

SINGLE-TENANT: RESTAURANT LEASED INVESTMENT

16610 BELLFLOWER BLVD., BELLFLOWER, CA 90706



PROPERTY HIGHLIGHTS

- APPROX. 2,282 SF RESTAURANT IN A MIXED-USE DEVELOPMENT.
- BUILDING WAS BUILT IN 2013!
- LOCATED ON A MAIN STREET IN DOWNTOWN BELLFLOWER WITH A DAILY CAR TRAFFIC COUNT OF OVER 20,000 CARS PER DAY.
- THIS SPACE IS CURRENTLY OCCUPIED BY A SUSHI RESTAURANT.
- OUTSTANDING WALKING SCORE OF 89!!!
- LESS THAN 1/4 OF A MILE FROM BELLFLOWER CITY HALL.
- EXCELLENT FREEWAY ACCESS; LESS THAN 1/2 A MILE NORTH OF THE 91 FREEWAY.
- IN-FILL LOCATION WITH OVER 40,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS AND OVER 275,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this NNN Retail Condo Leased Investment within the city of Bellflower. This space is a corner unit on the ground floor of a newer 30 unit mixed-use development. It is approximately 2,282 SF.

The space is leased to Kikyo Sushi. Kikyo Sushi is known for its modern interpretation of classic dishes and its insistence on only using high quality fresh ingredients. Their goal is to become a cornerstone in the Bellflower community and want to be recognized for their outstanding Japanese cuisine, excellent service and friendly staff.

There is a City provided parking lot nearby, as well as, ample street parking.

This offering will attract an investor looking for a NO maintenance NNN opportunity at over a 5.3% CAP RATE on current income on a major commercial thoroughfare.

LOCATION OVERVIEW

This retail storefront is positioned on the east side of Bellflower Boulevard, just south of the intersection of Belmont St. & Bellflower Blvd. Bellflower Boulevard is considered a major commercial thoroughfares within the city of Bellflower with a daily car traffic count of over 20,000 cars per day.

The subject property is located in the heart of Downtown Bellflower. It is also less than 1/4 of a mile from Bellflower City Hall and less than 1/2 a mile from Bellflower Court House, and Mayne Event Center.

Additionally, this retail storefront are located less than 1/2 of a mile from the 91 Freeway and approximately 1 mile from the 605 Freeway.

This offering is located in an infill location with good demographics: over 40,000 people residing within a 1-mile radius and over 275,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$1,199,000
Year Built:	2013
Approx SF:	2,282
Price Per SF:	\$525.42
Parking:	Public Lot & Street
APN:	7109-013-073
Current Cap Rate:	5.3%
Market Cap Rate:	5.5%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Market
Gross Rent	\$63,805	\$65,722
TOTALS	\$63,805	\$65,722

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$63,805	\$65,722
Less: Vacancy	\$0	\$0
Reimbursements	\$27,087	\$27,087
Effective Gross Income	\$90,891	\$92,808
Less: Expenses	(\$27,087)	(\$27,087)
Net Operating Income	\$63,805	\$65,722

ANNUALIZED EXPENSES

	Actual	Market
Property Taxes	\$23,620	\$23,620
Insurance	\$2,028	\$2,028
HOA	\$1,438	\$1,438
Water	TENANTS	TENANTS
Trash	TENANTS	TENANTS
Total Expenses	\$27,087	\$27,087
Expenses Per RSF	\$11.87	\$11.87

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/ SF	Proforma Monthly Rent	Rent/ SF	Increase	Options	Lease Type
16610	Kikyo Sushi	2,282	1/6/12	8/31/23	\$5,317	\$2.33	\$5,477	\$2.40	3% yearly	(2)-5yr FMV	NNN
	Total Square Feet	2,282			\$5,317		\$5,477				

Note:

