

210

MONTEREY PARK

FOR SALE

ALHAMBRA



2120 SOUTH FREMONT AVENUE
ALHAMBRA, CA 91803

100% Leased Corporate 7-Eleven Anchored Strip W/ Prime I-10 Visibility

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FREMONT PLAZA CENTER



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EXECUTIVE SUMMARY

Property Overview

NAI Capital, as exclusive advisors to ownership, is proud to present this rarely available, 100% leased multi-tenant net leased investment opportunity located in the city of Alhambra. The property is located on Fremont Avenue adjacent to the 10 Freeway with on and off ramp access and excellent visibility to over 215,000 cars per day. The asset consists of 11 tenants that include 7 Eleven, Michoacana Ice Cream, Papa John's Pizza and a great mix of food, fitness and medical uses.

This opportunity offers an investor the chance to own a property within the highly sought after city of Alhambra. The center is strategically located to allow optimum success for any tenant who services the area. Tenants also enjoy a densely populated neighborhood and the ability to reach a larger radius of customers from the visibility and traffic of the 10 Freeway.

The center is very well maintained and has minimal to no deferred maintenance. The seller has also upgraded the electrical systems and installed a new roof in the past few years.



PROPERTY DETAILS

Sale Price:	\$11,250,000
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Lot Size:	0.82 Acres
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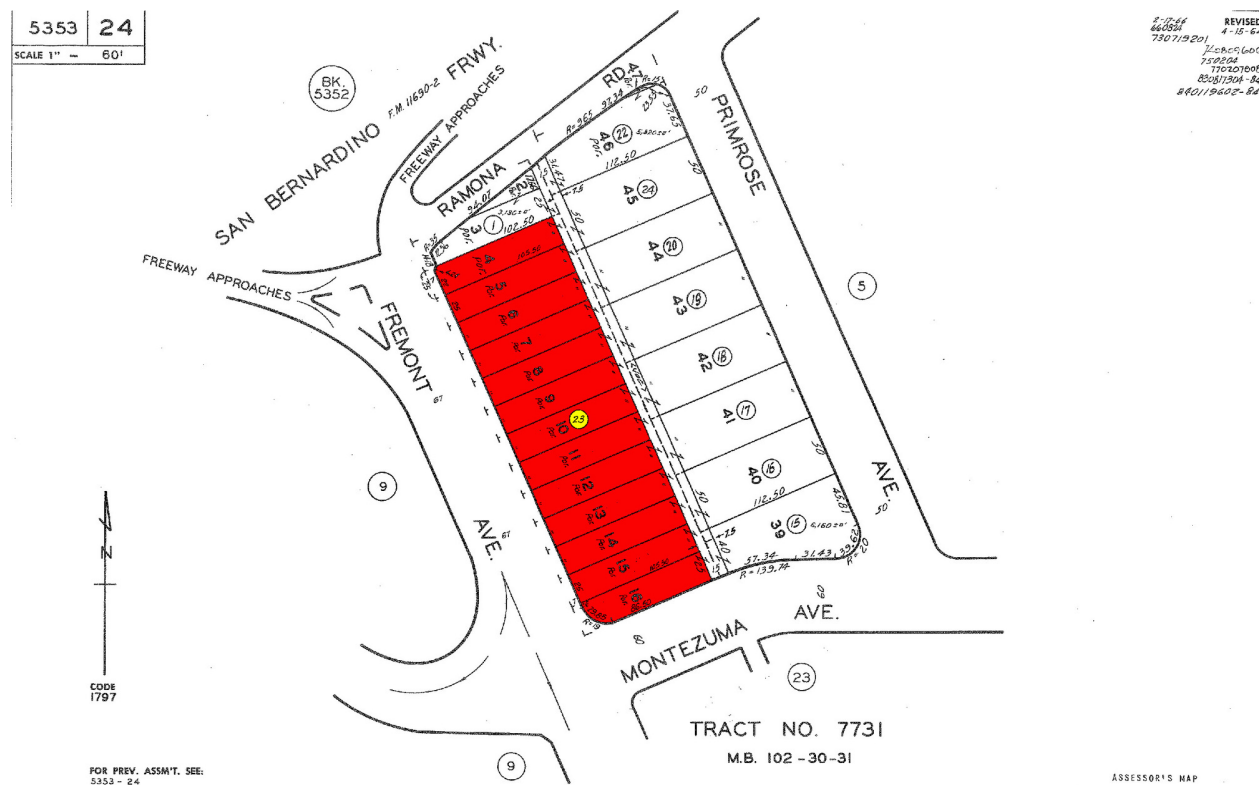
Price / SF:	\$779.09
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Year Built:	1977
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Cap Rate:	5.30%
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Renovated:	2020
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Submarket:	Western San Gabriel Valley
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PROPERTY HIGHLIGHTS



