

# Single-Tenant: Eye Clinic

6930 ATLANTIC AVE., BELL, CA 90201



- **APPROXIMATELY 4,440 SF SINGLE-TENANT BUILDING ON 14,026 SF CORNER LOT.**
- **EYE CLINIC: SEASONED LONG TERM TENANT WITH YEARLY INCREASES, LEASE EXPIRING IN 2024 WITH (2) 5-YEAR OPTIONS TO FOLLOW.**
- **6.5% CAP RATE ON CURRENT INCOME!!!**
- **ONLY ONE BLOCK NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF ATLANTIC & FLORENCE AVE.; WITH A TRAFFIC COUNT IN EXCESS OF 60,000 CARS PER DAY.**
- **AMPLE ON-SITE PARKING, IN ADDITION TO PLENTY OF STREET PARKING & CITY PARKING LOT IN THE REAR.**
- **EXCELLENT DEMOGRAPHICS; OVER 60,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 350,000 RESIDE WITHIN A 3-MILE RADIUS.**

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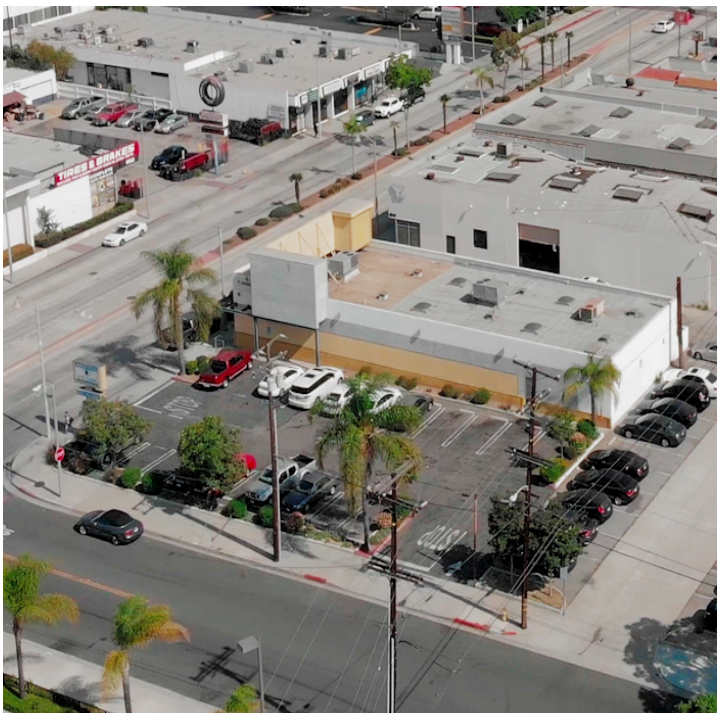
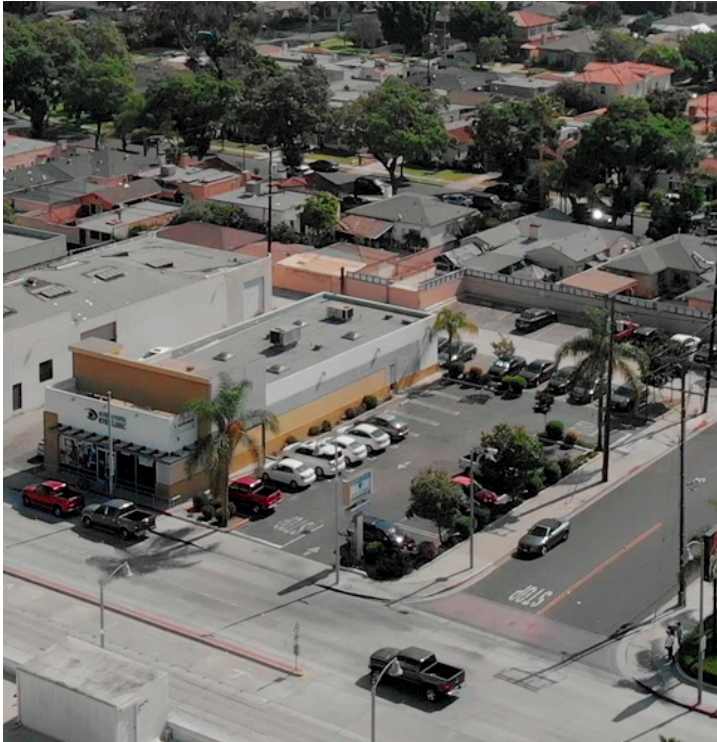
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## Property Description



### PROPERTY OVERVIEW

KW Commercial is pleased to present this freestanding single-tenant leased investment opportunity within the City of Bell. The offering consists of a 4,440 SF building on 14,026 SF C3 zoned corner lot.