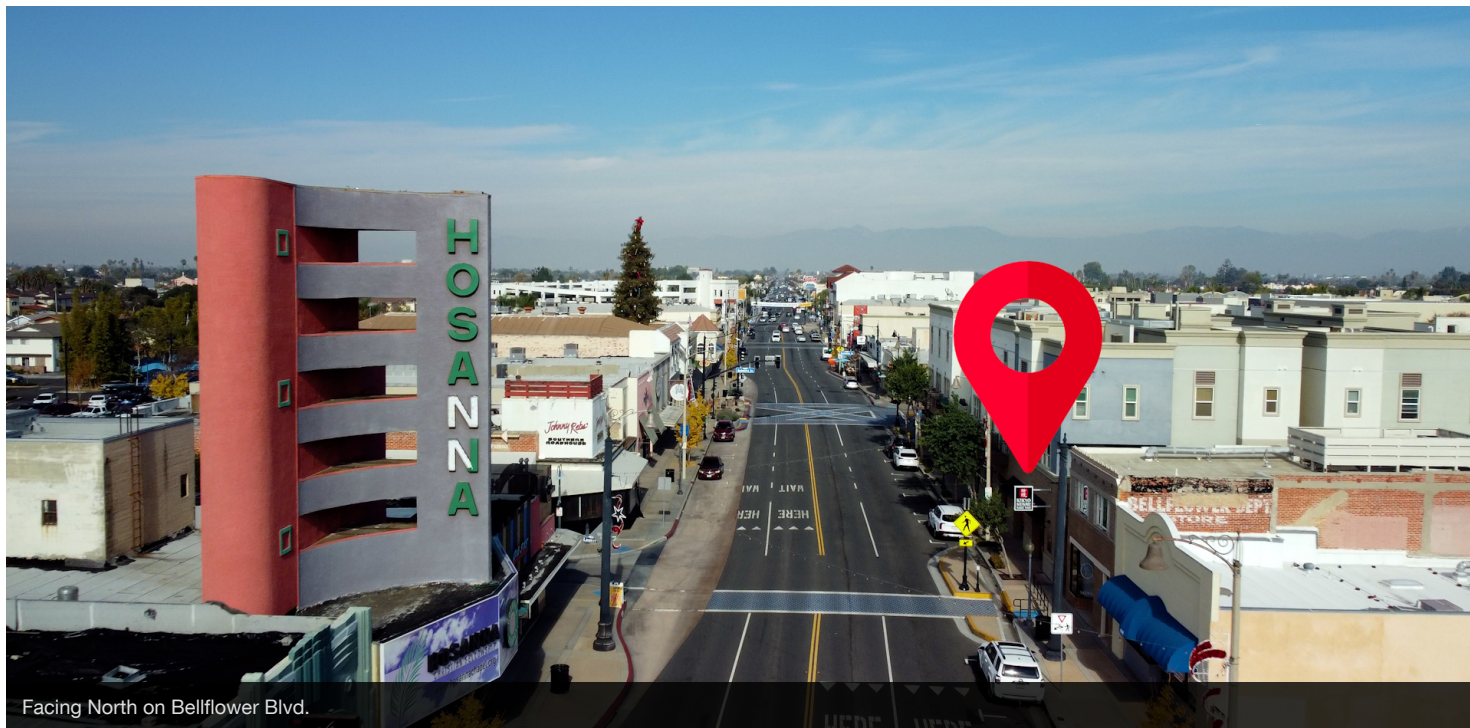
(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

