

# 7-Eleven Anchored Retail Center

600-602 E. IMPERIAL HWY, LOS ANGELES, CA 90059



- APPROXIMATELY 4,000 SF RETAIL BUILDING ON 10,893 SF LAC2 ZONED LOT.
- LOCATED AT THE SIGNALIZED INTERSECTION OF E. IMPERIAL HIGHWAY & S. AVALON BLVD.
- GREAT CAR TRAFFIC COUNTS; OVER 27,000 CARS PER DAY ALONG AVALON BLVD. & OVER 21,000 CARS PER DAY ALONG IMPERIAL HWY.
- LOT FEATURES 2 POINTS OF INGRESS & EGRESS WITH A MONUMENT SIGN LOCATED AT THE SIGNALIZED CORNER.
- PROPERTY PROVIDES GOOD ON-SITE PARKING, IN ADDITION TO AMPLE STREET PARKING.
- **EXCELLENT TENANT MIX; 7-ELEVEN HAS ONE OF THE HIGHEST INVESTMENT CREDIT RATING IN THE MARKET, CURRENT RATING AA- & TALK4LESS WIRELESS HAS 215+ LOCATIONS NATIONWIDE.**
- GREAT ACCESSIBILITY; CONVENIENTLY LOCATED LESS THAN A 1/4 OF A MILE FROM THE 105 FREEWAY AND LESS THAN 1 MILE FROM 110 FREEWAYS
- OUTSTANDING DEMOGRAPHICS; OVER 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 350,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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## Property Description



### PROPERTY OVERVIEW

KW Commercial is pleased to present this 4,000 SF 7-Eleven anchored retail center on 10,893 SF signalized corner lot. The offering has excellent frontage with approximately 110 FT along Imperial HWY. & 126 Ft along Avalon Blvd.

The Center consists of three units; a 7-Eleven, Talk 4 Less Wireless, and a current 700 SF vacant unit. 7-Eleven is a national credit tenant and is on a NNN lease thru 2026 with (4) 5 year options. Talk 4 Less Wireless has a 5 year lease with (1) 5 year option. There is also additional income generated from a billboard located in the parking lot of the subject property.

The subject property offers approximately 13 on-site parking spaces + 1 handicap space, 2 point of ingress & egress, and a monument sign at the signalized corner.

This offering will attract an investor looking for a NNN Center with a strong International Credit Tenant & strong National Tenant, with minimal management requirements in a well-trafficked area.

### LOCATION OVERVIEW

The Subject property is located at the southeast signalized corner of E. Imperial HWY & S Avalon Blvd., Both streets are considered major commercial thoroughfares within South Los Angeles with a total traffic count of over 48,000 cars per day.

Schools in the immediate area include: 116th Street Elementary School, Samuel Gompers Middle School, Locke College Preparatory Academy, Verbum Dei High School, King Drew Magnet High School & East Beverly High School, just to name a few.

The location has great accessibility, it is conveniently located less than 1/4 of a mile from the 105 freeway and less than 1 mile from the 110 freeway.

The immediate area provides great demographics with over 40,000 people residing within a 1-mile radius and over 350,000 people reside within a 3-mile radius.



## Tenant Description

### 7 ELEVEN

7-Eleven is the premier & largest name in convenience store industry, headquartered in Irving, Texas, that operates, franchises, and licenses over 71,000 stores in over 17 countries. The chain was started as Tot'm Stores in 1928 until renamed it was renamed in 1946. The company offers a selection of over 2,500 different products. 7-Eleven was taken private in 2005 by its largest shareholder and became a subsidiary of their public company Seven & I Holdings.

Supermarket News ranked 7-Eleven's North America operation #11 in 2007's "Top 75 North American Food Retailers" based on its 2006 estimated sales of \$15 billion. Based on 2005's revenue, 7-11 was the 24th largest retailer in the United States. As of 2020, 9,364 7-Eleven franchises existed across the United States. The franchise fees could range from \$10,000-\$1,000,000 with a variable ongoing royalty rate.



### TALK 4 LESS WIRELESS (CRICKET WIRELESS)

Founded in 2011 by Sergio Flores in El Paso, Texas. Sergio Flores, first said "Welcome to Cricket" in 2006. Since then, Sergio Flores has opened 215+ locations & growing nationwide and employees over 700 individuals.

Talk 4 Less Wireless is one of the top Dealers in the Nation. They have been awarded their first President's Award for Top Sales Performance in 2017 & their second in 2018.



