

2410 Fullerton Road & 18206 Mescal Street ,Rowland Heights, CA 91748

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7 ELEVEN STRIP Rowland Heights, CA ACT ID Z0100541



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EXECUTIVE SUMMARY

		VITAL DATA		
			YEAR 1	YEAR 2
Price Down Payment	Best Offer	CAP Rate Net Operating Income Net Cash Flow After	\$66,837	\$115,356
Loan Type Gross Leasable Area (GLA) Price/SF	All Cash 5,978 SF TBD	Debt Service Total Return	\$66,837 \$66,837	\$115,356 \$115,356
Current Occupancy Year Built / Renovated Lot Size	100.0% 1980 / 1980 0.57 acre(s)			

	MAJOR TENANTS		
TENANT	GLA	LEASE EXPIRATION	LEASE TYPE
7 Eleven	2,400	7/31/2024	NNN



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
US Post Office	4,449
Sailing Innovation (us) Inc	3,187
Torrid Merchandising Inc	2,487
Wilsey Foods Inc	2,100
Kirkhill-Ta Co	1,650
Orion Tech	1,500
White Lodging ServicesCorp	1,319
Diverse Staffing Inc	1,173
McDonalds	1,110
Allstate	1,033
Albertsons Brea Dist Ctr	1,000
Qtc Medical Group	1,000

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2017 Estimate Pop	20,052	113,837	351,818
2017 Census Pop	19,602	110,856	339,459
2017 Estimate HH	5,709	32,871	104,696
2017 Census HH	5,568	31,980	100,491
Median HHIncome	\$59,081	\$68,973	\$73,048
Per Capita Income	\$25,038	\$27,963	\$29,497
Average HH Income	\$87,583	\$96,667	\$98,877

INVESTMENT OVERVIEW

We are pleased to present the exceptional opportunity to acquire a 5,978 square foot gross leasable area on a 25, 031 square foot lot of a four-tenant retail investment property consisting of 7-Eleven, Donut Shop, Hair Salon and a Shipping Company in Rowland Heights - submarket of San Gabriel Valley. The property consists of two parcels; one parcel is the 7-Eleven and the other parcel consists of the three tenants. 7-Eleven occupies approximately 2,400 square feet and approximately 3,578 square feet are occupied by the other three retailers. The retailers benefit from signalized corner lot with 33,000 cars per day.

7-Eleven has been occupying the premises on a NNN Lease since the property was built in 1980. This 7-Eleven is a 24-Hour Location and sells beer and wine enhancing the ability to maximize sales. Notification has been received for 7 Eleven Renewal Agreement with start date of August 1, 2019 and has two (five) year options with rental increases. The other three tenants leases will expire August 31, 2019. This gives an investor the opportunity to increase the rents to market and convert gross leases to NNN. In addition the property has the potential for an owner-user to occupy the three spaces that have short term leases.

There are many national and regional credit tenants within a few miles of the property such as Target, Lowes, Ross Dress For Less, IN-N-OUT Burger, LA Fitness and Costco. In addition, there are numerous Asian retailers such as 99 Ranch Market, Hong Kong Supermarket, The Boiling Crab, Daiso Japan, 85 C, Gen Korean BBQ, Tea Station, 168 Supermarket Boiling Point and Greenland Supermarket.

INVESTMENT HIGHLIGHTS

- Prime Signalized Hard Corner Location
- Value Add with Upside in Rents
- Convert Gross Leases to NNN
- Corporate 7-Eleven Lease with Longevity
- 7-Eleven on NNN Lease
- Lot Size: 25, 031 SF



OFFERING SUMMARY

PROPERTY OVERVIEW

Marcus and Millichap is pleased to offer a rare opportunity to acquire a value add retail strip center at 2410 Fullerton Road and 18206 Mescal Street in the affluent area of Rowland Heights. The property is located on the South East corner of Fullerton Road and Mescal Street. This is very high traffic area and is surrounded by residential units, a retail strip center directly behind this property and a Mobil gas station across the street. In addition, there are numerous schools within walking distance that brings parents to the center after school.

