

Eastern Plaza - 7 Eleven Anchored Center

7625 EASTERN AVE., BELL GARDENS, CA 90201



OFFERING MEMORANDUM

- APPROXIMATELY 12,894 SF 7-ELEVEN ANCHORED "L-SHAPED" CENTER ON 26,040 SF CORNER LOT.
- **7-ELEVEN HAS EXERCISED THEIR FINAL OPTION EARLY & PAYS BELOW MARKET RENT PER SF AT ONLY \$1.73 /SF FOR AN ENDCAP SPACE!!!**
- GOOD CAR TRAFFIC COUNTS; OVER 30,000 CARS PER DAY AT THE INTERSECTION OF EASTERN AVE. & CLARA ST.
- **OFFERED AT A 5% CAP RATE ON CURRENT 100% OCCUPANCY, WITH POTENTIAL UPSIDE IN RENTS!!!**
- ADJACENT TO THE BICYCLE HOTEL & CASINO.
- GREAT ACCESSIBILITY; JUST EAST OF THE 710 FREEWAY.
- EXCELLENT DEMOGRAPHICS: OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & JUST UNDER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 12,894 SF "L-Shaped" 7-Eleven anchored retail center on 26,040 SF signalized corner lot. The offering has excellent frontage with approximately 165 Feet along Eastern Ave. & 190 Feet along Clara St.

The Center consists of 8 tenants, with most having multiple other locations. The average tenancy is over 10 years.

7-Eleven has been at this location for over 30 years and just exercised their last option early. Their current monthly rent is substantially lower than similar type 7-Elevens leases in the area. It is larger than the average 7-Eleven (Approx. 3,382 sf) & generates just under 30% of the total income of the Shopping Center. This 7-Eleven also sells beer & wine.

The offering features approximately 35 on-site parking spaces in addition to plenty of street parking. There are 2 points of ingress & egress to enter and exit this Shopping Center. There is also a monument sign at the signalized corner.

This property will attract an investor looking for a signalized corner "L-Shaped" 7-Eleven Shopping Center, operating at a 5% CAP RATE, with huge upside in potential rents and an excellent tenant mix.

LOCATION OVERVIEW

Eastern Plaza is located at the northwest signalized corner of Eastern Ave. & Clara St. This intersection has good car traffic counts with over 30,000 cars per day.

The property has good freeway access; it is just east of the 710 FWY and situated between the 5, 605, & 105 freeways.

The offering is adjacent to the Bicycle Hotel & Casino.

The subject property is located in a densely populated area of Los Angeles, with over 50,000 people residing within a 1-mile radius and just under 300,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$5,450,000
Year Built:	1982
SF	12,894
Price / SF:	\$422.68
Lot Size (SF):	26,040
Floors:	1
Parking:	On-Site
Zoning:	BG-C4
APN:	6227-013-022
Current Cap Rate:	5.0%
Proforma Cap Rate:	6.2%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$322,329	\$359,374
TOTALS	\$322,329	\$359,374

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$322,329	\$359,374
Reimbursements	\$56,373	\$99,809
Less: Vacancy	\$0	(\$9,184)
Effective Gross Income	\$378,702	\$449,999
Less: Expenses	(\$108,070)	(\$111,900)
Net Operating Income	\$270,632	\$338,099

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$64,855	\$64,855
Insurance	\$7,500	\$7,500
Sweeping	\$7,285	\$7,285
Gardner/Landscaping	\$2,700	\$2,700
Repairs	\$4,000	\$4,000
Electric	\$1,200	\$1,200
Water & Sewer	\$2,160	\$2,160
Trash	\$8,700	\$8,700
Management	\$9,670	\$13,500
Total Expenses	\$108,070	\$111,900
Expenses Per RSF	\$8.38	\$8.68

