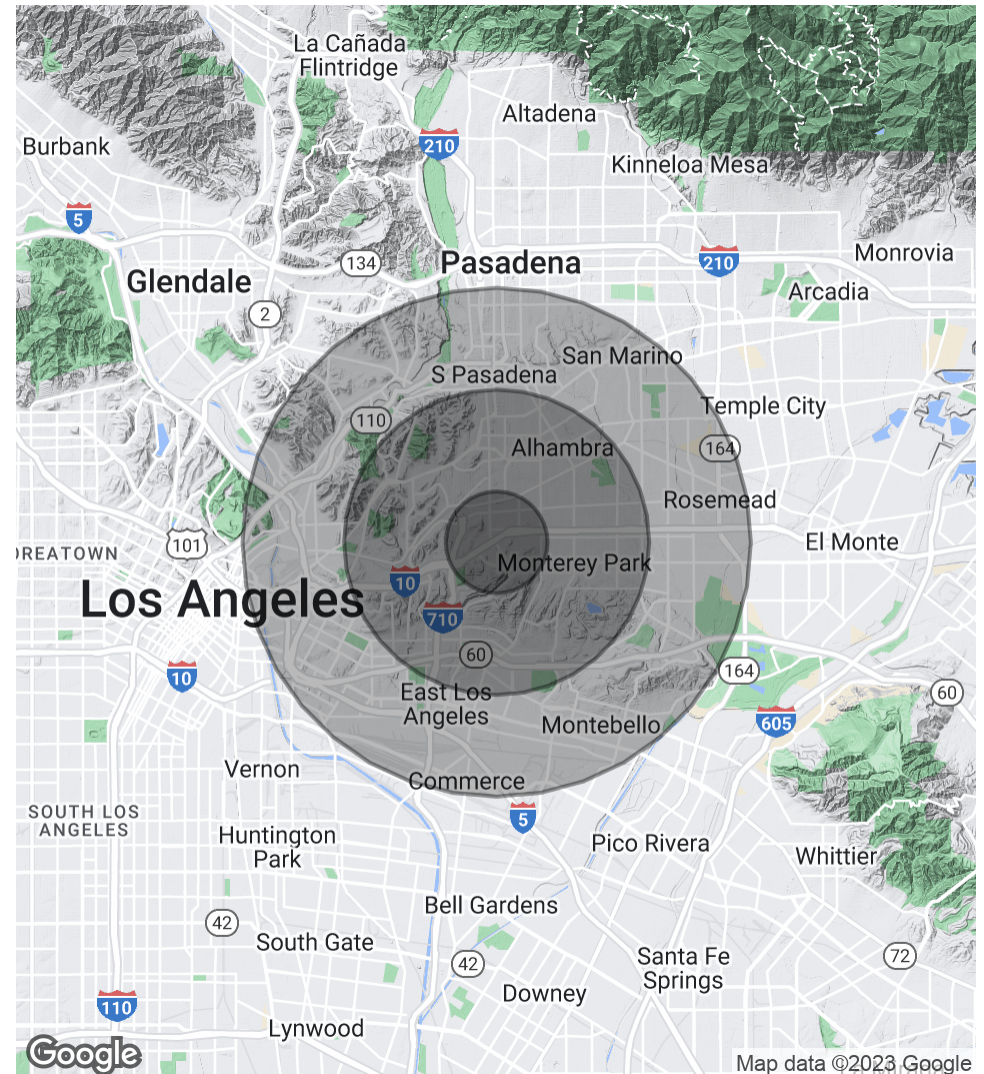
## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 8,874     | 98,369    | 247,073   |
| # of Persons per HH | 2.8       | 3.0       | 3.1       |
| Average HH Income   | \$85,315  | \$81,848  | \$84,801  |
| Average House Value | \$629,668 | \$600,559 | \$612,928 |

## Race

|                   | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|
| % White           | 24.5%  | 26.0%   | 34.0%   |
| % Black           | 1.4%   | 1.7%    | 1.9%    |
| % Asian           | 49.4%  | 37.8%   | 28.2%   |
| % Hawaiian        | 0.1%   | 0.2%    | 0.1%    |
| % American Indian | 0.4%   | 0.8%    | 1.1%    |
| % Other           | 18.8%  | 28.5%   | 29.1%   |

\* Demographic data derived from 2020 ACS - US Census



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