

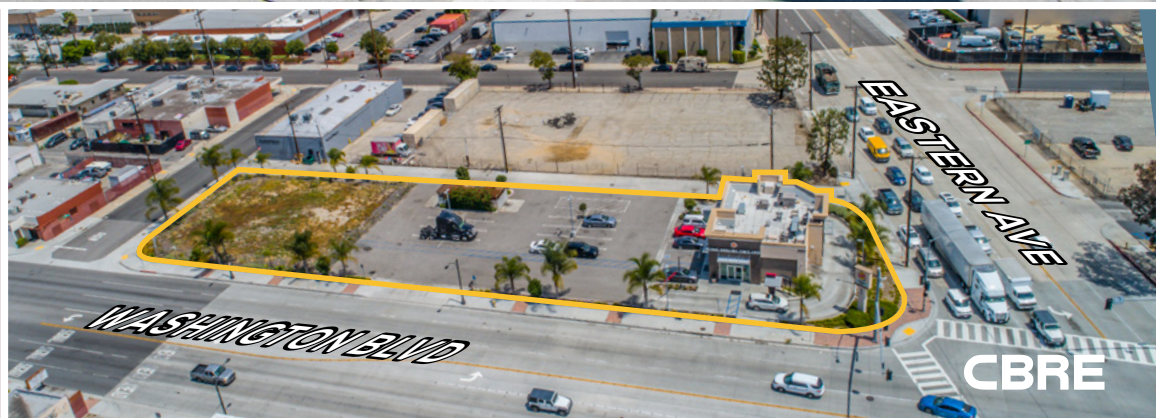


**FOR
SALE**



BURGER KING & DEVELOPMENT PAD

5505, 5519 & 5533 E WASHINGTON BLVD
COMMERCE, CA 90040



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CBRE





PROPERTY SUMMARY

**5505, 5519 & 5533 E. Washington Blvd.
Commerce, CA 90040**



PURCHASE PRICE
\$2,800,000



BUILDING SIZE
2,070 SQ. FT.



LAND AREA
35,637 SQ. FT.



CURRENT NOI
\$71,270

PROFORMA NOI
\$167,868*



CAP RATE
2.55%

PROFORMA CAP RATE
6.0%



YEAR BUILT
2016



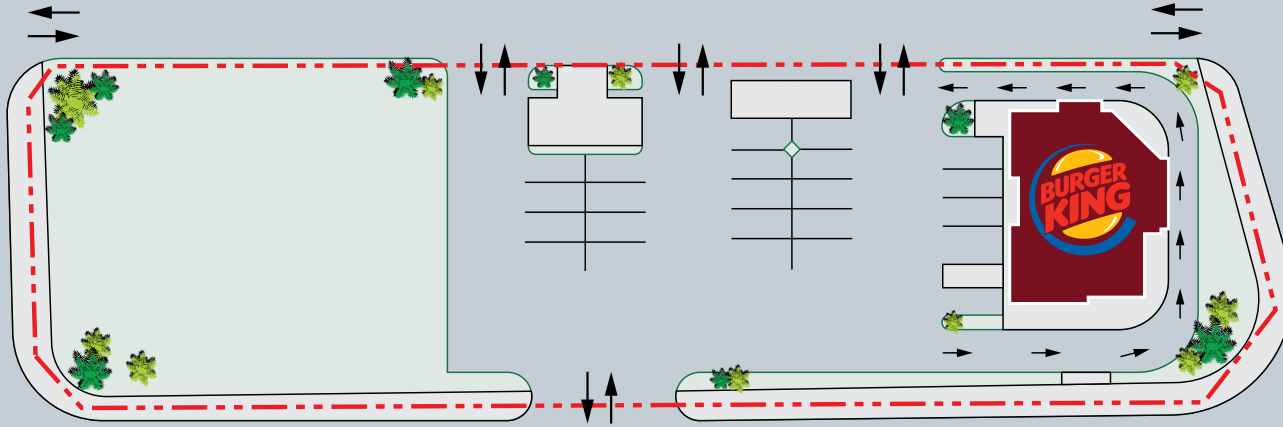
PARKING
23 SPACES



APN
6335-019-047
6335-019-046
6335-019-043

* Assumes vacant pad ground leased at \$7,500/month NNN

FITZGERALD AVE



E WASHINGTON BLVD

31,600 CARS PER DAY

S EASTERN AVE



PARCEL MAP



ADDRESS	APN	SIZE
5533 E Washington Blvd	6335-019-043	14,940 SF
5519 E Washington Blvd	6335-019-046	10,013 SF
5505 E Washington Blvd	6335-019-047	10,684 SF





