

# Single Tenant Investment Opportunity

15432 AMAR RD., LA PUENTE, CA 91744



## PROPERTY HIGHLIGHTS

- 1,344 SF FREE-STANDING BUILDING ON 17,303 SF LPC2YY ZONED LOT
- TENANT IS ON AN ABSOLUTE NNN LEASE.
- JUST 2 PARCELS EAST OF THE MAJOR SIGNALIZED INTERSECTION OF AMAR RD & N. HACIENDA BLVD.
- CENTRALLY LOCATED BETWEEN THE 10, 60, 605 & 57 FREEWAYS, PROVIDING GOOD FREEWAY ACCESSIBILITY.
- TENANT SPECIALIZES IN BOTH, USED CAR SALES & U-HAUL RENTALS.
- GREAT FRONTAGE; 100 FEET ALONG AMAR RD.
- EXCELLENT CAR TRAFFIC COUNTS; OVER 30,000 CARS PER DAY ALONG AMAR RD.
- LOCATED ACROSS THE STREET FROM SMART & FINAL EXTRA! AND NEXT DOOR TO A WALGREENS PHARMACY.
- PROPERTY OFFERS A MONUMENT SIGN.
- AMPLE ON-SITE PARKING.
- TREMENDOUS IN-FILL LOCATION WITH OVER 200,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

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# Property Description



## PROPERTY OVERVIEW

KW Commercial is pleased to present this single-tenant investment opportunity within the city of La Puente. The property consists of approximately 1,344 SF free-standing building on 17,303 SF LPC2YY zoned lot. The site has good frontage with approximately 100 FEET along Amar Rd., which is a major commercial thoroughfare with a daily car count of over 30,000 cars per day.

The subject property is currently occupied by a Used Car Dealership & U-Haul Truck rental. The tenant is on an absolute NNN lease through 2025.

The site has plenty of on-site parking and a Monument Sign along Amar Rd.

This offering will attract an investor looking for a low maintenance property, with good frontage along a major commercial thoroughfare.

## LOCATION OVERVIEW

The Subject property is located on the south side of Amar Rd., 2 parcels east of the major signalized intersection of Hacienda Blvd. & Amar Rd. This intersection provides excellent car traffic counts; with over 60,000 Cars Per Day.

It is located across the street from Smart & Final Extra and next door to a Walgreens Pharmacy. Other Tenants in the immediate area include: Popeyes Louisiana Kitchen, CVS, Northgate Market, Big Lots, Chase Bank, KFC, IN-N-OUT Burger, just to name a few.

This location has good accessibility to the 10, 60, 605, 57 Freeways.

The Subject Property is located within an infill location provides good demographics; over 30,000 people reside within a 1-mile radius & over 200,000 people reside within a 3-mile radius.





# Income Summary



## INVESTMENT SUMMARY

Price:	\$1,425,000
Year Built:	1959
SF	1,344
Price / SF:	\$1,060.27
Lot Size (SF):	17,303
Price / SF (Lot):	\$82.36
Floors:	1
Zoning:	LPC2YY
APN:	8251-008-032
Current Cap Rate:	4.4%
Proforma Cap Rate:	5.8%

## TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$81,600	\$83,232
<b>TOTALS</b>	<b>\$81,600</b>	<b>\$83,232</b>

## ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$81,600	\$83,232
Reimbursements*	\$0	\$20,260
Less: Vacancy	\$0	(\$1,665)
<b>Effective Gross Income</b>	<b>\$81,600</b>	<b>\$101,827</b>
Less: Expenses	(\$19,600)	(\$19,600)
<b>Net Operating Income</b>	<b>\$62,000</b>	<b>\$82,227</b>

## ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$17,100	\$17,100
Insurance	\$2,500	\$2,500
Gas / Electric	TENANT	TENANT
Water	TENANT	TENANT
Trash	TENANT	TENANT
<b>Total Expenses</b>	<b>\$19,600</b>	<b>\$19,600</b>
<b>Expenses Per RSF</b>	<b>\$14.58</b>	<b>\$14.58</b>

**\* Landlord is currently not enforcing NNN CAMs.**

## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Rent/SF	Increases	Options	Lease Type
15432*	Priske Motors	1,344	7/1/20	6/30/25	\$6,800.00	\$5.06	\$6,800.00	\$5.06			NNN
	<b>Total Square Feet</b>	<b>1,344</b>			<b>\$6,800.00</b>		<b>\$6,800.00</b>				

