

# Freestanding Walgreens located in Whittier

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located in Whittier

Offered at \$7,350,000



FOR MORE INFORMATION PLEASE CONTACT

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HAMPTON REALTY &  
INVESTMENTS INC.

# Freestanding Walgreens located in Whittier

13331 Telegraph Road

Whittier, CA 90605

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## PROPERTY SUMMARY

Property Type: Retail  
Investment Type: Net Lease  
Lease Type: Absolute NNN  
Tenant Credit: Corporate Guarantee  
Tenancy: Single  
Lease Term: 25 years  
Lease Commencement: 12/01/2008  
Rent Commencement: 12/01/2008  
Lease Expiration: 11/30/2033  
Remaining Term: 14 + years  
Net Rentable (sq ft): 14,076  
Cap Rate: 5.24%  
Occupancy: 100%  
Occupancy Date: 12/01/2008  
NOI: \$385,000  
Units: 1  
Year Built: 2008  
Buildings: 1  
Stories: 1  
Permitted Zoning: Commercial C4  
Lot Size (acres): 1.48  
Parking (spaces): 62  
Broker Co-Op: Yes  
APN: 8157-026-028  
Lease Options: Ten (10), Five (5) year options

## Marketing Description

Hampton Realty & Investments is pleased to offer for sale a freestanding Walgreens located in Whittier, California. The Property is subject to an absolute triple net lease with approximately 14+ years of base term remaining and zero landlord obligations providing for long-term, management-free cash flow. Walgreens (the "Tenant"), is a publicly traded pharmacy retailer with over 8,100 locations and an investment-grade credit rating (S&P "BBB"). The Asset benefits from a high-visibility along busy Telegraph Road and Carmenita Road which borders the City of Whittier & Santa Fe Springs. The property is located in Los Angeles County, near the 5 and 605 freeway interchange, about 14 miles southeast of Downtown Los Angeles. The property has frontage and access along Telegraph Road and Carmenita Road, both highly trafficked retail corridors within the primary retail trade area known as Gateway Plaza. The Property's strong tenancy, absolute-NNN lease term with approximately 14+ years remaining, and ideal location make this a valuable net lease investment opportunity.

## Investment Highlights

Approximately 14+ Years Remaining on Lease  
Clean Phase 1 Environmental Report  
Absolute NNN - No Landlord Responsibilities  
Walgreens Corporate Guaranty  
Rare Los Angeles County Location  
Drive-thru location



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## ADDITIONAL PHOTOS



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**13331 Telegraph Road**  
**Whittier, CA 90605**

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## Average Household Income

The average household income (\$87,330) for 90605 is less than the average household income for 90638 (\$95,486), 90631 (\$93,675), 90603 (\$100,928), and 91745 (\$95,661). But it's more than 90670 (\$74,952), 90602 (\$70,370), 90604 (\$77,319), Santa Fe Springs (\$72,985), South Whittier (\$75,179), Whittier (\$85,912), and Los Angeles County (\$85,514).

90605	Santa Fe Springs	South Whittier	Whittier	Los Angeles County
\$87,330	\$72,985	\$75,179	\$85,912	\$85,514

## Median Household Income by Age of Householder

	90605	Santa Fe Springs	South Whittier	Whittier	Los Angeles County
Householder under 25 years	\$43,533	\$33,000	\$42,679	\$27,661	\$29,622
Householder 25 to 44 years	\$67,314	\$72,426	\$66,503	\$72,564	\$60,520
Householder 45 to 64 years	\$73,598	\$69,044	\$71,955	\$81,397	\$67,426
Householder 65 years and over	\$50,977	\$32,181	\$41,571	\$42,500	\$42,310

## Sources & Margins of Error

All income statistics above for 90605, Santa Fe Springs, South Whittier, Whittier, and Los Angeles County are the most current, comparable income statistics available from the US Census Bureau and are from the American Community Survey 2016 5-year estimates. These values are in 2016 inflation-adjusted dollars and were downloaded on December 2017.



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## About Whittier

*Whittier is located in Los Angeles County, about 12 miles southeast of the City of Los Angeles. The City was founded in 1898 and covers 14.8 square miles with an estimated population of 85,244. Businesses and industries in the area include 404 professional services, 506 retail stores, 193 family-type restaurants, 38 manufacturing plants, 11 hotels and motels, 5 automobile dealerships and over 231 specialty shops and boutiques, including the shopping destinations of Gateway Plaza and Santa Fe Springs Plaza – both adjacent to the Subject Walgreens and Uptown Whittier, the Quad shopping mall, and the Whittwood Town Center.*

*Whittier's strong sense of history and vision for the future has made it an upscale and dynamic residential community.*

*Throughout the years, the City of Whittier has striven to provide a healthy and safe community and a well-maintained infrastructure enhanced by planned patterns of growth and development. Through a balance of economic, social, political, cultural and recreational opportunities, the City Council has encouraged an atmosphere conducive to community spirit and active participation in the affairs and progress of the community. Such efforts have been made to ensure a visually pleasing community in which the City's identity and character are preserved and enhanced.*



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