Income Summary

Current Rent Roll										Proforma		
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/S F	Increases	Options	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
*A	Super Pizza	1,485	4/15/19	4/30/24	\$3,712.50	\$2.50	n/a	(i)-5yr	Gross	\$4,083.75	\$2.75	Gross
B	Oriental Spa	1,485	9/18/06	4/30/22	\$5,100.00	\$3.43	n/a	n/a	Gross	\$3,712.50	\$2.50	NNN
C	Wellness Pharmacy	1,600	1/1/07	m-m	\$3,450.67	\$2.16	n/a	n/a	Gross	\$4,000.00	\$2.50	NNN
D	Cuisillos Barber	870	7/1/14	6/30/22	\$1,900.23	\$2.18	n/a	n/a	Gross	\$2,175.00	\$2.50	NNN
D-1	Opportunity Staffing	870	2/1/17	m-m	\$1,650.00	\$1.90	n/a	n/a	Gross	\$2,175.00	\$2.50	NNN
E	Pharmacy Rx	2,100	12/15/20	12/14/25	\$2,920.75	\$1.39	3%	n/a	NNN	\$3,008.37	\$1.43	NNN
F	Smoke Shop	1,102	11/1/20	4/30/24	\$2,270.12	\$2.06	3%	n/a	NNN	\$2,338.22	\$2.12	NNN
G	7-Eleven	3,382	9/1/02	8/31/27	\$5,856.50	\$1.73		n/a	NNN	\$8,455.00	\$2.50	NNN
Total Square Feet		12,894			\$26,860.77					\$29,947.85		

Note: * Super Pizza - Flat lease for remainder of current lease term. Proforma Rent based on Tenant exercising their Option.