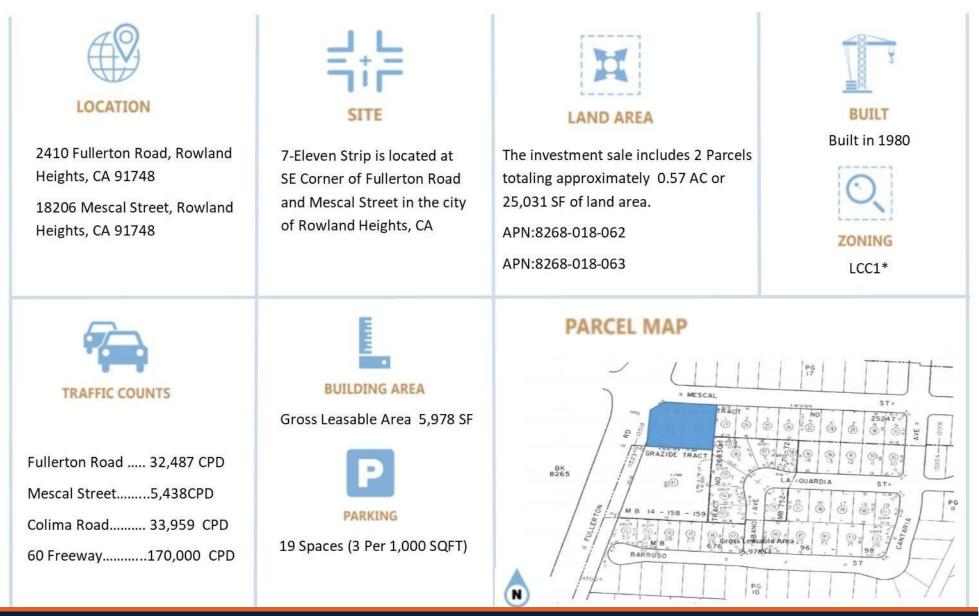
Rowland Heights is a relatively affluent unincorporated community located in Los Angeles County. It lies where Los Angeles County, Orange County and San Bernardino County meet. Rowland Heights is home to a growing population of over **48,993 residents**. The city is located on the southeastern end of the San Gabriel Valley. Rowland Heights is at the center of three major freeways: the 60 Pomona Freeway, the 605 Freeway, and the 57 Freeway. Since 1990s, there has been a great demographic shift as many upper-middle-class to upper-class immigrants from Taiwan, China and South Korea moved to the area. Many Chinese residents have expanded from Monterey Park (the "Chinatown" of Los Angeles County) to Rowland Heights for business. Local residents refer to Rowland Heights as "Little Taipei" due to its high concentration of Taiwanese businesses and restaurants. Rowland Heights has currently 48,993 population with the racial makeup as follows: **59% Asian/Pacific Islander**, 34% Hispanics, 23% White, 1% Black, below 1% Native American. Rowland Heights has low crime rate and offers good public schools, which provides stability and attracts residents and businesses into the community.





Property Description

OFFERING SUMMARY



7 ELEVEN STRIP



7 ELEVEN STRIP

PROPERTY PHOTO





ANALYSIS

TENANT SUMMARY

As of May,2019

Tenant Name	Suite	Square Feet	% Bldg Share	Leas Comm.	e Dates Exp.	Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Changes to	Lease Type	Expense Reimbursements	Renewal Options and Option Year Rental Information
7 Eleven	2410	2,400	40.1%	9/26/77	7/31/19	\$0.93	\$2,231	\$26,777	Aug-2019	\$2,455	NNN	\$13,447	3 (5) year option
Zeasura Hair Salon	18206	1,372	23.0%	9/1/14	8/31/19	\$0.91	\$1,250	\$15,000	N/A	N/A	Gross	\$0	
Yto Express	18208	1,102	18.4%	9/1/14	8/31/19	\$1.32	\$1,450	\$17,400	N/A	N/A	Gross	\$0	
Tasty Donuts	18210	1,104	18.5%	9/1/14	8/31/19	\$1.31	\$1,450	\$17,400	N/A	N/A	Gross	\$0	
Total		5,978				\$1.07	\$6,381	\$76,577				\$13,447	
	0	ccupied T	enants: 4	Unoccupie	d Tenants: 0	Occupied GLA: 1	00.00%	Unoccupied GLA: 0.0	0%				