The lot provides excellent frontage with approximately 120 feet along Atlantic Ave & 116 feet along Beck Ave.

The building is occupied by an Eye Clinic. This Clinic is on a lease thru 4/30/24 with yearly increases of 2.5%. They also have (2) five-year options to follow.

The ownership has extensively renovated the facade & interiors and installed all new plumbing & electrical in 2013.

The site has ample on-site parking, in addition to plenty of street parking. There is also a city provided parking lot in the rear of the building.

This offering will attract an investor who is looking for a freestanding single-tenant retail building with a seasoned long term tenant on a NNN lease, with a current CAP RATE of 6.5%, in an area with strong demographics.

### LOCATION OVERVIEW

The subject property is located at the northeast corner of Atlantic & Beck Ave., just one block north of the major signalized intersection of Atlantic & Florence Ave. The intersection of Atlantic & Florence Ave provides a daily car traffic count in excess of 60,000 cars per day.

This offering has good freeway access; only 1 mile west of the 710 freeway.

The subject property is located across the street from CVS, Domino's Pizza, O'Reilly Auto Parts, Baskin Robbins, Oportun, Northgate Market, & Pizza Hut. It is also located just north of retailers such as 7-Eleven, Subway, Jack in the Box, Starbucks, Taco El Gavilan, U.S. Bank, Superior Grocers & Taco Bell, just to name a few.

The immediate area provides excellent demographics: over 60,000 people reside within a 1-mile radius & over 350,000 people reside within a 3-mile radius.

# Income Summary



## INVESTMENT SUMMARY

Price:	\$2,375,000
Year Built:	1967
Year Renovated:	2013
SF	4,440
Price / SF:	\$534.91
Lot Size (SF):	14,026
Floors:	1
Zoning:	BL-C3
APN:	6326-036-404
Current Cap Rate:	6.50%
Year 2021 Cap Rate:	6.67%

## TENANT ANNUAL SCHEDULED INCOME

	Current	Year 2021
Gross Rent	\$154,476	\$158,338
<b>TOTALS</b>	<b>\$154,476</b>	<b>\$158,338</b>

## ANNUALIZED INCOME

	Current	Year 2021
Gross Potential Rent	\$154,476	\$158,338
Less: Vacancy	\$0	\$0
<b>Effective Gross Income</b>	<b>\$154,476</b>	<b>\$158,338</b>
Less: Expenses	(\$31,000)	(\$31,000)
Reimbursements	\$31,000	\$31,000
<b>Net Operating Income</b>	<b>\$154,476</b>	<b>\$158,338</b>

## ANNUALIZED EXPENSES

	Current	Year 2021
Property Taxes	\$28,500	\$28,500
Insurance	\$2,500	\$2,500
Gas / Electric	TENANT	TENANT
Water	TENANT	TENANT
Trash	TENANT	TENANT
<b>Total Expenses</b>	<b>\$31,000</b>	<b>\$31,000</b>
<b>Expenses Per RSF</b>	<b>\$6.98</b>	<b>\$6.98</b>



# Rent Roll

## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Year 2020 Monthly Rent	Rent/SF	Increases	Options	Lease Type
6930	Eye Clinic	4,440	5/9/14	4/30/24	\$12,872.98	\$2.90	\$13,194.80	\$2.97	2.5% yearly	(2)-5yr	NNN
	<b>Total Square Feet</b>	<b>4,440</b>			<b>\$12,872.98</b>		<b>\$13,194.80</b>				

Note:

(1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

### **\*\*DRIVE BY ONLY\*\***

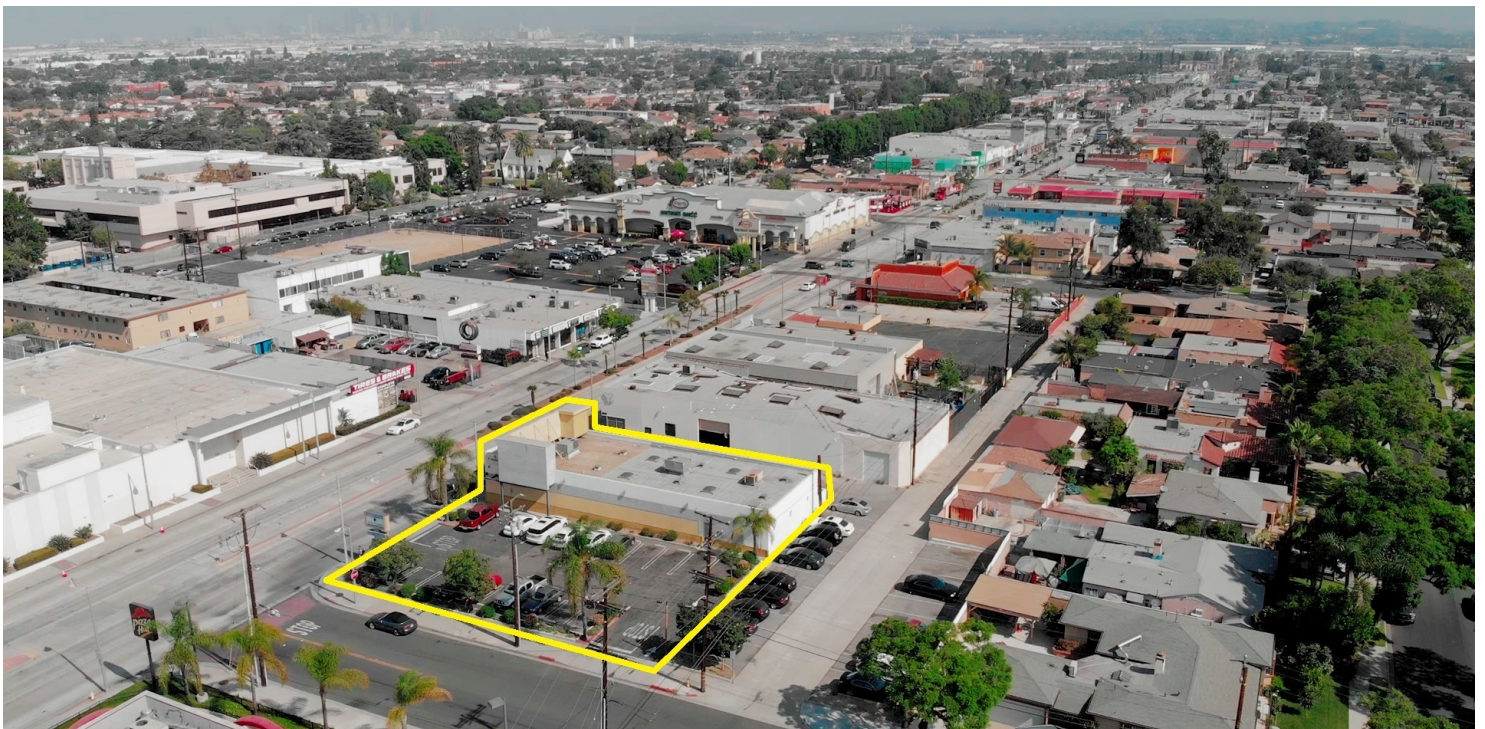
<b>Increase Schedule</b>	
<b>Date</b>	<b>Monthly Rent</b>
5/9/2020	\$12,872.98
5/9/2021	\$13,194.80
5/9/2022	\$13,524.67
5/9/2023	\$13,862.79