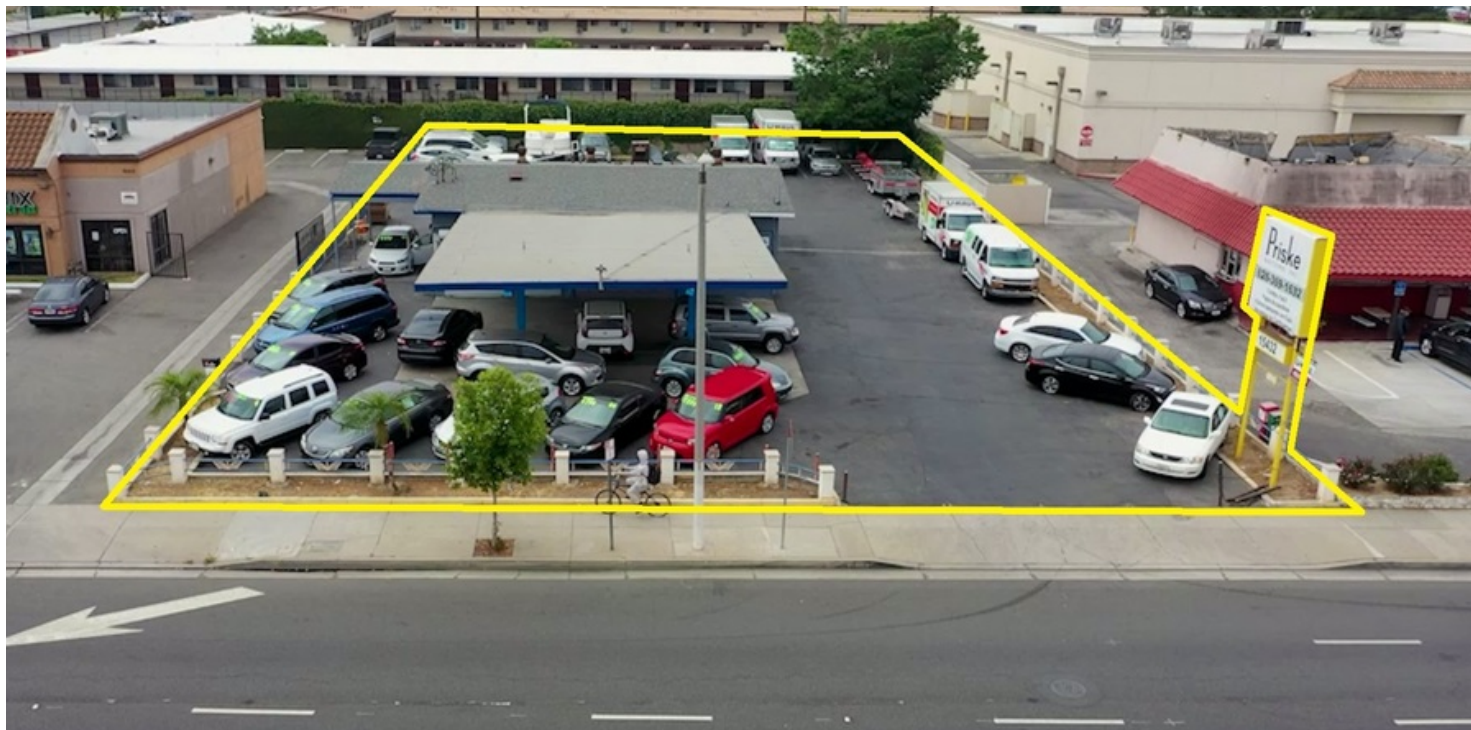
Note:

\* LANDLORD IS CURRENTLY NOT ENFORCING NNN CAM CHARGES

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

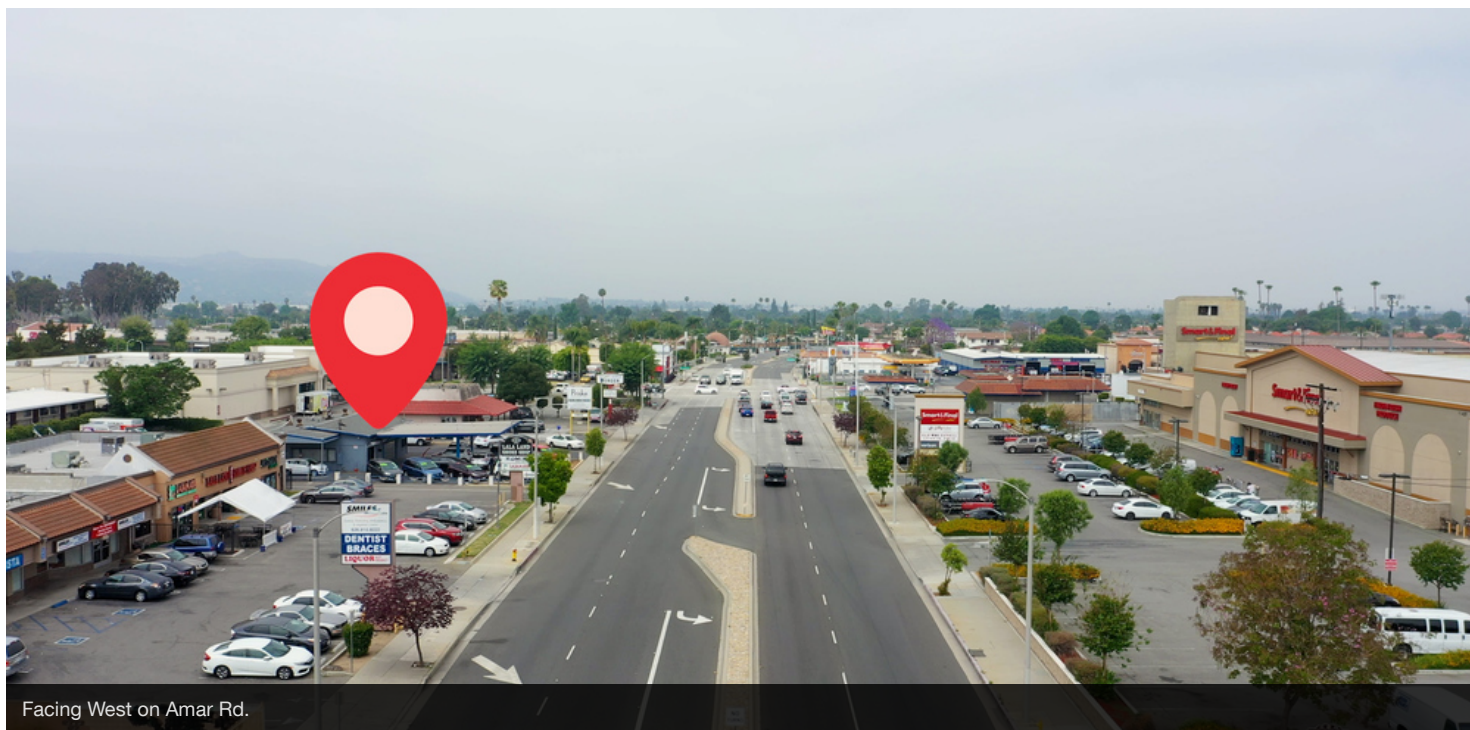