Notes:

7-Eleven Rent at Option

Years	Monthly Rent
Years 1-5 (Lease Renewal Option)	\$2,454.58 starting August 1, 2019
Years 6-10 (1st Option)	\$2,700.04
Years 11-15 (2 rd Option)	\$2,970.04

7-Eleven Percentage

As additional rent due hereunder, an amount of money equal to two percent(2%) of such sales, less the total of the monthly rentals paid during the preceding calendar year and less the amounts paid by Lessee for real property taxes and for insurance on the leased premises during such year.

OPERATING STATEMENT

Income	Year 1	Per SF	Year 2	Per SF	Notes
Scheduled Base Rental Income	82,589	13.82	111,060	18.58	
Expense Reimbursement Income					
CAM	1,820	0.30	4,533	0.76	
Insurance	1,049	0.18	2,614	0.44	
Real Estate Taxes	10,578	1.77	26,348	4.41	
Total Reimbursement Income	\$13,447	46.1% \$2.2 5	\$33,495	114.7% \$5.60	
Effective Gross Revenue	\$96,036	\$16.06	\$144,555	\$24.18	
Operating Expenses	Year 1	Per SF	Year 2	Per SF	Notes
Common Area Maintenance (CAM)					
Utilities	781	0.13	781	0.13	
Trash Removal	1,777	0.30	1,777	0.30	
Repairs & Maintenance	475	0.08	475	0.08	
Landscaping	1,500	0.25	1,500	0.25	
Insurance	2,613	0.44	2,613	0.44	
Real Estate Taxes	22,053	3.69	22,053	3.69	
Total Expenses	\$29,199	\$4.88	\$29,199	\$4.88	
Expenses as % of EGR	30.4%		20.2%		
Net Operating Income	\$66,837	\$11.18	\$115,356	\$19.30	

Notes and assumptions to the above analysis are on the following page.