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

****DRIVE BY ONLY****

Additional Photos



Additional Photos



Additional Photos

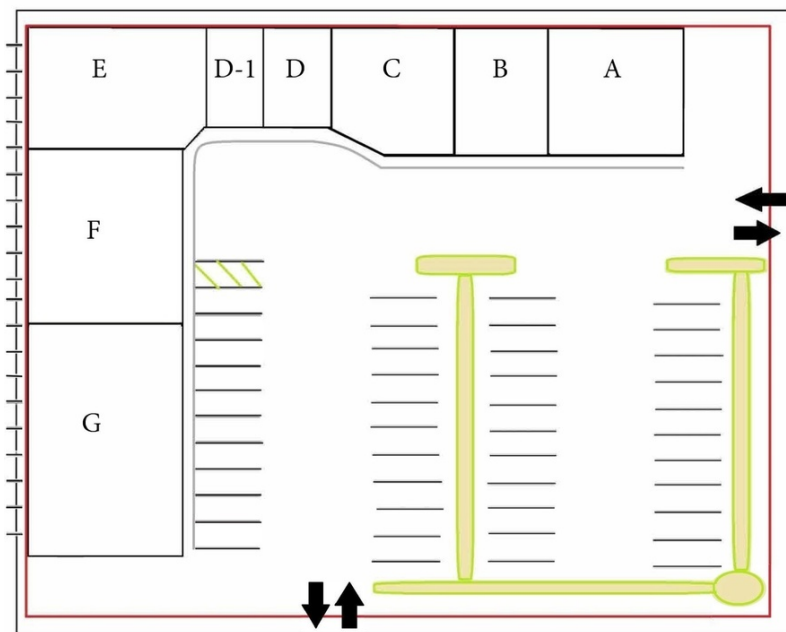