**\*\*DRIVE BY ONLY\*\***

## Additional Photos





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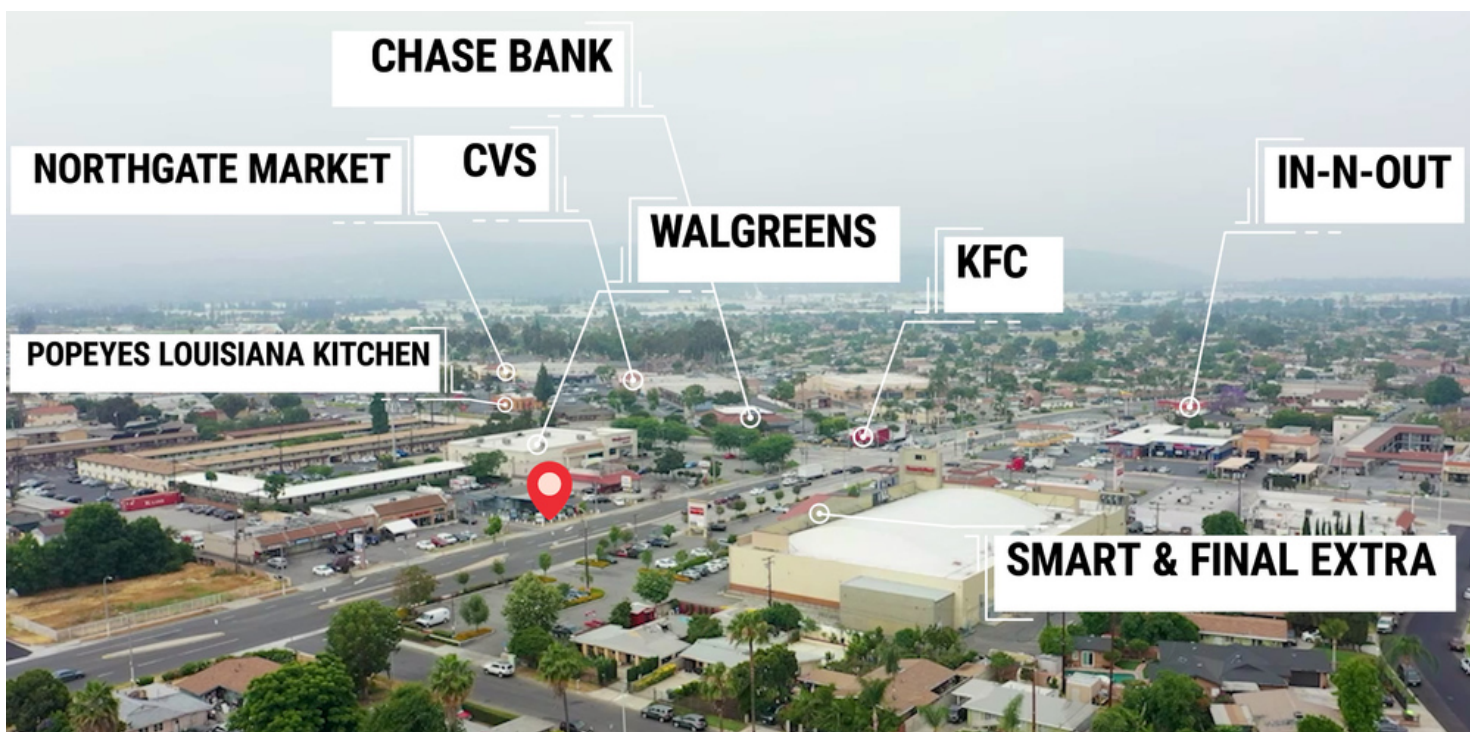
Facing West on Amar Rd.