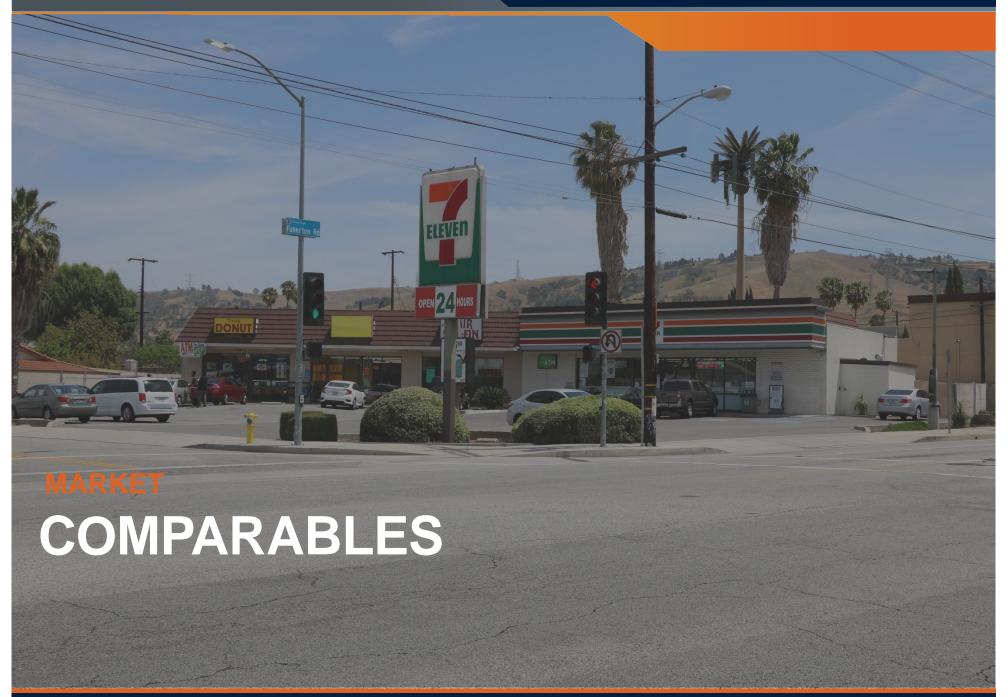
TENANT PROFILES

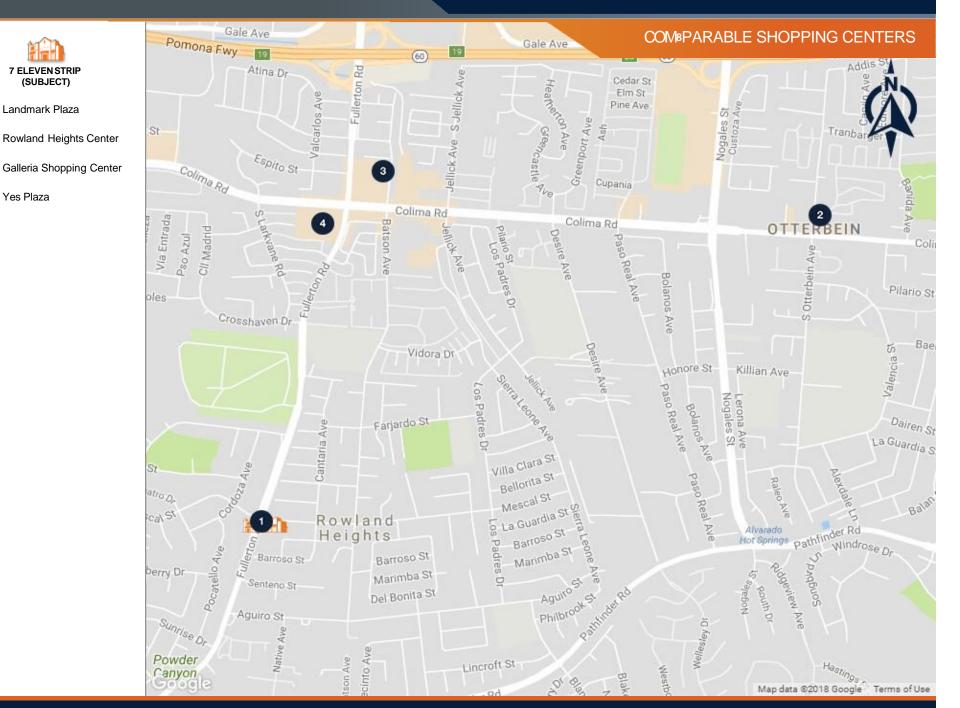


7Eleven

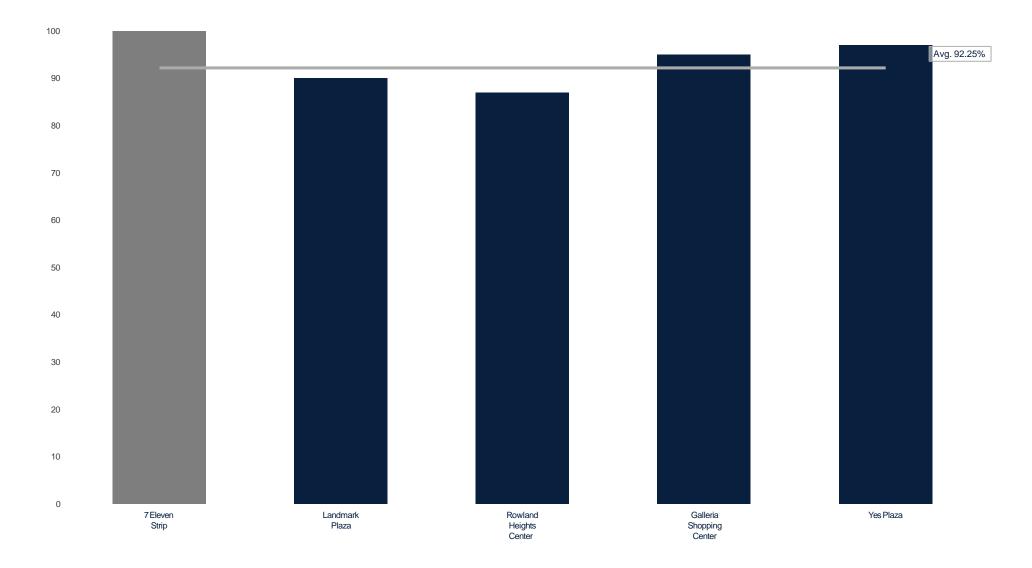
7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 60,000 stores in 18 countries, of which nearly 10,700 are in North America. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. Well known for the Big Gulp® fountain soft drink, Big Bite® grill items, the Slurpee® beverage and its fresh-brewed coffee.

General Information				
Tenant Name	7Eleven			
Website	www.7-eleven.com			