INVESTMENT HIGHLIGHTS

Rare Opportunity to Acquire a Highly Desirable Drive-Thru with Vacant Pad Upside

Established Burger King on Long Term NNN Lease - Tenant is a strong 12 unit franchisee in the 3rd year of an initial 20-year term with four 5-year options

Large Value-Add Component - Contains a 10,684 sf. parcel with ability to develop drive-thru or other commercial use

Newer Construction Building - 2016 construction drive-thru in high barriers to entry Southern California Market

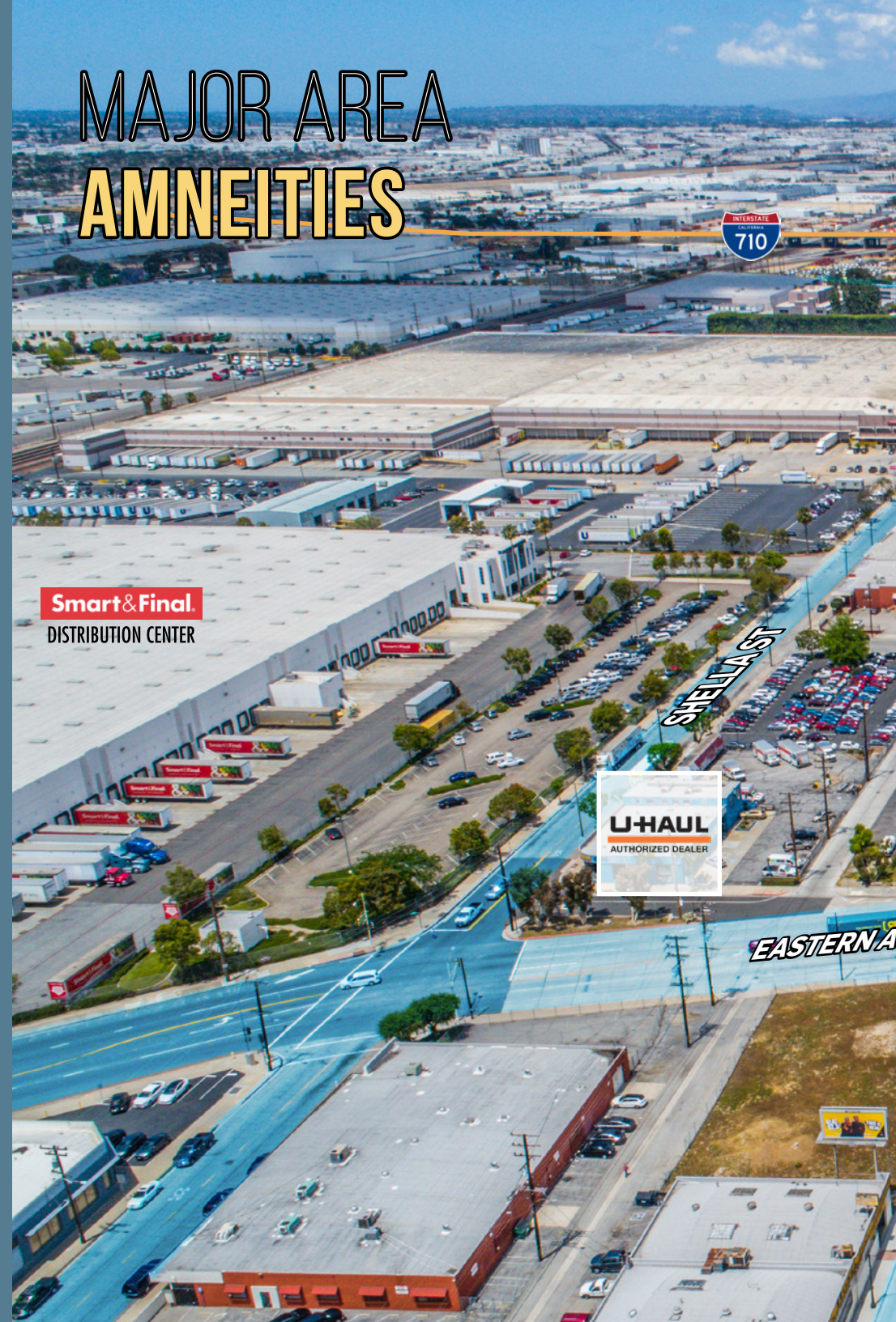
Highly Strategic and Desirable Real Estate Location in Commerce

Exceptional Transit Oriented Location - Situated at a signalized intersection seeing north of 31,600 vehicles per day, less than a mile from two separate I-5 FWY On/Off Ramps

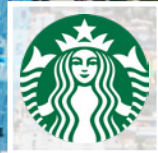
Significant Visibility on Washington Blvd - Site benefits from an entire block of frontage between Eastern Ave. and Fitzgerald Ave.