## Additional Photos



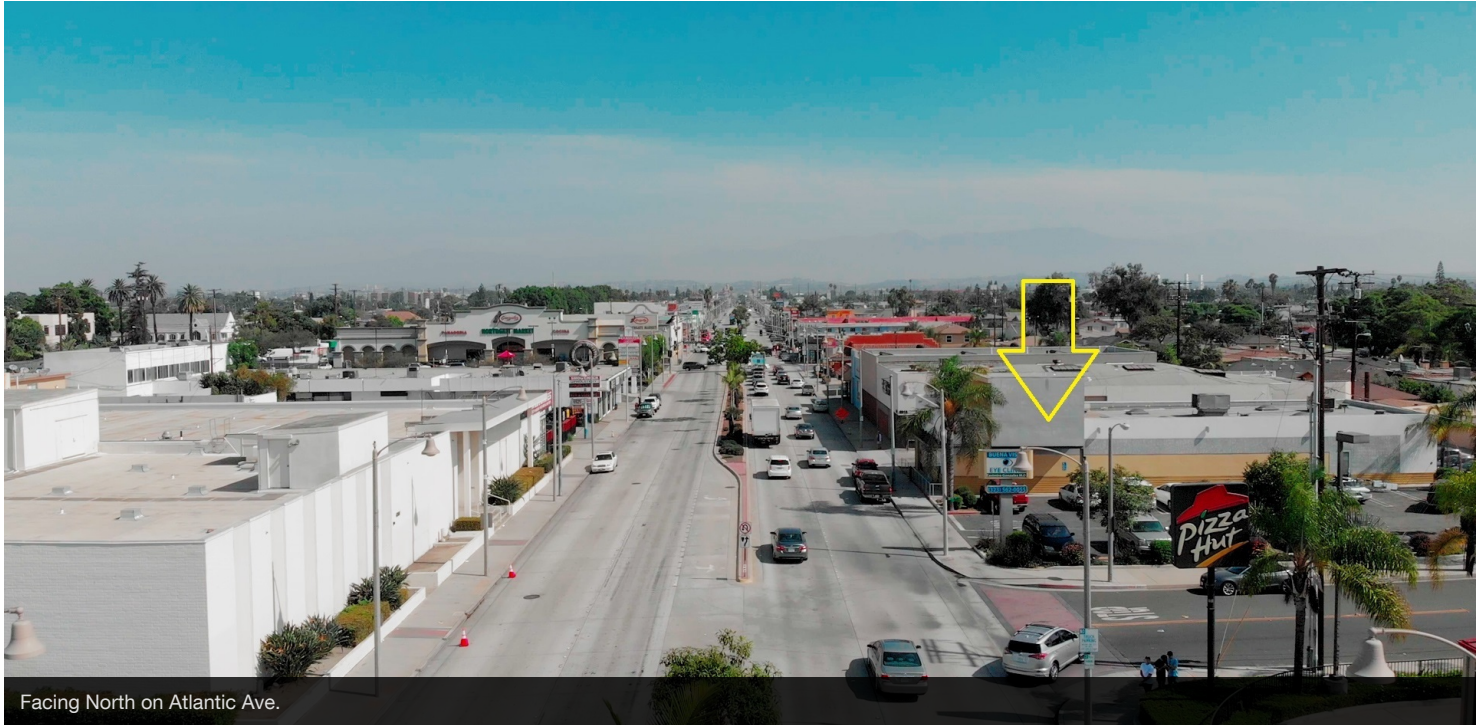


## Additional Photos





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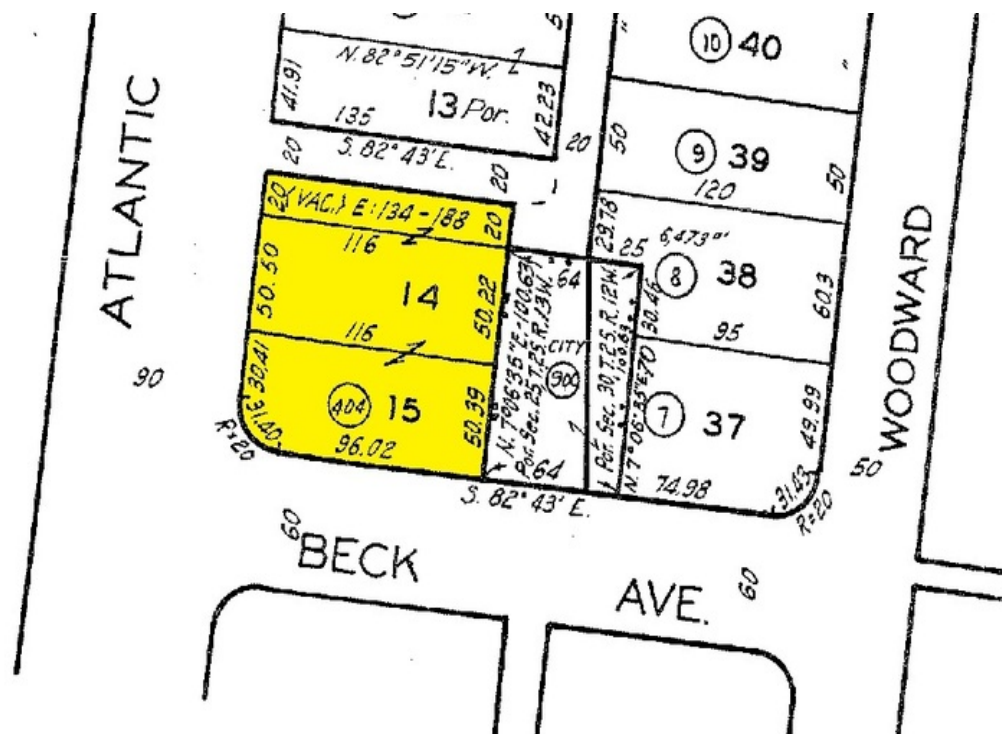
Facing North on Atlantic Ave.