Parent Company	Seven & I Holdings Co.			
Headquartered	Irving, Texas			
Rentable Square Feet	2,400 SF			
Percentage of RBA	40.00%			
Lease Commencement	9/26/1977			
Lease Expiration	7/31/2019			
No. of Locations	60,000+			

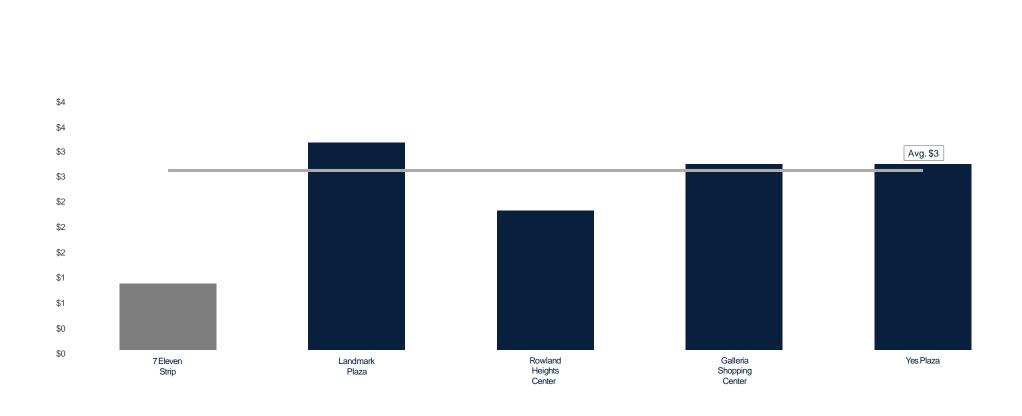




AVERAGE OCCUPANCY



AVERAGE RENT PER SQUARE FOOT







Total GLA	Available SF	Asking Rent/SF
5,978 SF	0 SF	\$1.07

LANDMARK PLAZA 2414 Fullerton Rd, Rowland Heights, CA, 91748



15,532 SF 1,626 SF \$3.35	Total GLA	Available SF	Asking Rent/SF
	15,532 SF	1,626 SF	\$3.35