****DRIVE BY ONLY****
****DO NOT DISTURB TENANTS!!!****

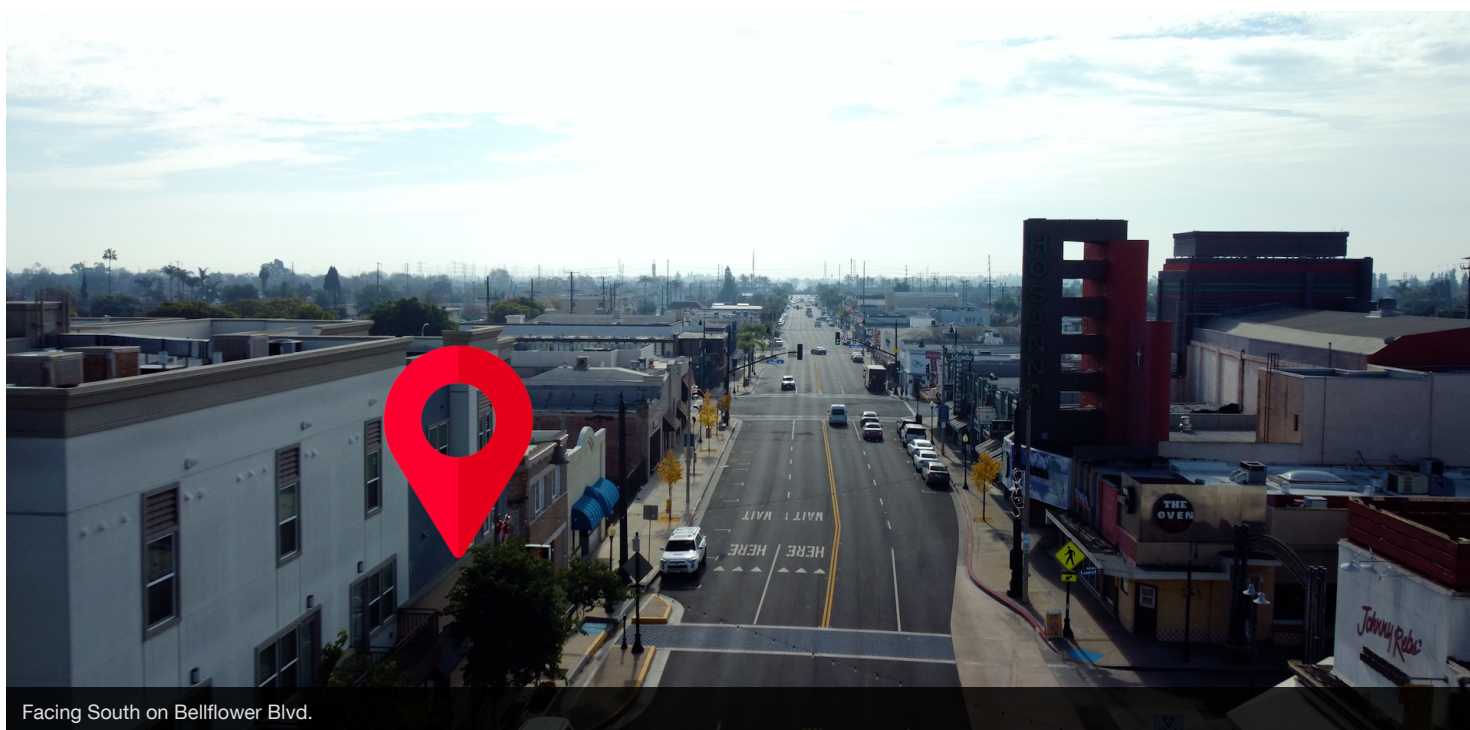
Additional Photos



Additional Photos



Facing North on Bellflower Blvd.