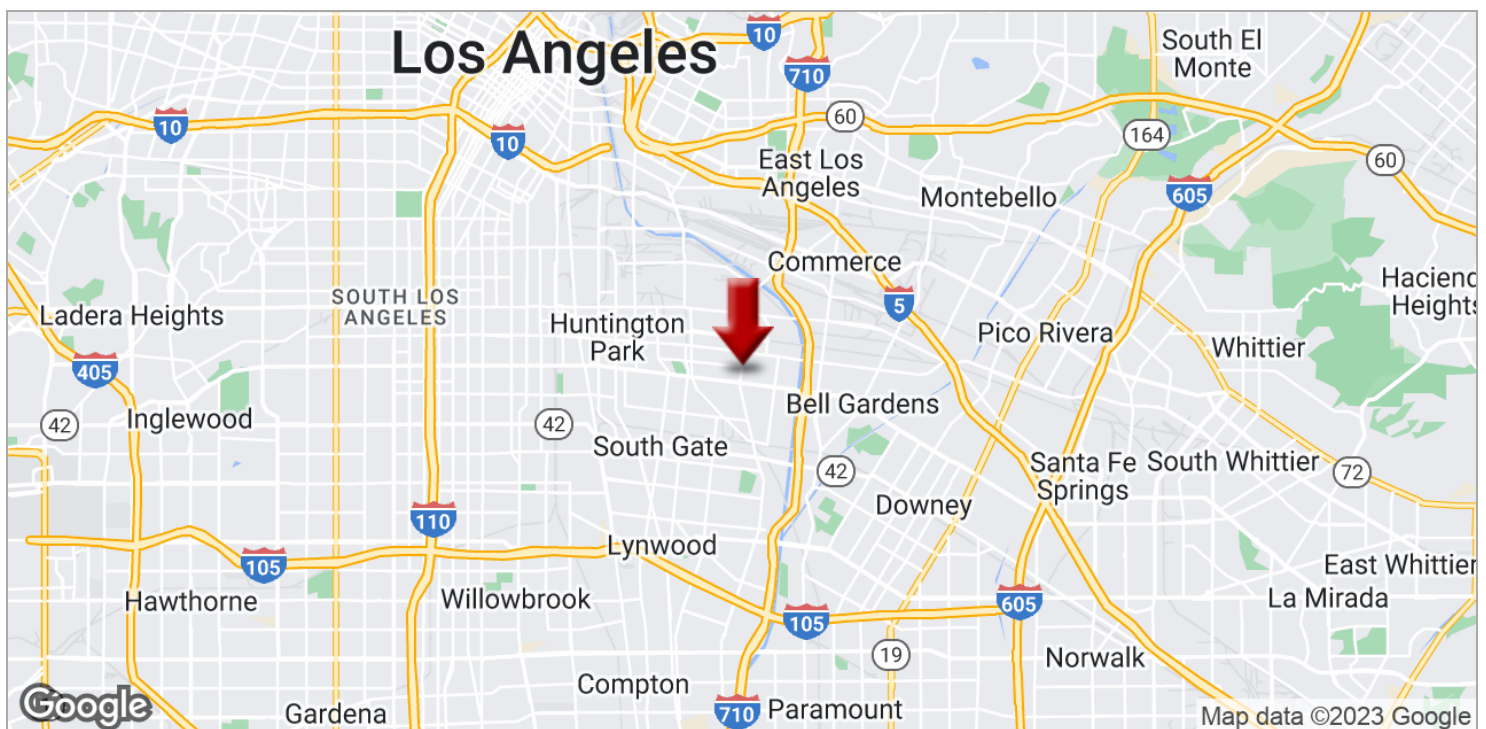