Dense In-Fill Demographics - 3 mile radius has population north of 295k with an average household income approaching \$74k annually

MAJOR AREA AMNEITIES



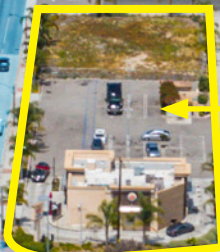
DOWNTOWN
LOS ANGELES



ATLANTIC BLVD



WASHINGTON BLVD



31,600 CARS/DAY



JILSON ST

RENT ROLL

Tenant	Square Feet	Begin	End	LEASE TERM			Rental Increases/Options	Market Rate Annual Rent/SF	Market Rate
				Monthly	Annually	PSF/Yr			
Burger King	2,070	10/1/16	10/31/36	\$6,489.00	\$77,868	\$37.62	10% Every Five Years/ 4 Five Year Options	\$37.62	\$77,868
Vacant Pad*	3,330	TBD	TBD	-	-	-	-	-	\$90,000**
TOTALS/AVERAGES	5,400			\$6,489	\$77,868	\$37.62		\$48.81	\$167,868

*Pro Forma based on development and ground lease of a 3,330 sf. previously approved drive-thru

** Assumes \$90,000/year NNN ground lease on vacant pad.

*** Use Restrictions on Vacant Pad: Sale of Hamburgers, Chick-Fil-A, El Pollo Loco, massage parlor, tattoo business, pawn shop, sale of cannabis and related accessories.



INCOME & EXPENSES

		CURRENT "IN-PLACE"	PROFORMA
Gross Revenue			
In-Place Rental Revenue		\$77,868	\$167,868
Reimbursement Expense Revenue	100.00%	\$4,514	\$14,500
Reimbursement Tax Revenue*		\$36,222	\$42,820
Total Gross Revenue		\$118,604	\$225,188
Expenses			
Real Estate Taxes*	1.30%	(\$42,820)	(\$42,820)
Insurance*	\$0.30	(\$621)	(\$1,071)
CAM's*	5.00%	(\$3,893)	(\$8,393)
Management Fee*	3.00%	\$0	(\$5,036)
Total Operating Expenses		(\$47,334)	(\$57,320)
Net Operating Income		\$71,270	\$167,868

*Taxes estimated per 2017-2018 LA County Tax Bill - Reimbursement on CURRENT "IN-PLACE" excludes 50% of taxes for parcel 046 and 100% for parcel 047

*Insurance based on market rate of \$.30 psf.

*CAM charge estimated on 5% of Gross Revenue

*Management charge estimated based on 3% of Gross Revenue



TENANT OVERVIEW

CORPORATE OVERVIEW

TYPE:	Private
PARENT:	Restaurant Brands International
INDUSTRY:	Restaurant
YEAR FOUNDED:	1954
HEADQUARTERS:	Miami-Dade County, Florida
LOCATIONS:	17,796+
WEBSITE:	www.bk.com





BURGER KING

Burger King is the second largest fast food hamburger chain in the world, known for serving high-quality, delicious food at an affordable cost. Since its inception in 1954, Burger King has expanded their menu from their basic offering of burgers, French fries, milkshakes and sodas to a much more diverse product type. In 1957, the “Whopper” became the one of the first major additions to the menu and remains on the menu today.

In 2010, a multi-million-dollar investment company, 3G Capital, purchased Burger King Corporation with a focus on long term value creation. Almost immediately thereafter, 3G Capital immediately began to restructure its plans for the company, by introducing new menu items, product reformulations and packaging. As of December 2018, Burger King reported that it had just under 17,800 outlets in 100 countries, serving over 11 million guests around the world every day.

AREA OVERVIEW

COMMERCE, CALIFORNIA

Known for being a primarily industrial area in Los Angeles, the City of Commerce is located in southeast Los Angeles County. Commerce is served by major freeways, Long Beach and Santa Ana freeways, along with the Metrolink commuter rail service at the Commerce station. In 1960, the city was incorporated to prevent its neighboring cities such as Vernon and Los Angeles from annexing industrial land for tax revenue. In the 1970s and 1980s, Commerce began the process to maintain its manufacturing and distribution base by successfully recycling former industrial sites to high technology, warehouse, office, retail and other commercial uses. Five decades after incorporation, Commerce continues to be a dynamic city servicing the Los Angeles area.