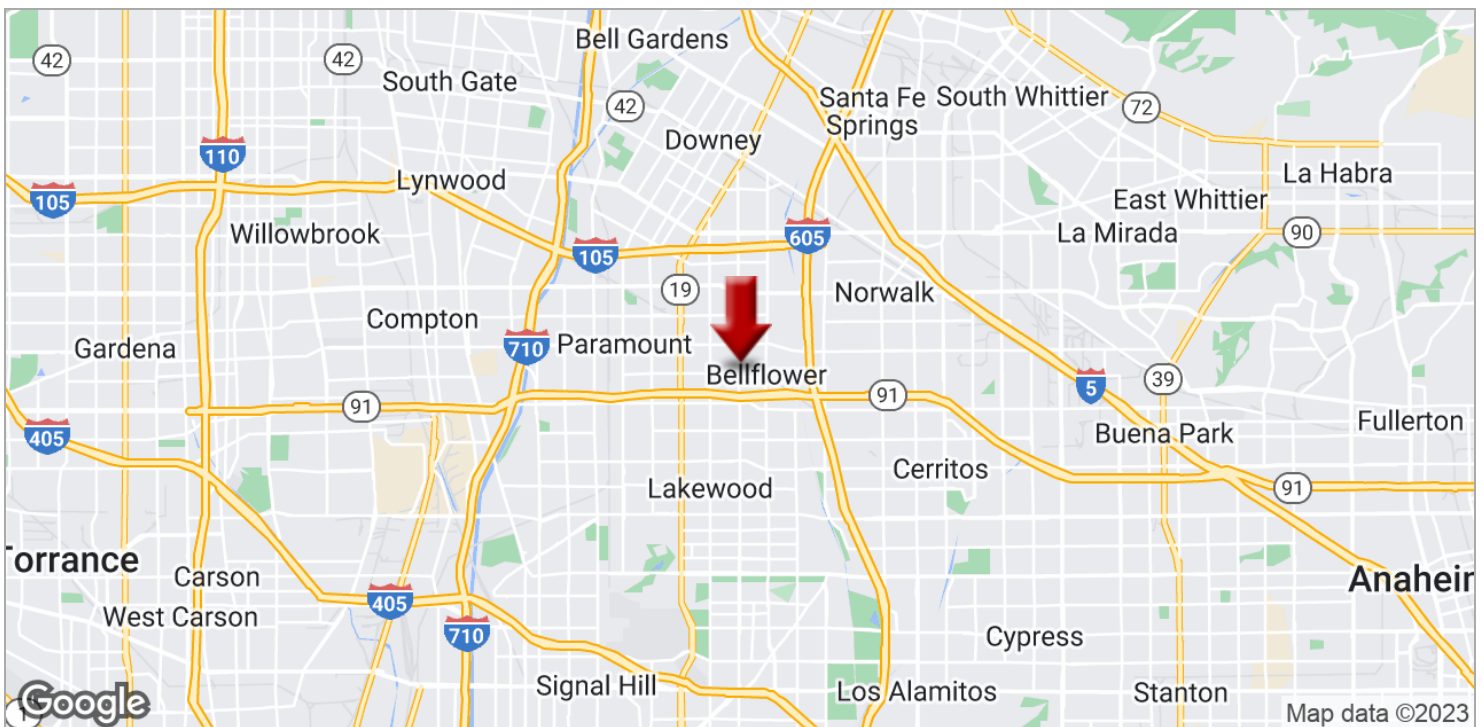
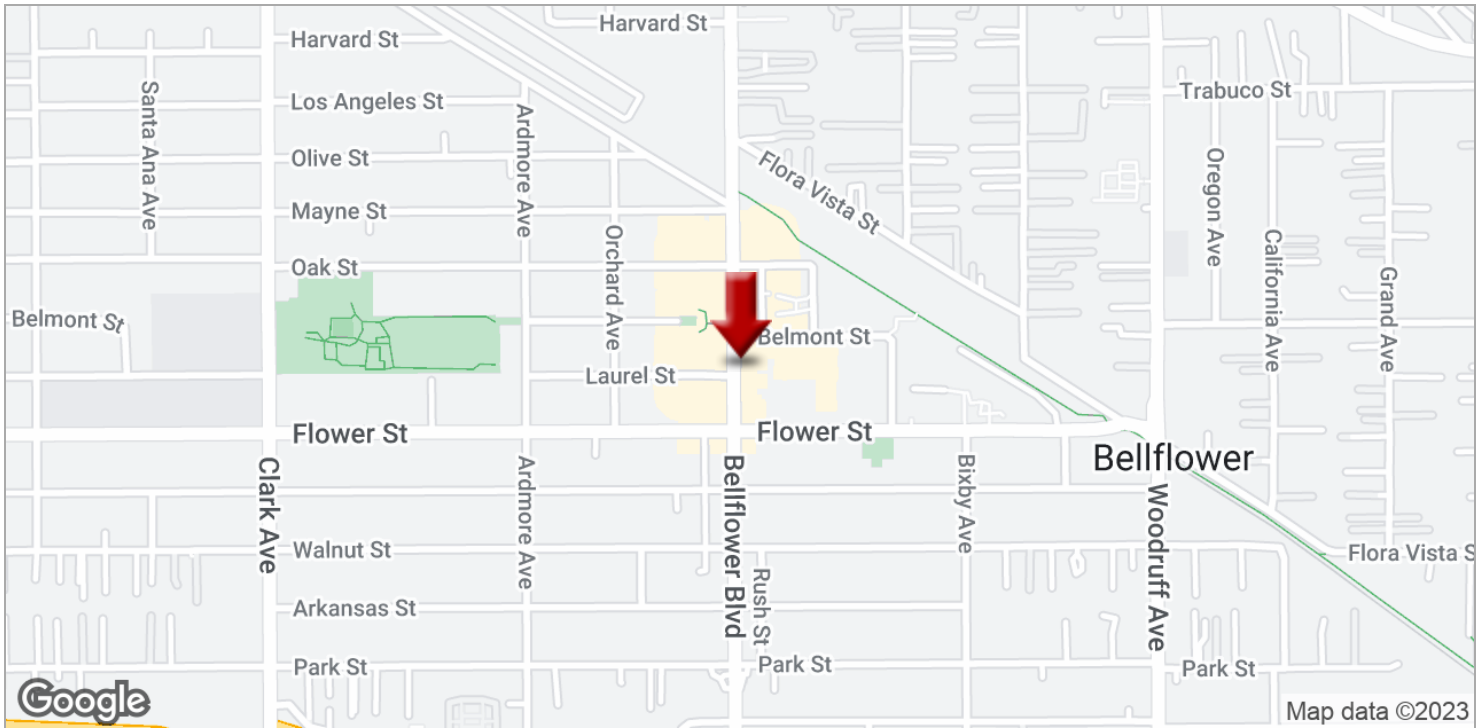


