

# ALDI

2450 ROCKWOOD AVE  
CALEXICO, CA 92231

## OFFERING MEMORANDUM



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



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# ALDI

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# INVESTMENT HIGHLIGHTS

- Absolute NNN lease – Zero landlord responsibilities
- New development – Property was built in 2015
- Outparcel to Walmart Supercenter
- Third largest entry port into United States - 13,000,000 cars passing through per year
- Hedge against inflation – 10% increases every 5 years
- Major retailers include Walmart Supercenter, Metropolitan 10 Theaters, Bester Western, 7-Eleven, Denny's, Panda Express, etc.





# FINANCIAL OVERVIEW

## EXECUTIVE SUMMARY

Property Street	2450 Rockwood Avenue
City, State Zip	Calexico, CA 92231
List Price	\$2,933,333
GLA	± 18,000 SF
Cap Rate	4.50%
Year Built	2015
Lot Size	± 1.53 AC

## ANNUALIZED OPERATING DATA

Lease Years	Monthly	Annual Rent
1 through 5	\$10,000.00	\$120,000.00
Years 6 - 10	\$11,000.00	\$132,000.00
Years 11 - 15	\$12,100.00	\$145,200.00
Years 16 - 20	\$13,310.00	\$159,720.00
Option Terms		
20 through 25	\$14,641.00	\$175,692.00
26 through 30	\$16,105.10	\$193,261.20
31 through 35	\$17,715.61	\$212,587.32
36 through 40	\$19,487.17	\$233,846.05
41 through 45	\$21,435.89	\$257,230.65
46 through 50	\$23,579.48	\$282,953.72
51 through 55	\$25,937.42	\$311,249.10
56 through 60	\$28,531.17	\$342,374.01



## TENANT SUMMARY

Tenant Trade Name	Aldi
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	NNN
Term Remaining on Lease	± 16.5 Years
Increases	10% Every 5 Years
Options	Eight, 5-Year Options

## PARCEL MAP





# TENANT OVERVIEW

## ALDI

The no-frills grocery shopping experience focuses on customers first - delivering high-quality food they're proud to serve their family, responsive customer service, everyday low prices and a quick-and-easy shopping experience with only four to five aisles and all the essentials. ALDI carries the weekly must-haves and display them in their designed shipping boxes to help save time and resources to restock shelves. Shoppers will find more than 90 percent of the groceries offered are under our ALDI exclusive brands, hand-selected by ALDI to ensure that our products meet or exceed the national brands on taste, quality and, of course, price. ALDI partners with a wide variety of growers – including some local farmers – to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten free and organic foods, ALDI committed to bringing shoppers the highest quality products at the lowest possible prices.

## COMPANY INFO

Company Name	ALDI EINKAUF GMBH & COMPAGNIE, OHG
Headquartered	MÜLHEIM, GERMANY
No. of Locations	± 9,220
Year Founded	1963
Website	<a href="http://www.ALDI.US">www.ALDI.US</a>



# SURROUNDING TENANTS

FOREVER 21  
Food4Less



T-Mobile



Walmart





# AREA OVERVIEW

## CALEXICO, CA

Calexico is an ethnically and culturally rich and diverse city in Imperial County, California located along the international border with Mexicali, Baja California, Mexico. Positioned in the Cali Baja Bi-National Mega-Region, a globally unique bi-national area that encompasses the entirety of California's U.S.-Mexico border region, Calexico has a bright future and unlimited potential. Its distinguished status as an international gateway city allows it to capitalize on the trade, commerce, culture and energy of the emerging Latin American markets.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Projection	10,055	40,894	48,323
2018 Estimate	9,845	39,868	47,013
2010 Census	9,690	39,268	46,634
Growth 2010-2018	1.60%	1.53%	0.81%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Projection	2,789	11,018	12,933
2018 Estimate	2,718	10,709	12,546
2010 Census	2,633	10,314	12,091
Growth 2010-2018	3.22%	3.82%	3.76%
INCOME	1-MILE	3-MILE	5-MILE
2018 Average Household Income	\$56,381	\$53,233	\$54,481





## IDEAL LOCATION

Calexico's strategic location is seen by many as the prime link between the interior of Mexico and the major markets along the west coast of the U.S. and Canada. The city provides the area easy overnight trucking access to all transportation hubs plus the ports of Long Beach and Ensenada, Baja California, Mexico. Calexico offers the most affordable prime commercial/industrial sites, and energy resources in the state; There are numerous industrial park sites ready for occupancy or construction.

With an extensive amount of renewable resources, a wide-range of cultural and outdoor recreational activities, Imperial County has much to offer residents and tourists alike. The county has a rich agricultural heritage as thousands of acres of prime farmland have transformed this desert region into one of the most productive farming regions in California: Annual crop production exceeds \$1 billion. Responsible for producing half of the United States' winter vegetables, Imperial County's largest industry is agriculture, which accounts for 48% of all employment.

Tourism is the secondary industry of the Imperial Valley. Visitors are drawn to the area by the Salton Sea and its neighboring mud pots and volcanoes, the Algodones Dunes and the Imperial Sand Dunes Recreation Area. A recent growing interest in the area as a filming location has spurred growth in servicing the film industry. Attributed to the county's desert environment and proximity to Los Angeles, several movies have been filmed in the sand dunes outside the agricultural portion of the county: Return of the Jedi, Stargate, The Scorpion King, Into the Wild and some portions of Jarhead.

AT **6.5 MILLION** RESIDENTS,  
CALIBAJA'S POPULATION IS THE LARGEST  
CONCENTRATION OF POPULATION ALONG  
THE U.S.-MEXICO BORDER



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **ALDI** located at **2450 Rockwood Ave, Calexico CA 92231** (**“Property”**). It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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