



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



SIZZLER (DARK) | CORPORATE GUARANTEED
Absolute Triple Net (NNN) Lease Investment - Value-Add Opportunity

2421 Pacific Coast Highway | Lomita, CA 90717

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Offer Exclusively For Sale the 4,884 SF Sizzler (Dark) Located at 2421 Pacific Coast Highway in Lomita, California. There are Over 4 Years Remaining on an Absolute Triple Net (NNN) Corporate Guaranteed Lease Providing a Value-Add Opportunity Investment Opportunity.



Actual Property Image

OFFERING SUMMARY

PRICE	\$3,034,000
CAP	4.25%
NOI	\$128,938
PRICE PER SF	\$621.21
YEARS REMAINING	4+ Years
LEASE GUARANTY	Sizzler USA Acquisition, Inc

PROPERTY SUMMARY

ADDRESS	2421 Pacific Coast Highway Lomita, CA 90717
COUNTY	Los Angeles
BUILDING AREA	4,884 SF
LAND AREA	.72 AC
BUILT	1973

HIGHLIGHTS



Sizzler (Dark) - Corporate Guaranteed Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities



Strong Rental Increases - 10% at Option Periods



Lease Continues Through June 2023



Significant Value-Add Potential Through Releasing



Operator is Corporate Guaranteed by Sizzler USA Acquisition, Inc.



Optimal Demographics With Population Over 460,000 Residents Within 5-Miles of the Subject Property

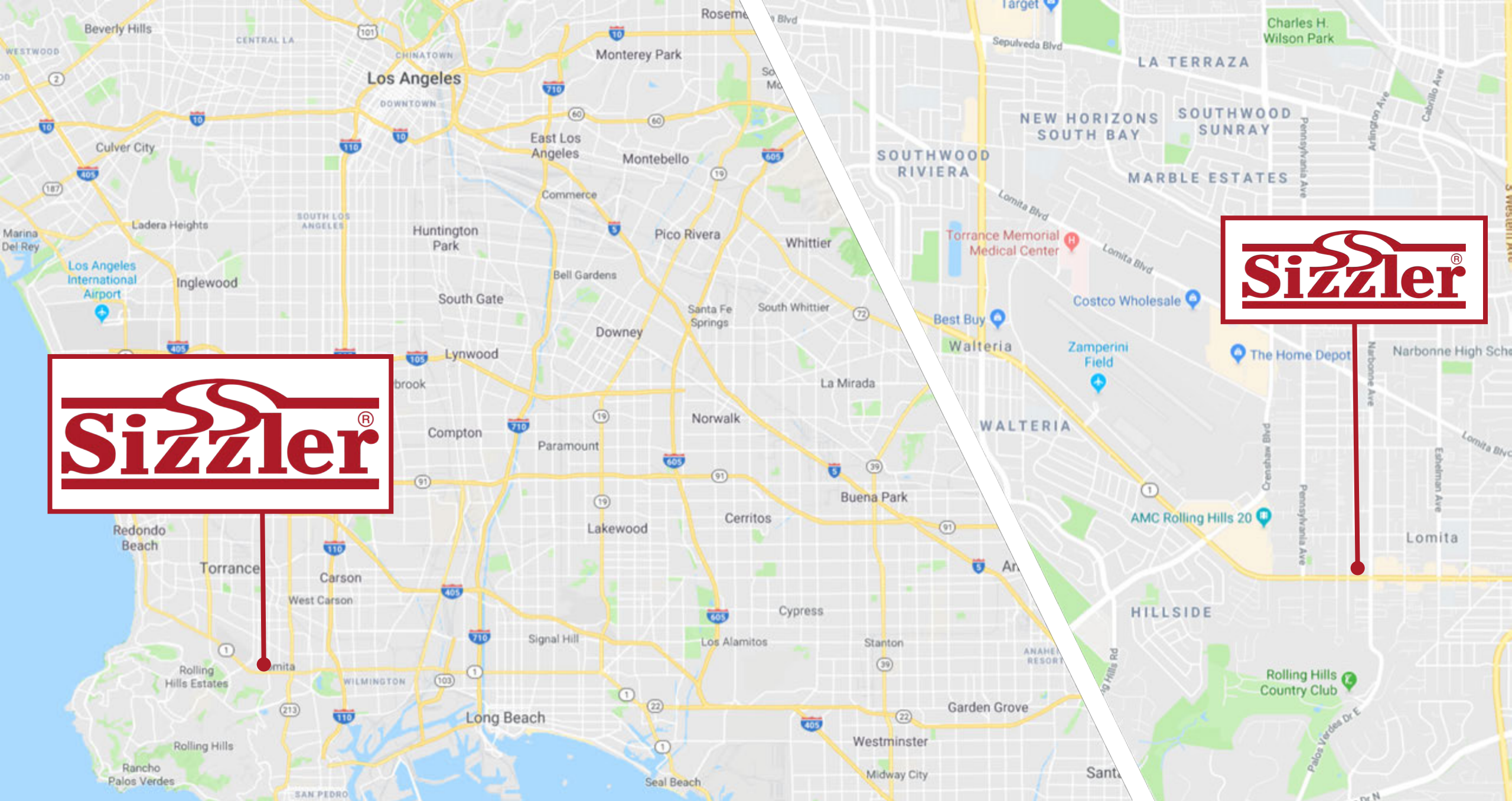


Strong Visibility Near Major Retail Corridor With Over 60,000 VPD



Nearby Tenants Include: Trader Joe's, Jiffy Lube, Wells Fargo, Enterprise Rent-A-Car, BevMo!, 24 Hour Fitness, Bed Bath & Beyond and AMC Rolling Hills 20