Facing South on Bellflower Blvd.

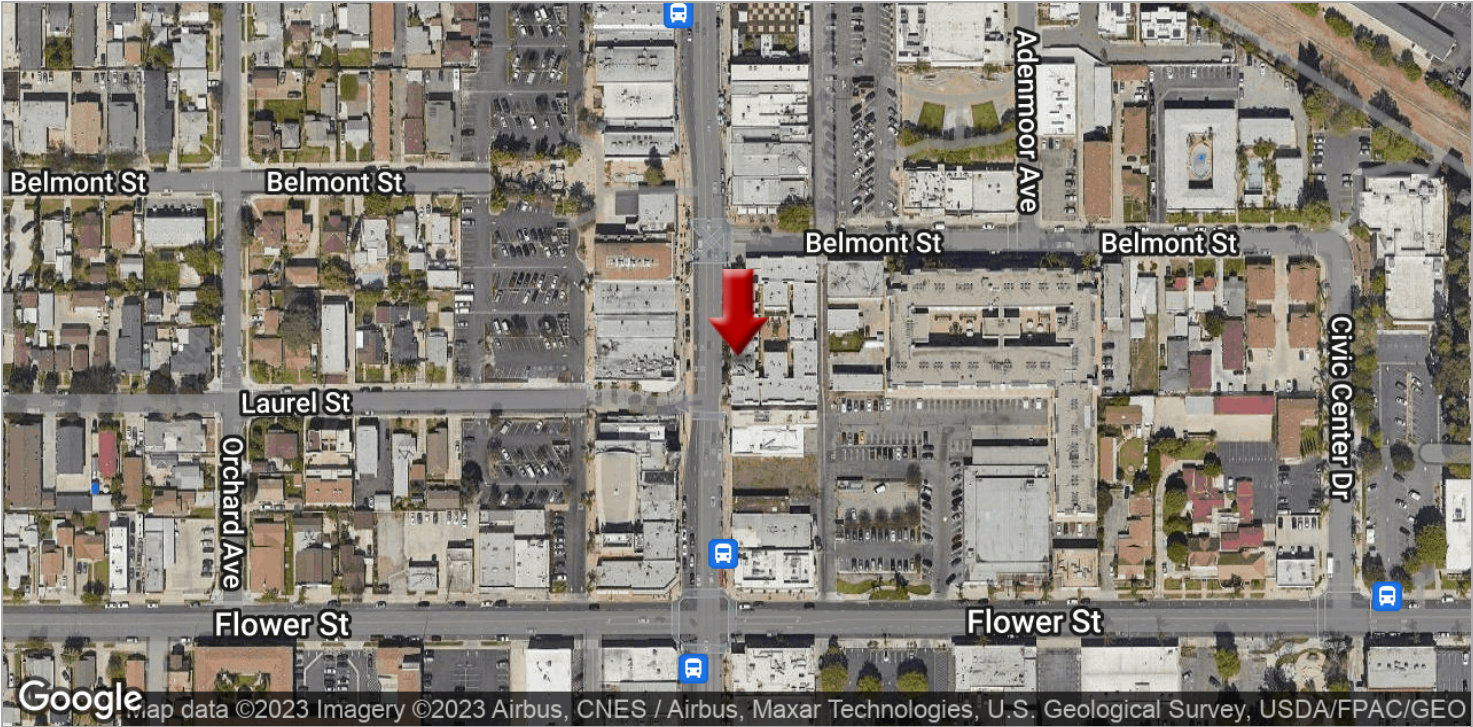
Interior Photos



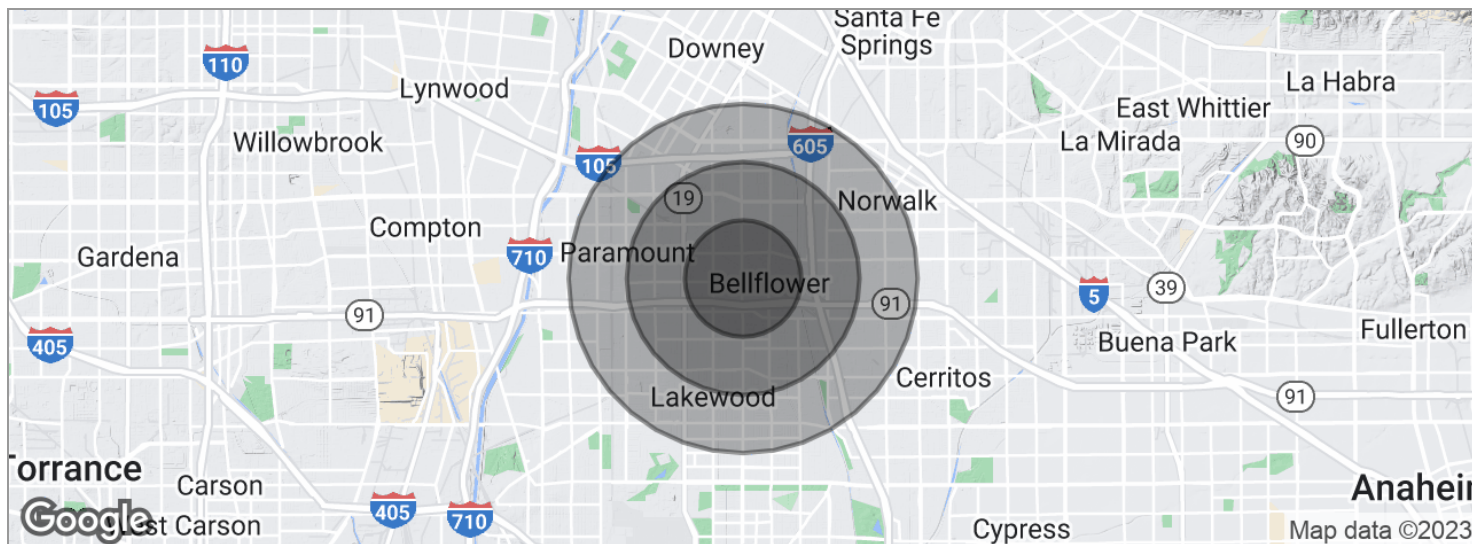
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	43,815	130,214	275,068
Median age	30.8	32.7	33.0
Median age (male)	28.9	30.8	31.2
Median age (Female)	32.0	34.2	34.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,319	40,665	82,891
# of persons per HH	3.1	3.2	3.3
Average HH income	\$57,365	\$65,329	\$66,934
Average house value	\$468,376	\$463,544	\$459,943
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	48.9%	50.0%	52.6%
RACE (%)	1 MILE	2 MILES	3 MILES
White	30.1%	36.4%	41.0%
Black	15.0%	11.1%	10.0%
Asian	11.9%	12.8%	12.8%
Hawaiian	0.6%	0.6%	0.7%
American Indian	1.1%	0.8%	0.7%
Other	37.9%	34.7%	31.5%

* Demographic data derived from 2020 ACS - US Census