Bicycle Casino & Hotel



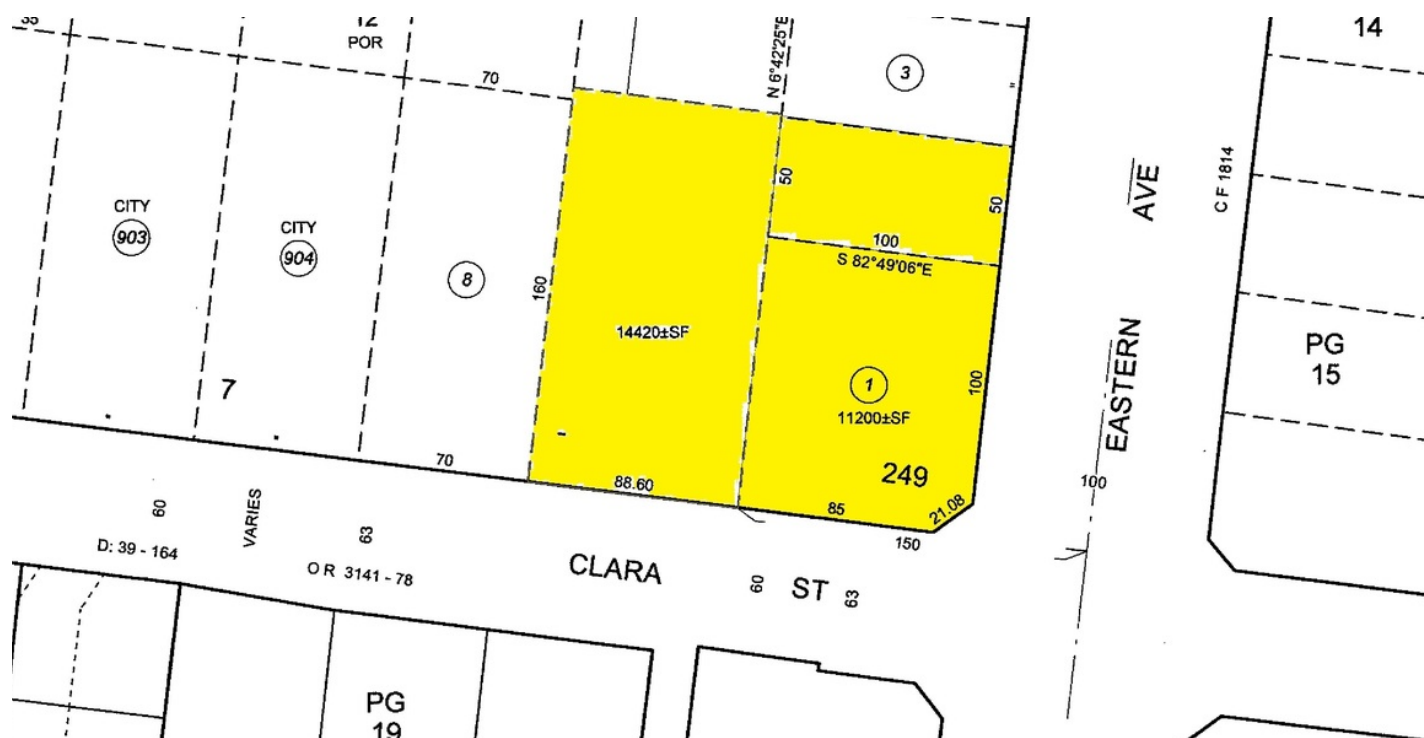
Overhead

Site Plan & Plat Map

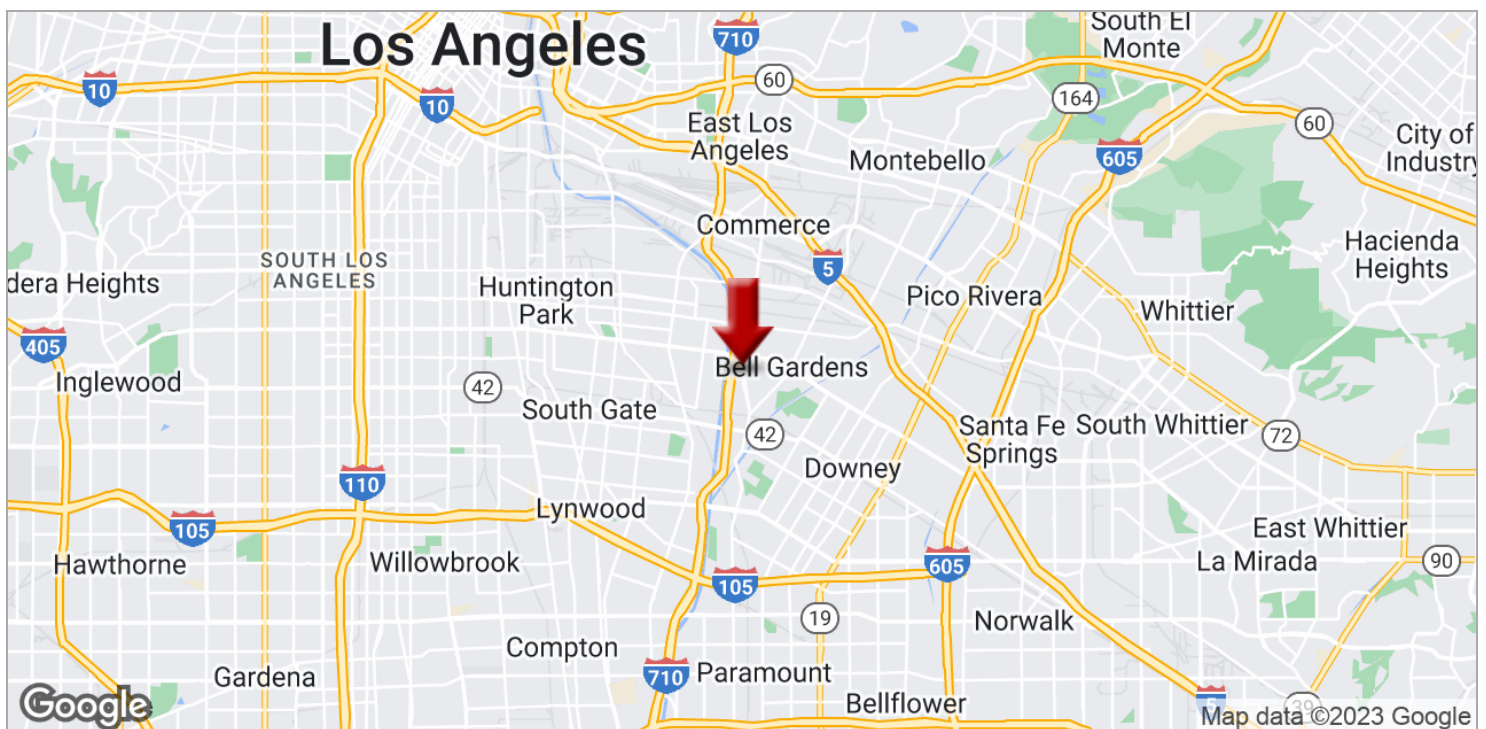
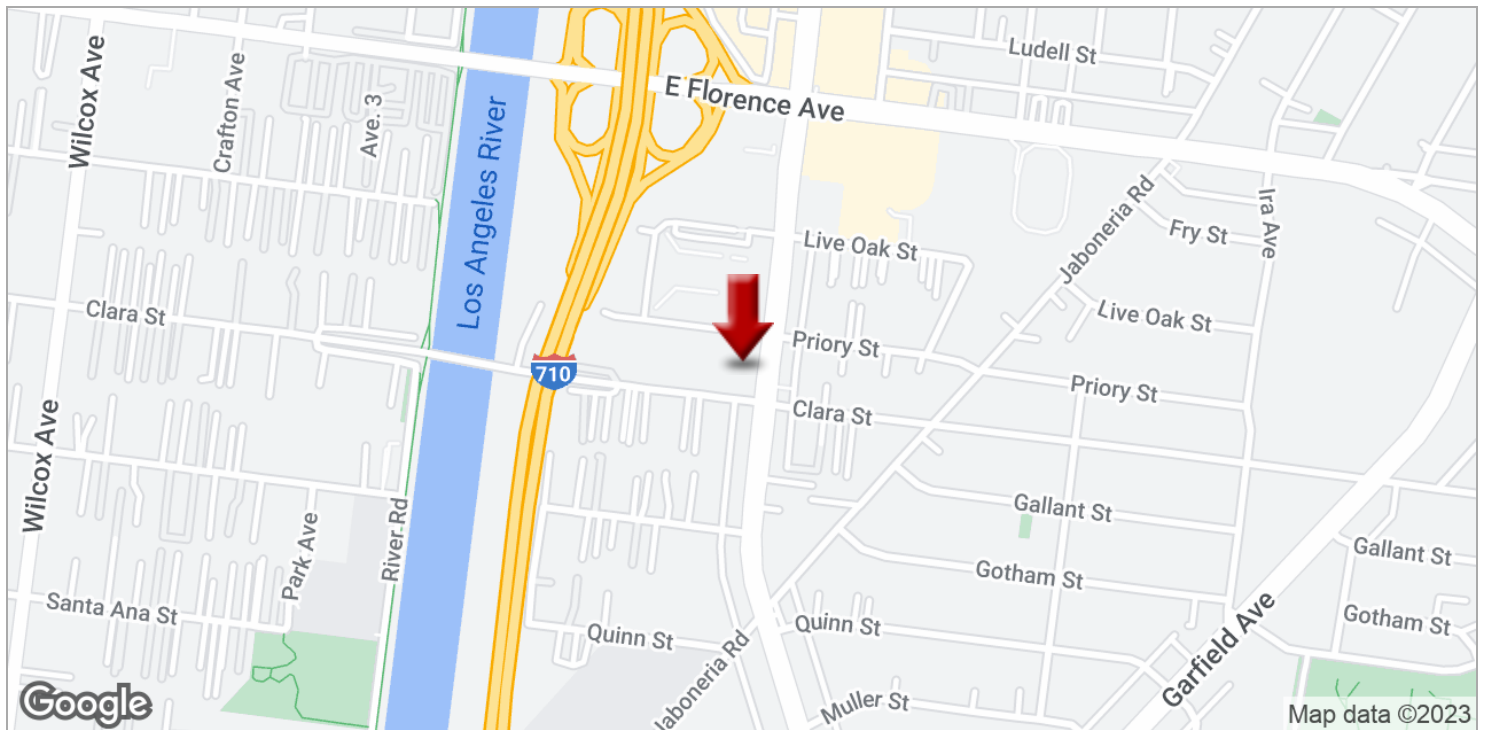