# Income Summary & Rent Roll



## INVESTMENT SUMMARY

Price:	\$2,695,000
Year Built / Renovated:	1987 / 2016
Units:	3
SF:	4,000
Price / SF:	\$673.75
Lot Size (SF):	10,893
Price / SF(Lot):	\$247.41
Parking Spaces:	13 + 1 Handicap
Zoning:	LA-C2
APN:	6072-004-026
Actual Cap Rate:	4.3%
Proforma Cap Rate:	5.7%

## TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$150,852	\$158,917
<b>TOTALS</b>	<b>\$150,852</b>	<b>\$158,917</b>

## ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$150,852	\$158,917
Reimbursement	\$51,155	\$52,386
Less: Vacancy	(\$36,252)	(\$4,226)
<b>Effective Gross Income</b>	<b>\$165,755</b>	<b>\$207,077</b>
Less: Expenses	(\$51,155)	(\$52,386)
<b>Net Operating Income</b>	<b>\$114,600</b>	<b>\$154,691</b>

## ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$32,340	\$32,340
Insurance	\$3,191	\$3,191
Utilities	\$1,594	\$1,594
Repairs & Maintenance	\$2,500	\$2,500
Common Area Cleaning	\$6,600	\$6,600
Management	\$4,930	\$6,161
<b>Total Expenses</b>	<b>\$51,155</b>	<b>\$52,386</b>
<b>Expenses Per RSF</b>	<b>\$12.79</b>	<b>\$13.10</b>

## Rent Roll

Unit	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Current Monthly Rent	Current Rent/SF	Proforma Monthly Rent	Proforma Rent/SF	Increases	Options	Lease Type
600*	7 Eleven	2,600	12/30/16	12/31/26	\$6,721.00	\$2.59	\$7,393.10	\$2.84	10% every 5 years	(4) yr	NNN
602-A	VACANT	700			\$2,275.00	\$3.25	\$2,275.00	\$3.25			NNN
602-B**	Talk 4 Less	700	9/1/20	11/30/25	\$3,475.00	\$4.96	\$3,475.00	\$4.96		(1) yr	NNN
***	Billboard		2/1/92	6/30/23	\$100.00		\$100.00				
<b>Total Square Feet</b>		<b>4,000</b>			<b>\$12,571.00</b>		<b>\$13,243.10</b>				

\* Current Rent as of 1/1/2022; Proforma Rent as of 1/1/2027

\*\* Unit is an Endcap. Option at 3% Yearly Increases.

\*\*\* Lease payments are made once a year and based off of 50% of net income.