ROWLAND HEIGHTS CENTER

19209 Colima Rd, La Puente, CA, 91748



Total GLA	Available SF	Asking Rent/SF
8,064 SF	1,068 SF	\$2.25

YEAR BUILT: 1980

MAJOR TENANTS

7 Eleven

OCCUPANCY: 90% | YEAR BUILT: 1966

OCCUPANCY: 87% | YEAR BUILT: 1989

GALLERIA SHOPPING CENTER

18301 Colima Rd, Rowland Heights, CA, 91748



Total GLA	Available SF	Asking Rent/SF
130,408 SF	0 SF	\$3.00

YES PLAZA

18162 Colima Rd, Rowland Heights, CA, 91748



102.900 SF 2.160 SF \$3.00	Total GLA	Available SF	Asking Rent/SF
	102,900 SF	2,160 SF	\$3.00

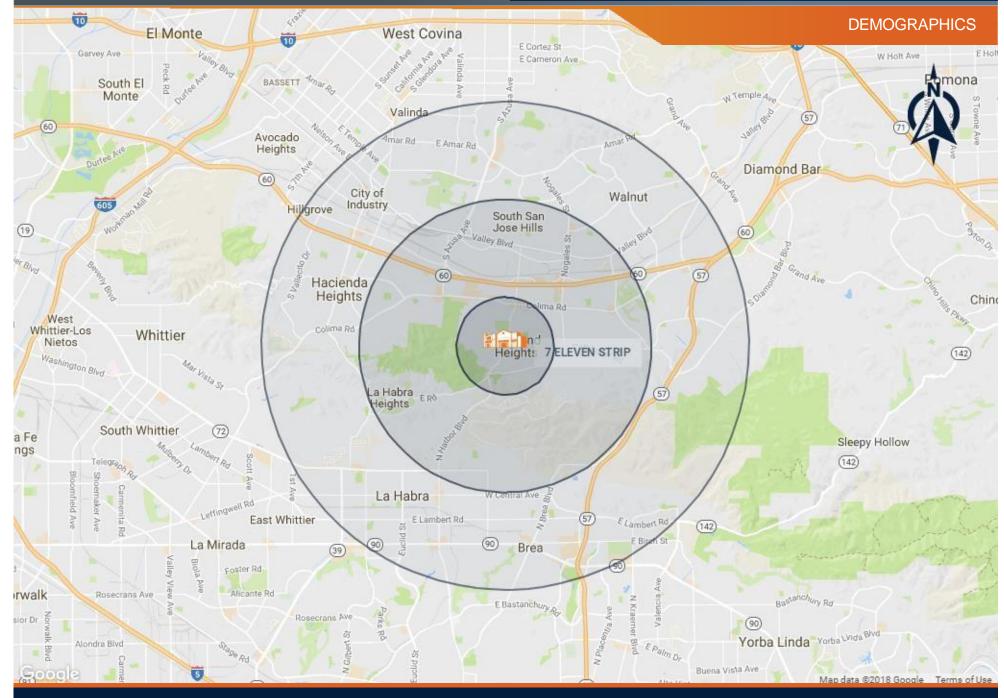
OCCUPANCY: 95% | YEAR BUILT: 1964

OCCUPANCY: 97% | YEAR BUILT: 1976

7 ELEVEN STRIP

OVERVIEW

7 ELEVEN STRIP



Created on May 2018

POPULATION	1 Miles	3 Miles	5 Miles
2022 Projection			
Total Population	20,224	115,148	351,882
2017 Estimate			
Total Population	20,052	113,837	351,818
 2010 Census 			
Total Population	19,602	110,856	339,459
 2000 Census 		1	
Total Population	20,709	113,509	338,369
Current Daytime Population			
2017 Estimate	12,283	105,004	322,355
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2022 Projection			
Total Households	5,827	33,569	106,325
2017 Estimate			
Total Households	5,709	32,871	104,696
Average (Mean) Household Size	3.43	3.40	3.31
2010 Census			
Total Households	5,568	31,980	100,491
2000 Census			
Total Households	5,894	32,000	99,196
Occupied Units			
2022 Projection	5,827	33,569	106,325
2017 Estimate	5,808	33,357	105,892
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2017 Estimate			
\$150,000 or More	12.92%	15.26%	15.34%
\$100,000 - \$149,000	15.27%	16.98%	18.63%
\$75,000 - \$99,999	12.54%	14.09%	14.77%
\$50,000 - \$74,999	15.79%	16.98%	17.65%
\$35,000 - \$49,999	11.74%	12.16%	11.93%
Under \$35,000	31.72%	24.52%	21.66%
Average Household Income	\$87,583	\$96,667	\$98,877
Median Household Income	\$59,081	\$68,973	\$73,048
Per Capita Income	\$25,038	\$27,963	\$29,497