Property Highlights

- Rare 100% Leased Multi-Tenant NNN Investment Opportunity in Alhambra
- Corporate 7 Eleven Anchored (Since 2007) with Great Tenant Mix
- Top Producing Michoacana Location - Over \$1.2M Annual Revenues
- Additional Income from Cell Tower & Parking Lot
- Staggered Lease Expirations Provides for Stable Income
- Surrounded by Residential w/ Limited Commercial Competition
- New Roof & Over \$700,000 in Electrical Upgrades in 2020
- Excellent 10 Freeway Visibility - Over 200,000 Cars Per Day
- On and Off Ramp to 10 Freeway on Fremont Avenue
- Over 760,000 Population and 247,000 Households within 5 Mile Radius
- Strong Average Household Income of \$84,801 within 5 Mile Radius
- Minutes From California State University Los Angeles & East Los Angeles College



LOCATION OVERVIEW

Location Overview

The Fremont Center is located on the corner of Fremont Avenue and CA Interstate 10, one of the busiest interstate highways in the United States. The exposure and visibility at this center is tremendous, with over 215,000 cars passing by per day on I-10. The property also lies between Ramona Road and Montezuma Avenue, which leads to the local Granada Park. Surrounding cities include: San Gabriel, Monterey Park, Rosemead, Pasadena, San Marino and Los Angeles. The center is surrounded by many residential homes with values on average of \$909,029 (Zillow), and offers easy access to the 10 and 710 Freeways.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



TENANT OVERVIEW

7-Eleven

7-Eleven, Inc. is the premier name in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations.

The lease here is a corporate guaranty.

Size: 2,400 SF

Locations: 13,000

Website: www.7-eleven.com



Michoacana & Mexican Food

The La Michoacana brand produces and distributes paletas, CoolStix and other frozen novelties, delivering an authentic paletaria experience at home or on the go. La Michoacana has the strongest brand recognition among Mexicans and Latinos.

This location also offers hot food that includes burritos, tacos and tortas and also offers catering for the surrounding patrons.

Size: 3,640 SF

Locations: 1

Website: www.michoacana.com

www.michoacanaalhambra.com



TENANT OVERVIEW

Blossom Hair & Nails

Blossom is an independently owned beauty salon. They offer services that include manicure, pedicure, facials, makeup, hair cut/style/color, waxing, eyelashing and threading.

Size: 1,080 SF

Locations: 1

Website: www.yelp.com/biz/blossom-hair-nails-alhambra

Logic Brazilian Jiu-Jitsu

Logic Brazilian Jiu-Jitsu and self-defense was first opened in 2017 as a private training project. Today managed by professor Lucas Rocha and associates, Logic Brazilian Jiu-Jitsu provides excellent quality martial arts experience and is worldwide recognized.

Size: 1,000 SF

Locations: 6

Website: www.logicjj.com

King Donuts

King Donuts is an independently owned donut and deli shop. They offer donuts as well as cold sandwiches, bagels and juices.

Size: 1,090 SF

Locations: 1

Website: www.yelp.com/biz/kings-donut-and-deli-alhambra

Papa John's Pizza

Papa John's is a publicly traded American pizza restaurant chain. They are the fourth largest pizza delivery chain in the United States. Their product includes pizza, wings and dessert.

Size: 1,420 SF

Locations: 5,400

Website: www.papajohns.com



TENANT OVERVIEW

Philly Jay's Steaks

Philly Jay's Steaks is a food truck in Alhambra, CA, specializing in serving up hearty meals for people throughout our community. They bring authentic Philly cheese steaks to California with a gourmet twist. Chef Jason McClain has years of experience cooking for some of the most highly-rated restaurants in the country, and now he's directing his myriad of skills towards perfecting the Philly, elevating the down-home fare to the status of gourmet. This location is their first brick and mortar restaurant.

Size: 900 SF & Parking Lot
Locations: 1 + Truck
Website: www.alhambraphillycheesesteaks.com



Nakazo Ramen Bistro

Nakazo Ramen Bistro is an independently owned Japanese cuisine restaurant. They serve ramen, rice bowls and appetizers items.

Size: 840 SF
Locations: 1
Website: www.nakazoramenbistro.com



Crown Castle

Crown Castle is America's largest provider of shared communications infrastructure, with more than 40,000 cell towers and approximately 70,000 route miles of fiber supporting small cells and fiber solutions across ever major U.S. market.

Size: Cell Tower
Locations: 40,000+
Website: www.crowncastle.com

TNT Fireworks

TNT Fireworks today operates in 49 states in the USA, United Kingdom, Canada, and Puerto Rico. What started from a roadside newsstand now services over 40,000 box box retail locations, 5,500 seasonal stands or tents, 25 supercenters, and hundreds of wholesalers. The company has been around for over 100 years since 1920.