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

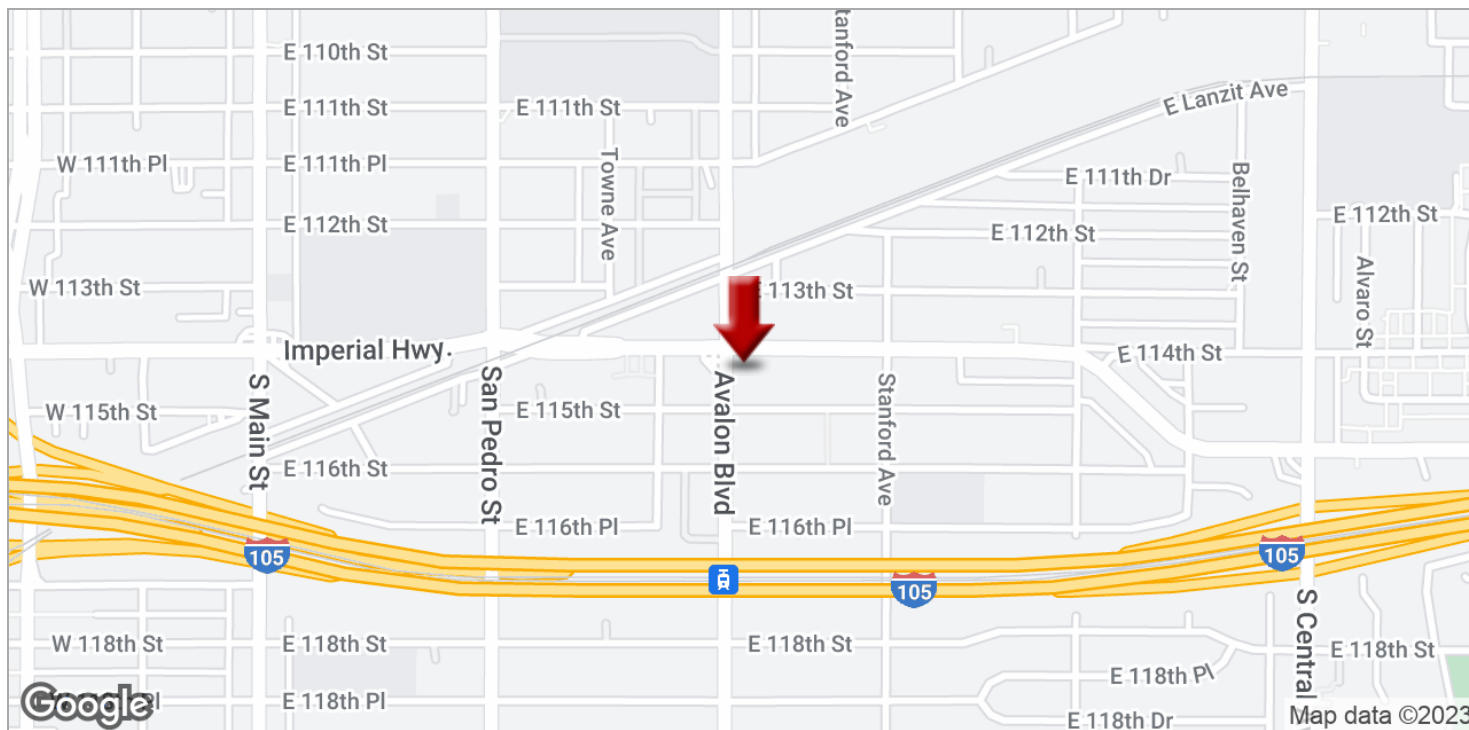
**\*\*DO NOT DISTURB THE TENANTS\*\***

## Additional Photos

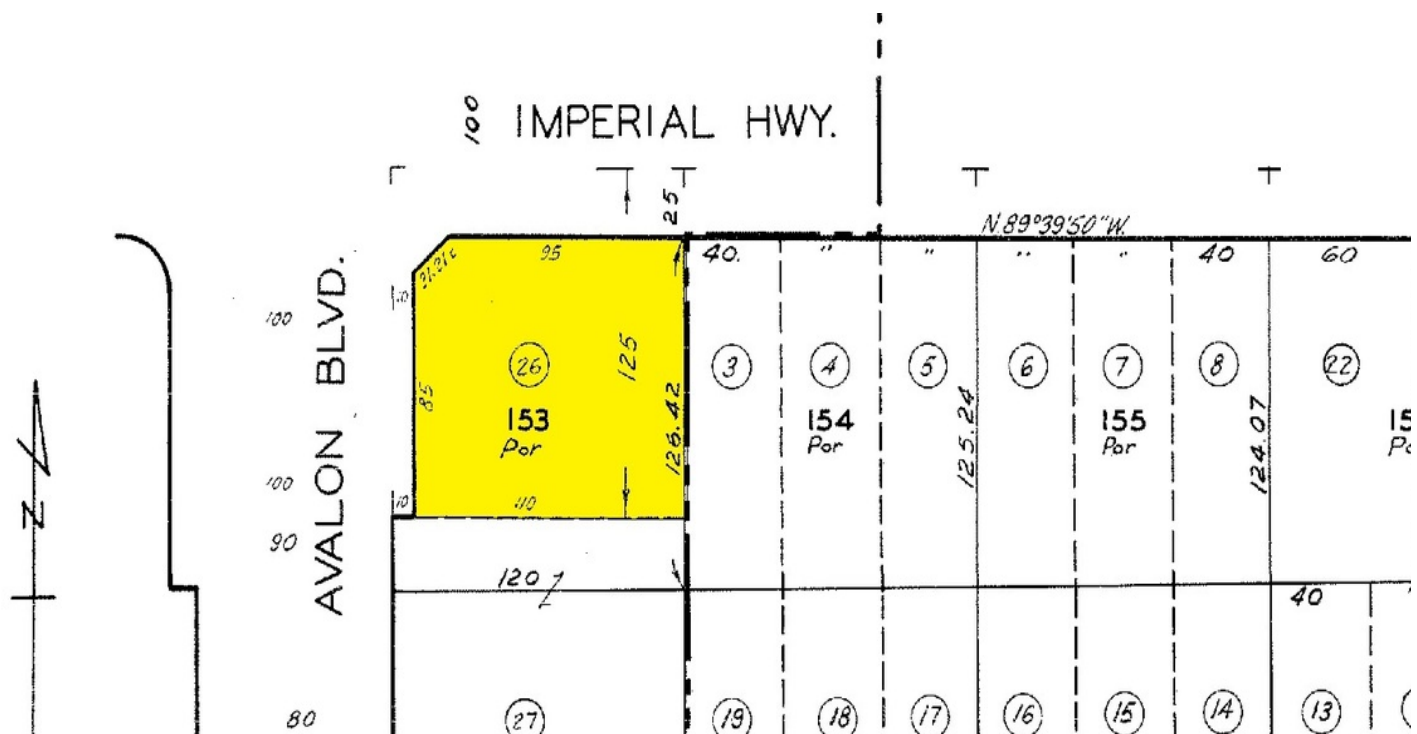




## Location Maps

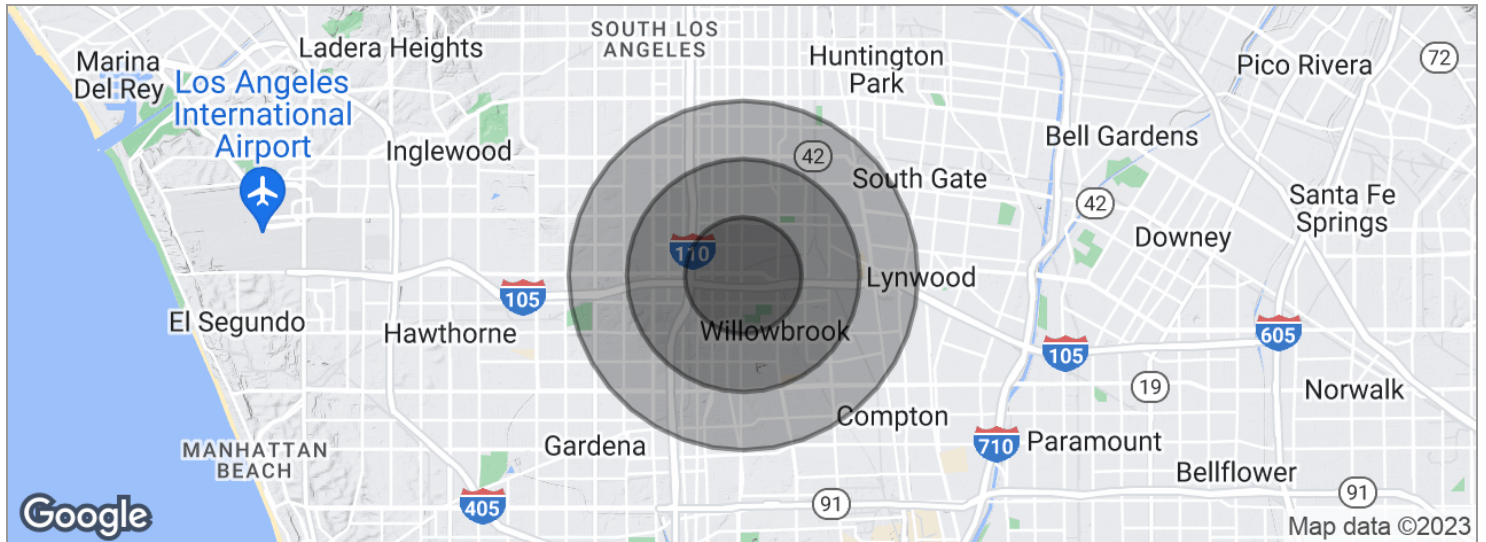


## Aerial & Plat Map





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	40,829	151,246	369,593
Median age	25.9	27.5	27.3
Median age (male)	24.5	26.3	26.4
Median age (Female)	27.3	28.8	28.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,487	40,564	97,295
# of persons per HH	3.9	3.7	3.8
Average HH income	\$42,067	\$43,870	\$44,152
Average house value	\$344,548	\$347,869	\$358,162
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	59.3%	57.1%	62.8%
RACE (%)	1 MILE	2 MILES	3 MILES
White	37.6%	35.4%	37.5%
Black	39.7%	40.9%	34.4%
Asian	0.2%	0.4%	0.9%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.3%	0.3%	0.4%
Other	21.4%	21.2%	25.0%

\* Demographic data derived from 2020 ACS - US Census