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South Bay
Pre-Owned

Okane Umi



SOUTH BAY DESIGN CENTER



Hot N Tot

Pacific Coast Hwy



Patrician
Apartments



Pennsylvania Ave



Bartlett
Motel





Sam's Club
Office DEPOT
OfficeMax
VONS

ZAMPERINI
FIELD
INSURANCE

LOWE'S

THE HOME
DEPOT

petco
WELLS FARGO
Starbucks
IN-N-OUT

Jersey Mike's
IHOP
Yogurtland
CHIPOTLE

McDonald's

HomeGoods

AutoZone
7 ELEVEN

savers
O'Reilly
AUTO PARTS

KOHL'S
Party City
THE COFFEE BEAN & TEA LEAF
FANTASTIC SAM'S
ROBEKS

Starbucks
rubio's
T-Mobile
Union Bank
california PIZZA KITCHEN

Smart & Final
BIG 5
SPORTING GOODS
Tanora
PEI WEI

WHOLE FOODS
BLAZE PIZZA
amc
BED BATH & BEYOND
Peet's Coffee
TILLY'S

Sizzler®

Crenshaw Blvd

BevMo!

PET SMART
STAPLES
CHASE
PACIFIC
CITI

24 FITNESS
viva
vitamins
BR

TRADER JOE'S
NIKE
CHASE

WELLS FARGO
ACE 6

BIG LOTS!
99c only

PAPA JOHN'S
SUBWAY
SALLY BEAUTY
Western Dental

CVS pharmacy

Pizza Hut

T-Mobile

Pacific Coast Hwy

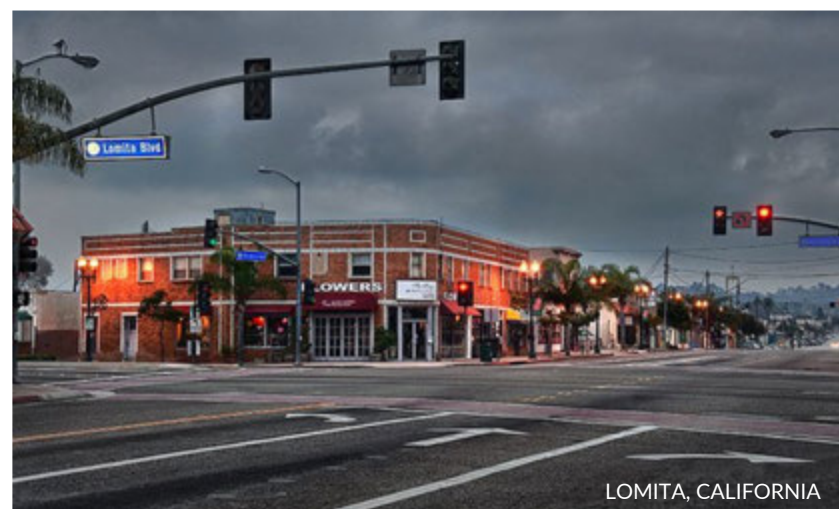
jiffylube

CVS pharmacy

CITY OVERVIEW

Lomita | Los Angeles County | California

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LOMITA, CALIFORNIA

Lomita, CA

Lomita is a city in Los Angeles County in California. Lomita's population was estimated to be 20,707 in 2018. Los Angeles County is the most populous county in the Los Angeles metropolitan area, with an estimate of more than 10.16 million inhabitants as of 2017. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion. It has 88 incorporated cities. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. In 2017, the county hosted about 48.3 million tourists.



LOS ANGELES, CA

Economy

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros, Universal Pictures, & Walt Disney Studios—are located within the county. Other major industries, include international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.



HOLLYWOOD SIGN

Contemporary Life

The city of Lomita offers beautiful scenery, numerous fun activities, and the amazing experience of whale watching. The city is home to the Lomita Railroad Museum, which is a museum devoted to the California railroad history during the steam era. Lomita is located 15 minutes from LA's downtown, which has a lot to offer tourists. Los Angeles is home to the iconic Hollywood sign; Paramount Pictures, Universal and Warner Brothers behind-the-scenes tours; the TCL Chinese Theatre; and the Walk of Fame, which displays celebrities' hand and footprints. The area is also home to Universal Studios Hollywood and to Disneyland; both are amusement parks with rides and shows.

DEMOGRAPHICS

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Population

1-MILE

21,719

3-MILE

169,687

5-MILE

461,443



Average Household Income

1-MILE

\$93,679

3-MILE

\$108,510

5-MILE

\$105,658



LEASE SUMMARY

TENANT	Sizzler USA Acquisition, Inc.
PREMISES	A Building of Approximately 4,884 SF
LEASE COMMENCEMENT	July 1, 2013
LEASE EXPIRATION	June 30, 2023
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

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SIZE			ANNUAL RENT				LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Sizzler (Dark)	4,884 SF	100%	\$128,938	\$26.40	10%	At Options	07/01/2013	06/30/2023	2 x 5 Years



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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