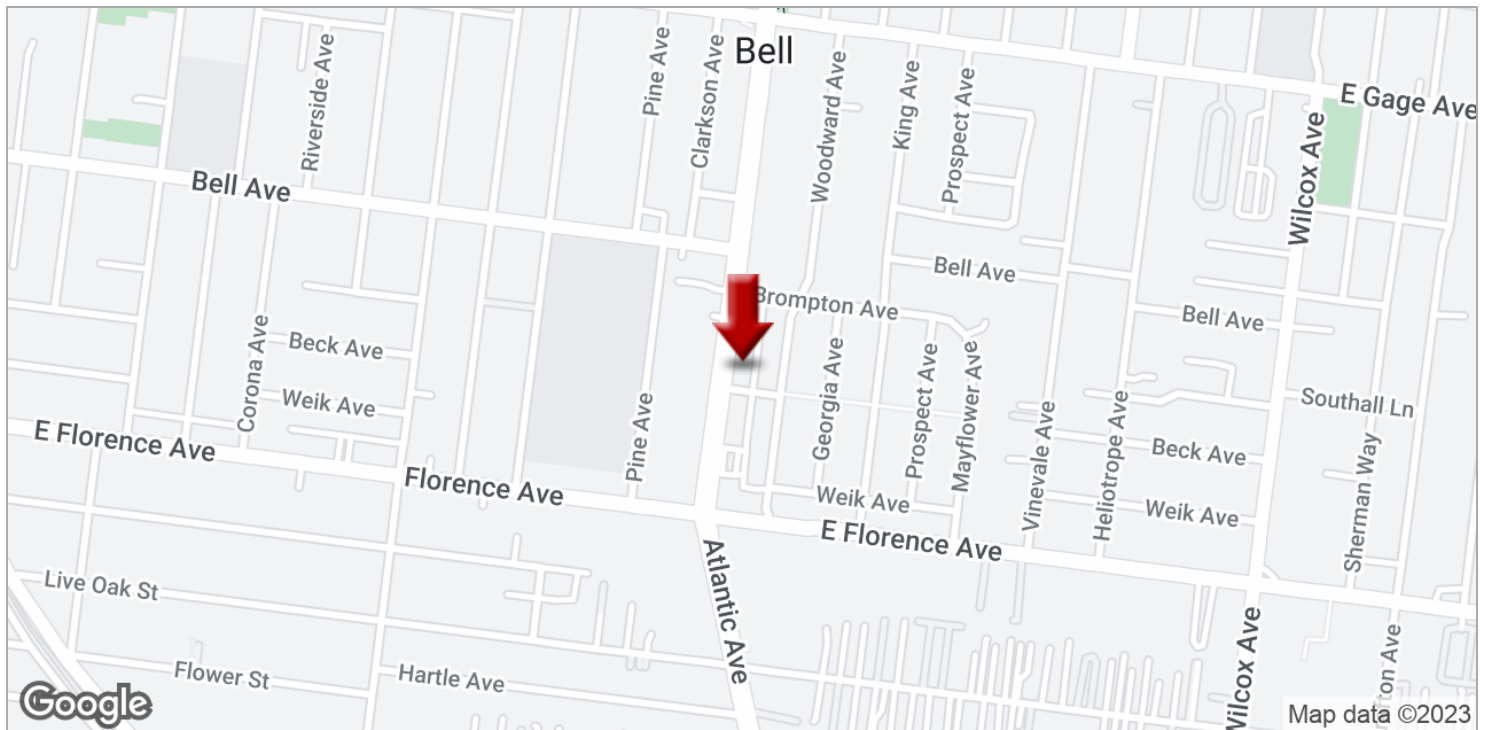
Facing South on Atlantic Ave.