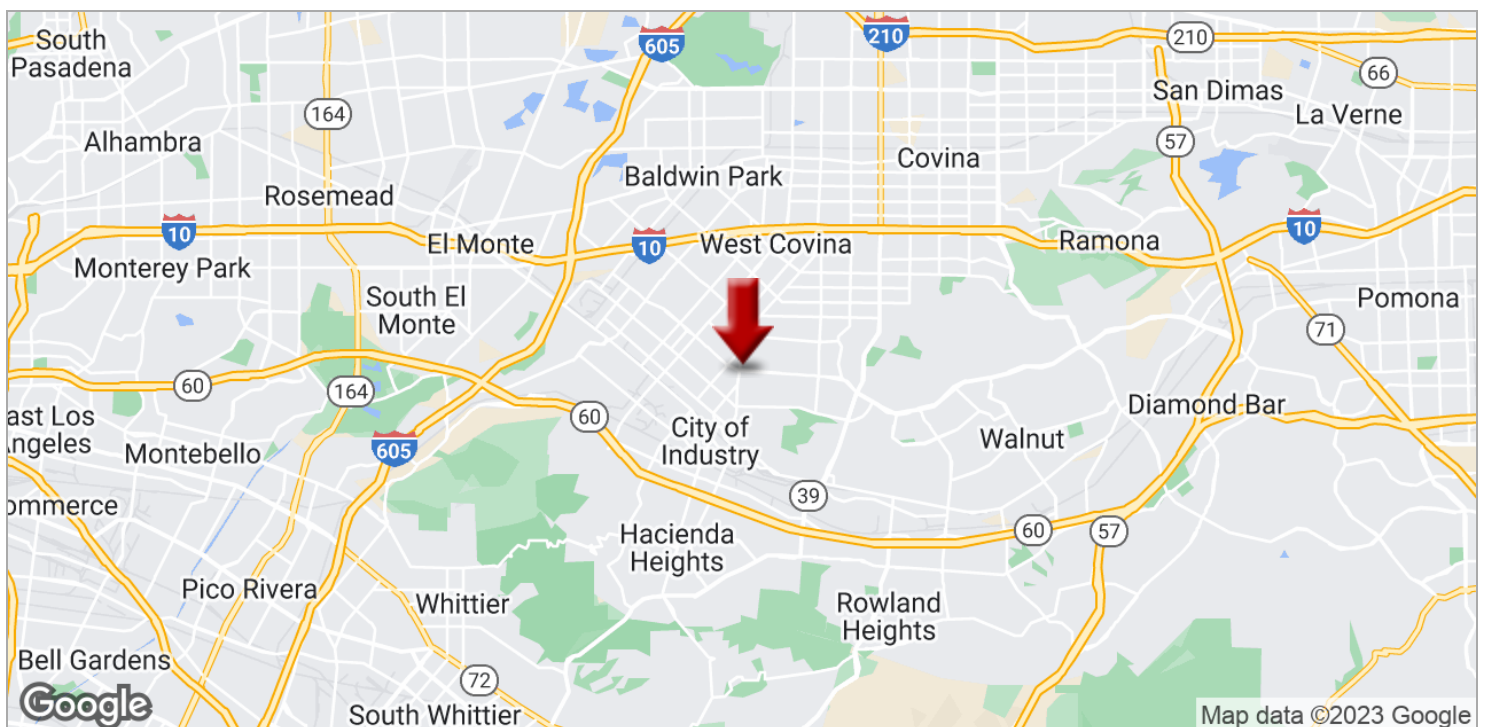
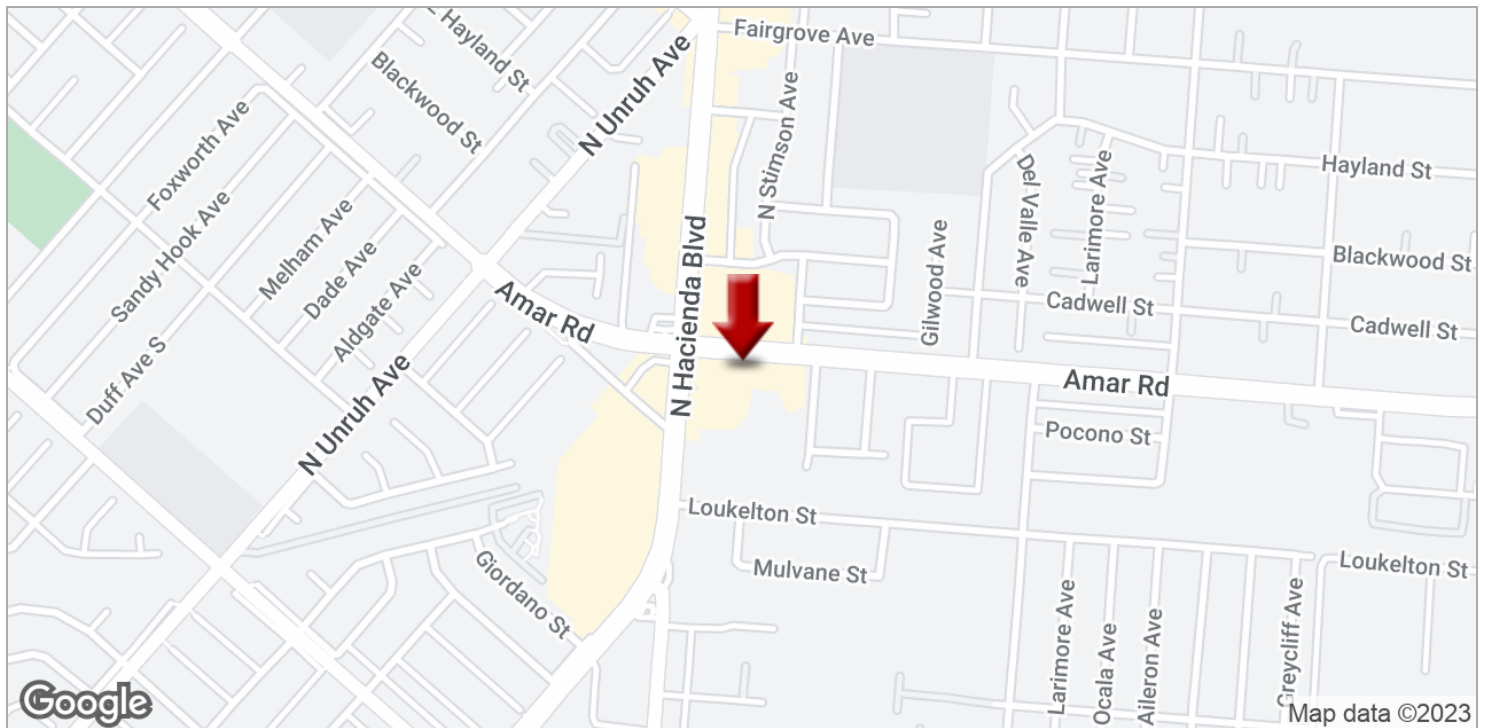
Facing East on Amar Rd.