EASTERN AVE.

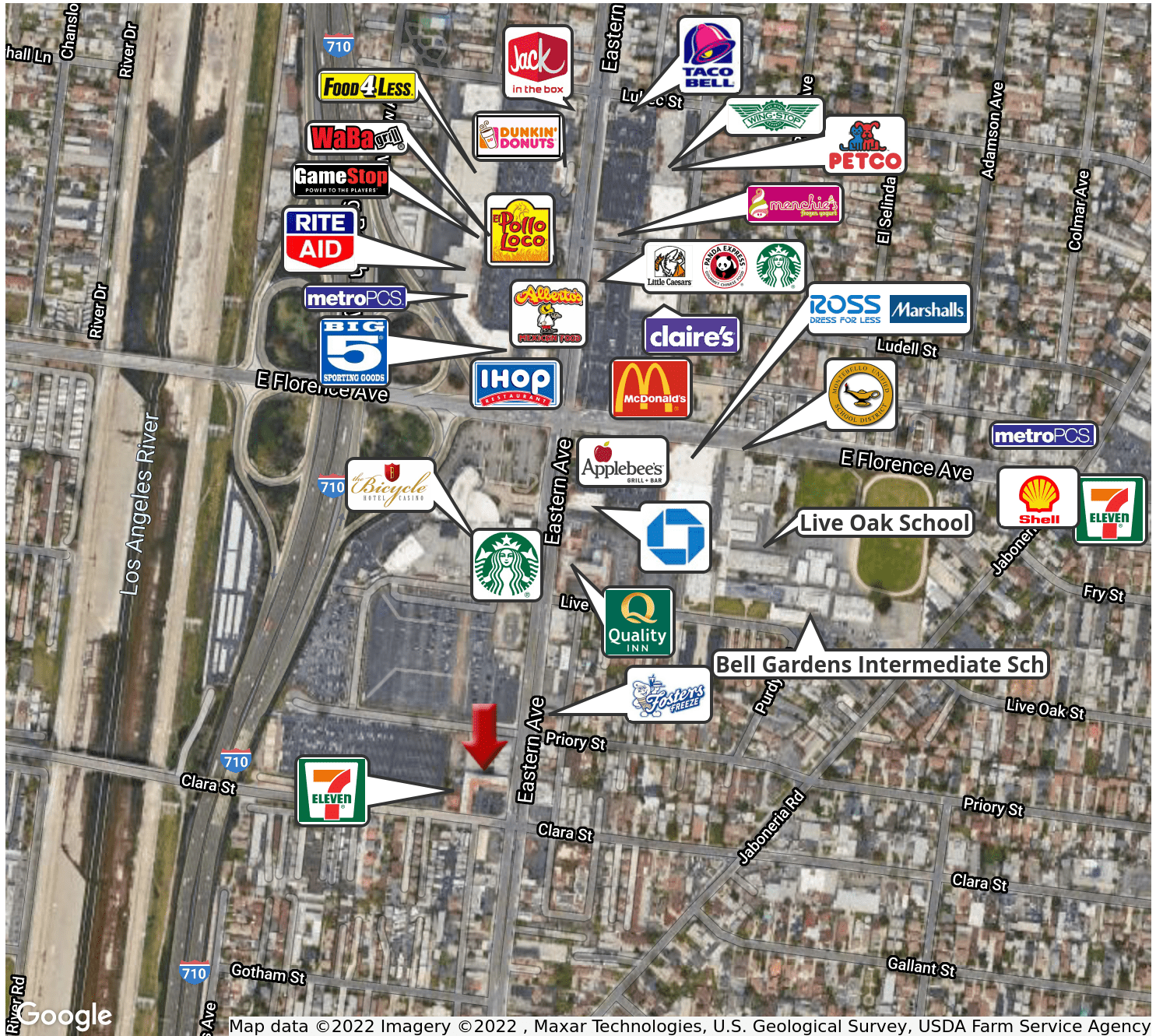
CLARA ST.