## Aerial & Plat Map



## Location Maps



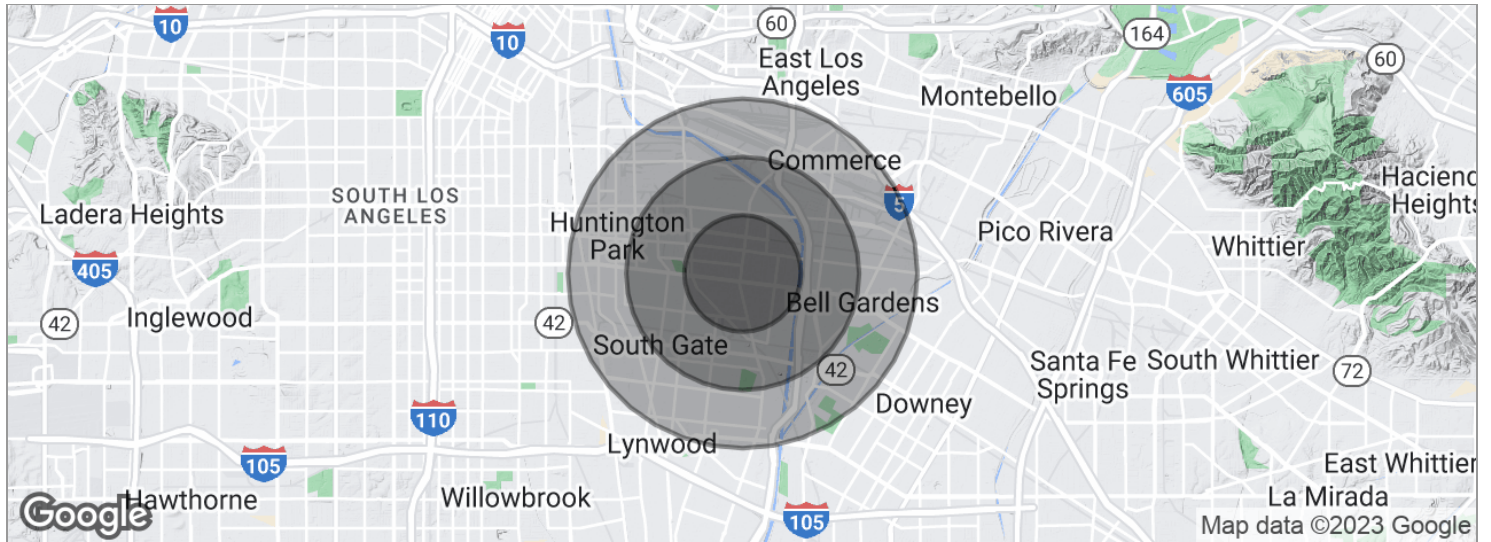


## Retailer Map





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	64,321	191,885	352,519
Median age	27.4	27.8	28.4
Median age (male)	26.2	27.1	27.4
Median age (Female)	28.7	28.6	29.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,131	46,562	86,454
# of persons per HH	4.0	4.1	4.1
Average HH income	\$47,337	\$49,318	\$49,224
Average house value	\$354,422	\$392,818	\$397,104
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	94.6%	95.8%	95.1%
RACE (%)	1 MILE	2 MILES	3 MILES
White	58.1%	56.1%	53.9%
Black	0.6%	0.7%	1.1%
Asian	0.7%	0.7%	0.9%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.5%	0.3%	0.3%
Other	38.4%	40.3%	42.3%

\* Demographic data derived from 2020 ACS - US Census