Size: Parking Lot
Locations: 5,500
Website: www.tntfireworks.com

RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Price / SF / Month	Monthly Rent	Lease Start	Lease End
2150	7-Eleven	2,400 SF	16.62%	\$55.97	\$4.66	\$11,194	9/6/2007	7/31/2027
2146-48	Logic Brazilian Jiu Jitsu	1,000 SF	6.93%	\$26.26	\$2.19	\$2,189	12/8/2021	12/31/2026
2142	Blossom Hair & Nails	1,200 SF	8.31%	\$30.00	\$2.50	\$3,000	7/1/2021	6/30/2028
2138-40	King Donuts	1,090 SF	7.55%	\$38.53	\$3.21	\$3,500	12/1/2012	12/1/2032
2134-36	Papa John's Pizza	1,420 SF	9.83%	\$34.78	\$2.90	\$4,116	9/8/2009	1/1/2031
2132	Philly Jay's Steaks	900 SF	6.23%	\$55.93	\$4.66	\$4,195	3/1/2022	3/1/2026
2128-30	Michoacana & Mexican Food	3,640 SF	25.21%	\$34.10	\$2.84	\$10,343	1/1/2019	11/1/2025
2122	The Spot Smoke Shop	1,600 SF	11.08%	\$26.44	\$2.20	\$3,525	6/1/2023	7/1/2028
2120	Nakazo Ramen Bistro	840 SF	5.82%	\$89.18	\$7.43	\$6,243	10/1/2014	1/31/2026
Cell Tower	Crown Castle Cell	220 SF	1.52%	\$7.25	\$0.60	\$133	12/5/2012	12/5/2035
Parking 1	TNT Fireworks	1 SF	0.01%	\$5,700.00	\$475.00	\$475	7/1/2009	7/1/2025
Freeway Parapet Sign	(Revolving)	1 SF	0.01%	\$9,000.00	\$750.00	\$750	3/1/2022	3/1/2026
Totals		14,312 SF	99.12%		\$1,258.20	\$49,661		

DEMOGRAPHICS MAP & REPORT

Population

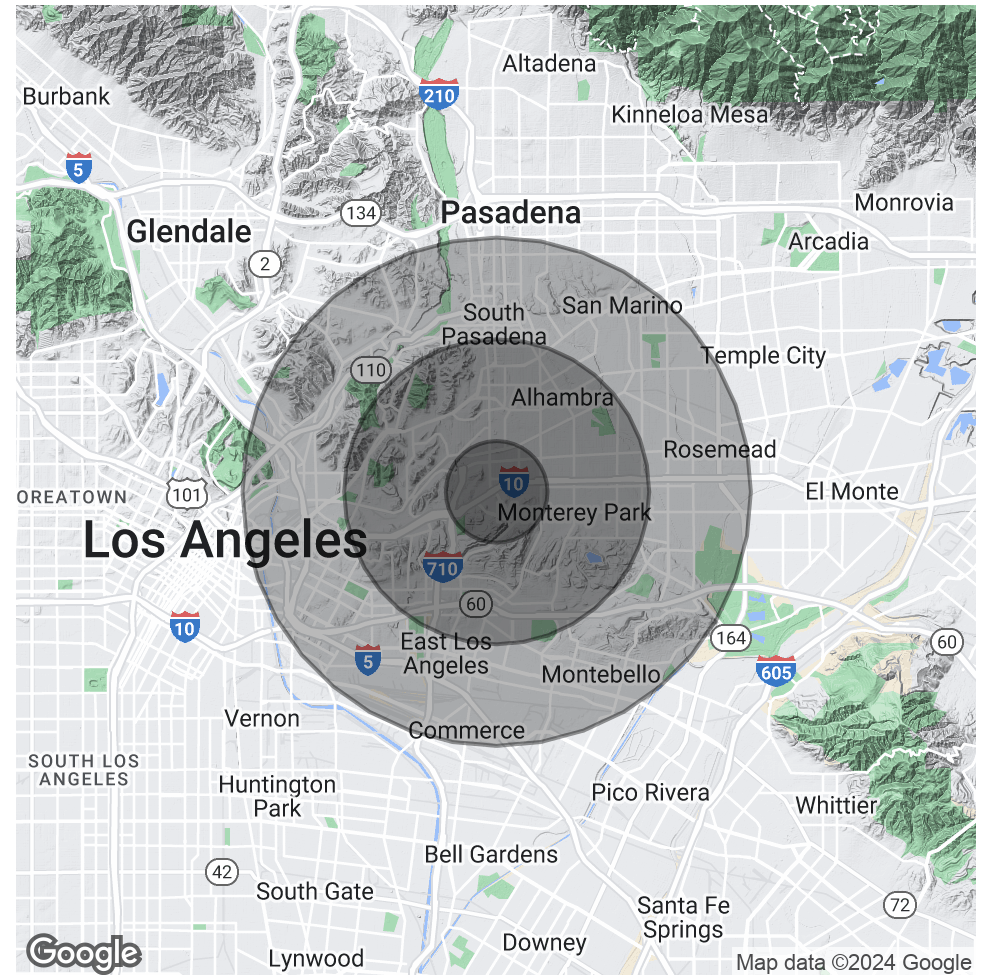
	1 Mile	3 Miles	5 Miles
Total Population	25,117	291,636	760,266
Average Age	42.1	39.2	38.0
Average Age (Male)	39.0	37.5	36.3
Average Age (Female)	44.9	40.9	39.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	8,874	98,369	247,073
# of Persons per HH	2.8	3.0	3.1
Average HH Income	\$85,315	\$81,848	\$84,801
Average House Value	\$629,668	\$600,559	\$612,928