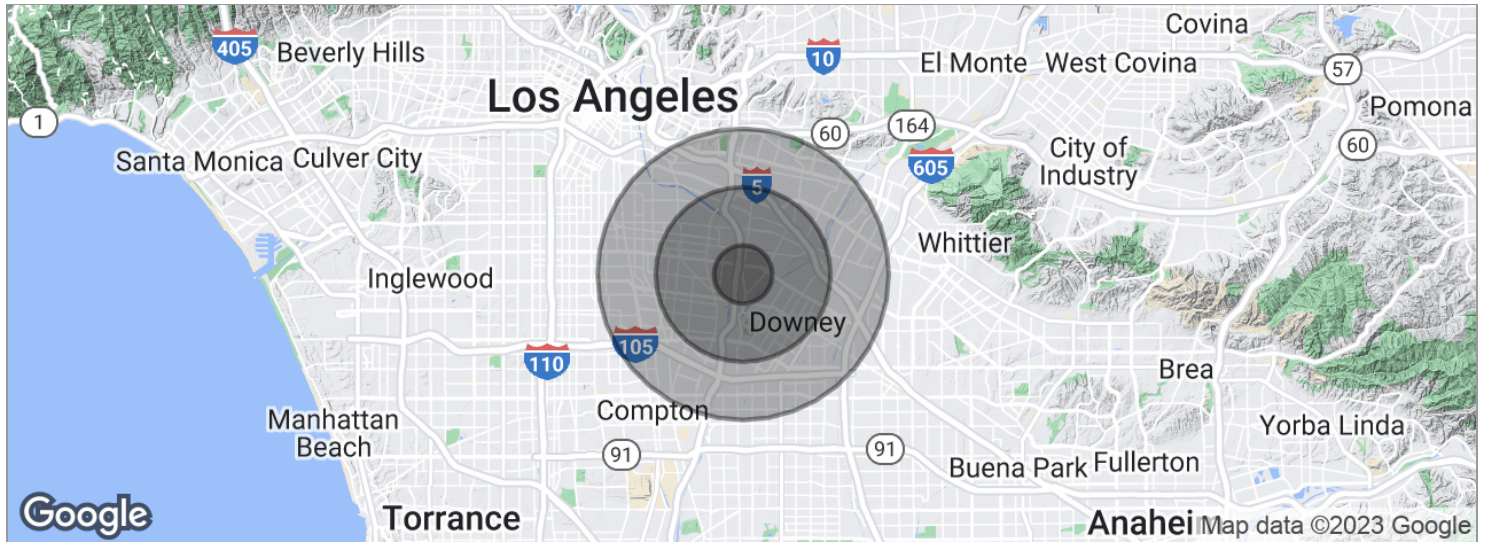
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	50,923	296,517	853,067
Median age	26.5	29.2	29.4
Median age (male)	26.7	28.5	28.4
Median age (Female)	26.9	30.0	30.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	12,208	75,489	216,736
# of persons per HH	4.2	3.9	3.9
Average HH income	\$47,696	\$55,435	\$54,299
Average house value	\$389,129	\$437,016	\$422,059
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	95.5%	89.6%	88.3%
RACE (%)	1 MILE	3 MILES	5 MILES
White	58.4%	54.8%	51.0%
Black	1.0%	1.7%	3.6%
Asian	0.8%	2.3%	2.1%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.4%	0.5%
Other	38.2%	38.9%	40.8%

* Demographic data derived from 2020 ACS - US Census