## Additional Photos

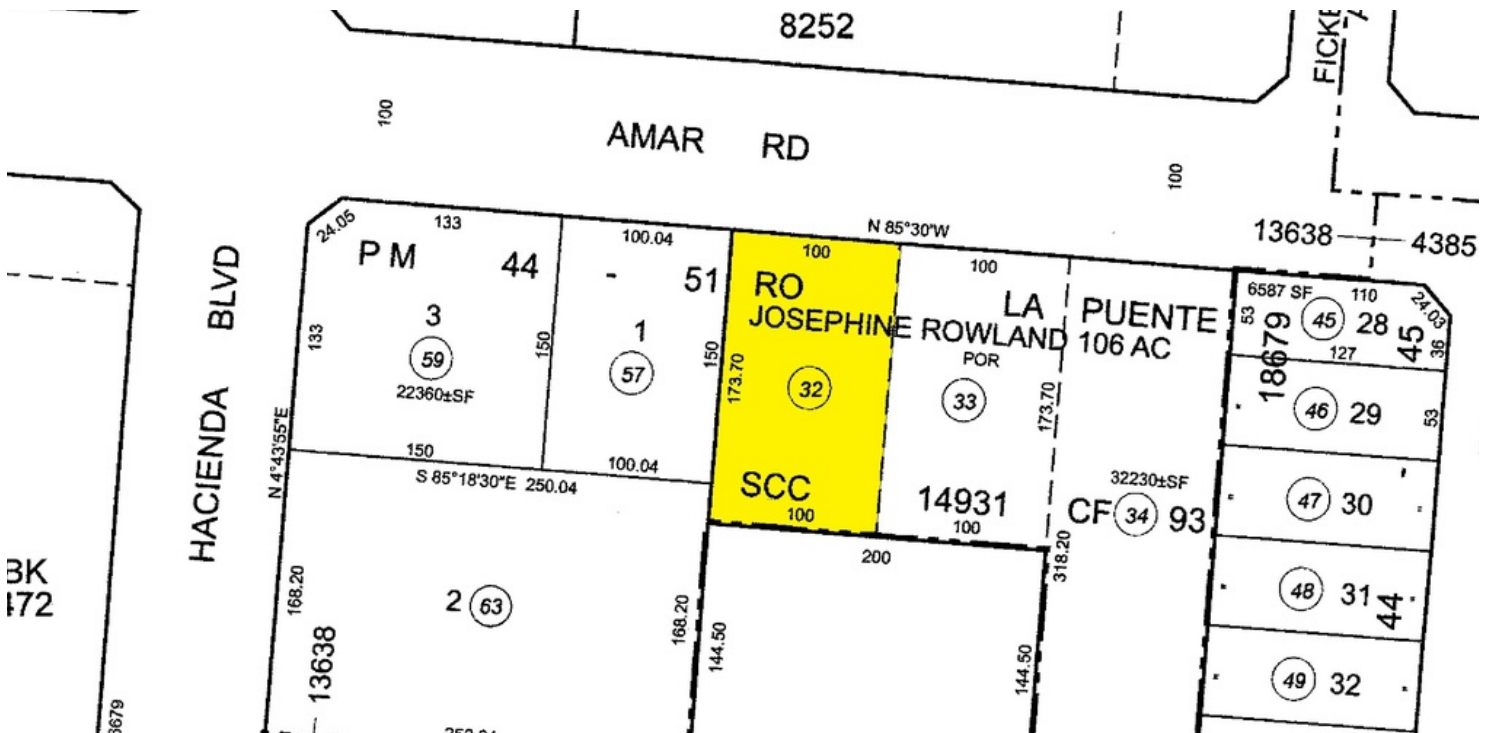


## Location Maps

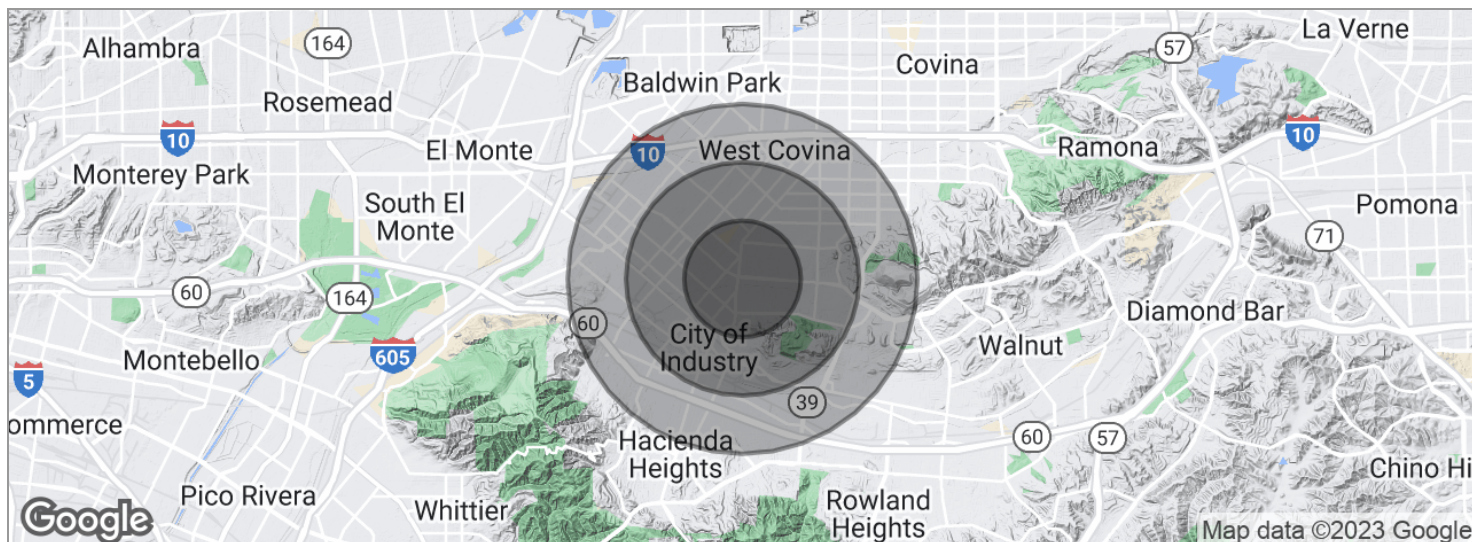




## Aerial & Plat Map



# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	33,050	97,530	213,914
Median age	31.1	32.0	32.7
Median age (male)	29.1	30.9	31.3
Median age (Female)	32.3	32.8	33.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,789	23,224	52,537
# of persons per HH	4.2	4.2	4.1
Average HH income	\$61,469	\$69,200	\$70,826
Average house value	\$393,801	\$418,109	\$424,246
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	84.8%	78.3%	73.4%
RACE (%)	1 MILE	2 MILES	3 MILES
White	64.3%	54.0%	48.6%
Black	0.9%	1.8%	1.8%
Asian	7.7%	11.7%	14.8%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.3%	0.4%	0.4%
Other	23.4%	28.8%	31.1%

\* Demographic data derived from 2020 ACS - US Census