Race

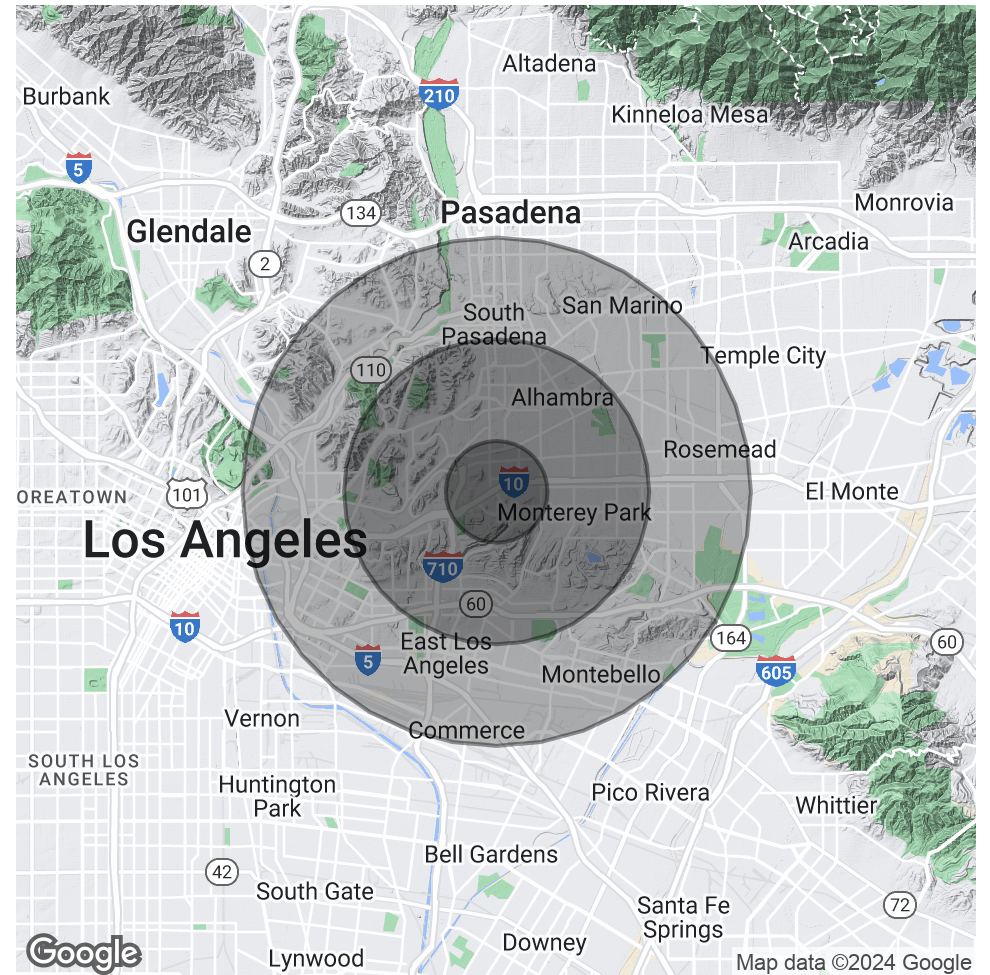
	1 Mile	3 Miles	5 Miles
% White	24.5%	26.0%	34.0%
% Black	1.4%	1.7%	1.9%
% Asian	49.4%	37.8%	28.2%
% Hawaiian	0.1%	0.2%	0.1%



DEMOGRAPHICS MAP & REPORT

% American Indian	0.4%	0.8%	1.1%
% Other	18.8%	28.5%	29.1%

* Demographic data derived from 2020 ACS - US Census



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