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$78,463	\$83,076	\$83,651
Consumer Expenditure Top 10			
Categories	* ***		*
Housing	\$22,878	\$23,992	\$24,253
Shelter	\$15,119	\$15,659	\$15,829
Transportation	\$12,551	\$13,287	\$13,374
Food	\$8,196	\$8,530	\$8,548
Personal Insurance and Pensions	\$8,070	\$8,589	\$8,701
Health Care	\$4,343	\$4,801	\$4,753
Utilities	\$3,702	\$3,911	\$3,918
Entertainment	\$3,267	\$3,453	\$3,427
Apparel	\$2,602	\$2,833	\$3,000
Household Operations	\$1,777	\$1,930	\$1,947
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
2017 Estimate Total Population	20,052	113,837	351,818
Under 20	21.49%	22.57%	24.04%
20 to 34 Years	22.82%	21.28%	21.24%
35 to 39 Years	6.44%	5.73%	5.97%
40 to 49 Years	13.11%	12.97%	13.33%
50 to 64 Years	21.74%	21.54%	20.82%
Age 65+	14.36%	15.92%	14.61%
Median Age	39.40	40.36	38.97
Population 25+ by Education Level			
2017 Estimate Population Age 25+	14,296	79,943	241,709
Elementary (0-8)	6.86%	7.78%	7.36%
Some High School (9-11)	5.69%	7.23%	7.72%
High School Graduate (12)	27.77%	23.19%	22.58%
Some College (13-15)	15.39%	17.98%	20.07%
Associate Degree Only	8.36%	8.40%	8.12%
Bachelors Degree Only	23.10%	23.24%	22.25%
Graduate Degree	9.35%	9.02%	9.32%



Population

In 2017, the population in your selected geography is 20,052. The population has changed by -3.17% since 2000. It is estimated that the population in your area will be 20,224.00 five years from now, which represents a change of 0.86% from the current year. The current population is 50.17% male and 49.83% female. The median age of the population in your area is 39.40, compare this to the US average which is 37.83. The population density in your area is 6,381.85 people per square mile.



Households

There are currently 5,709 households in your selected geography. The number of households has changed by -3.14% since 2000. It is estimated that the number of households in your area will be 5,827 five years from now, which represents a change of 2.07% from the current year. The average household size in your area is 3.43 persons.



Income

In 2017, the median household income for your selected geography is \$59,081, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 23.56% since 2000. It is estimated that the median household income in your area will be \$69,669 five years from now, which represents a change of 17.92% from the current year.

The current year per capita income in your area is \$25,038, compare this to the US average, which is \$30,982. The current year average household income in your area is \$87,583, compare this to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 22.33% White, 1.65% Black, 0.15% Native American and 55.85% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 34.50% of the current year population in your selected area. Compare this to the US average of 17.88%.



Housing

The median housing value in your area was \$519,407 in 2017, compare this to the US average of \$193,953. In 2000, there were 3,388 owner occupied housing units in your area and there were 2,506 renter occupied housing units in your area. The median rent at the time was \$738.

J	OBS

Employment

In 2017, there are 3,564 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 66.04% of employees are employed in white-collar occupations in this geography, and 33.70% are employed in blue-collar occupations. In 2017, unemployment in this area is 3.30%. In 2000, the average time traveled to work was 35.00 minutes.

Source: © 2017 Experian



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