TOP 10 EMPLOYERS

Company	# of Employees
County of Los Angeles	4,000
California Commerce Club, Inc.	2,529
99 Cents Only Stores	998
American International Industries	985
Smart & Final Stores LLC	883
Parsec Inc.	801
Unified Grocers Inc.	743
Mission Foods	520
Gibson Overseas, Inc.	400
Wine Warehouse	365



9 MILES TO PASADENA



5 MILES TO DTLA



COMMERCE CASINO

Commerce Casino is the largest cardroom in the world which includes over 240 tables on site. As of 2016, the casino was providing \$22M annually in licensing fees to the city. Along with the cardroom, the Commerce Casino includes a full-service 200-room hotel, the Crowne Plaza, which includes dining establishments, spa, salon, pool, banquet rooms, shops and entertainment. The Commerce Casino houses several poker tournaments series, including the Los Angeles Poker Classic, California State Poker Championship, Commerce Hold 'em Series, and the LA Poker Open.



CITADEL OUTLETS

Located in the City of Commerce, the Citadel Outlets is an outlet mall and can be seen along the Santa Ana Freeway (I-5 Freeway) going towards Downtown Los Angeles. The center features Exotic Revival architecture of the tire factory, completed in the style of an Assyrian castle. It features over 130 name brand stores and restaurants. In 2008, a \$52M renovation took place to maintain its historical architecture and in 2010, the center expanded again opening an additional 157,000 SF. The Citadel Outlets is known as one of Southern California's most convenient and attractive outlet shopping destination.

22 MILES TO PORT OF LONG BEACH



13 MILES TO KNOTTS BERRY FARM



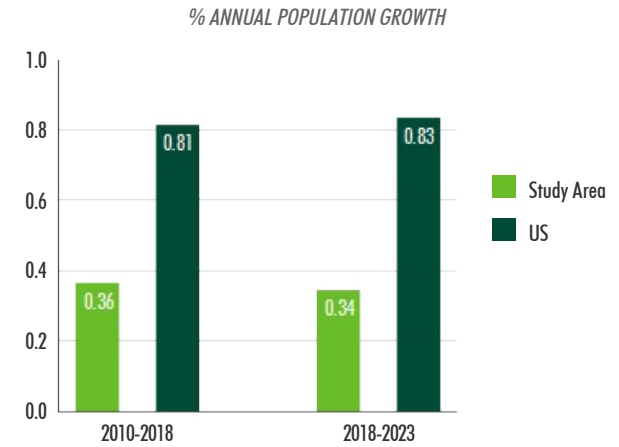
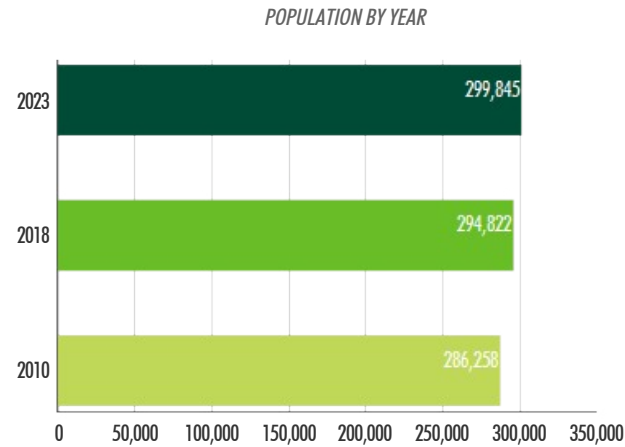
22 MILES TO LAX



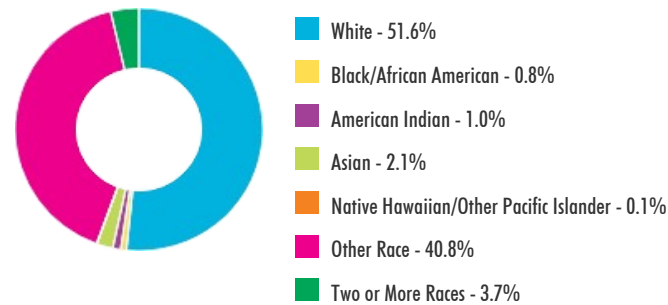
AREA DEMOGRAPHICS SUMMARY



POPULATION



RACE & ETHNICITY



94.5% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$113,171
MEDIAN HOUSEHOLD INCOME

\$46,998
PER CAPITA INCOME

HOME OWNERSHIP

31.9%
OWNER-OCCUPIED UNITS

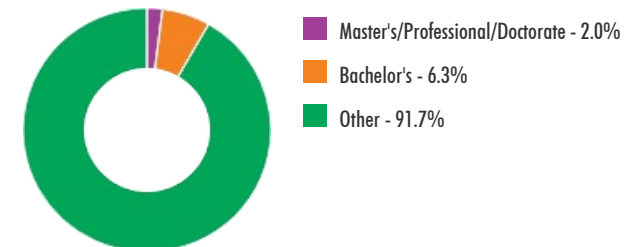
EMPLOYMENT

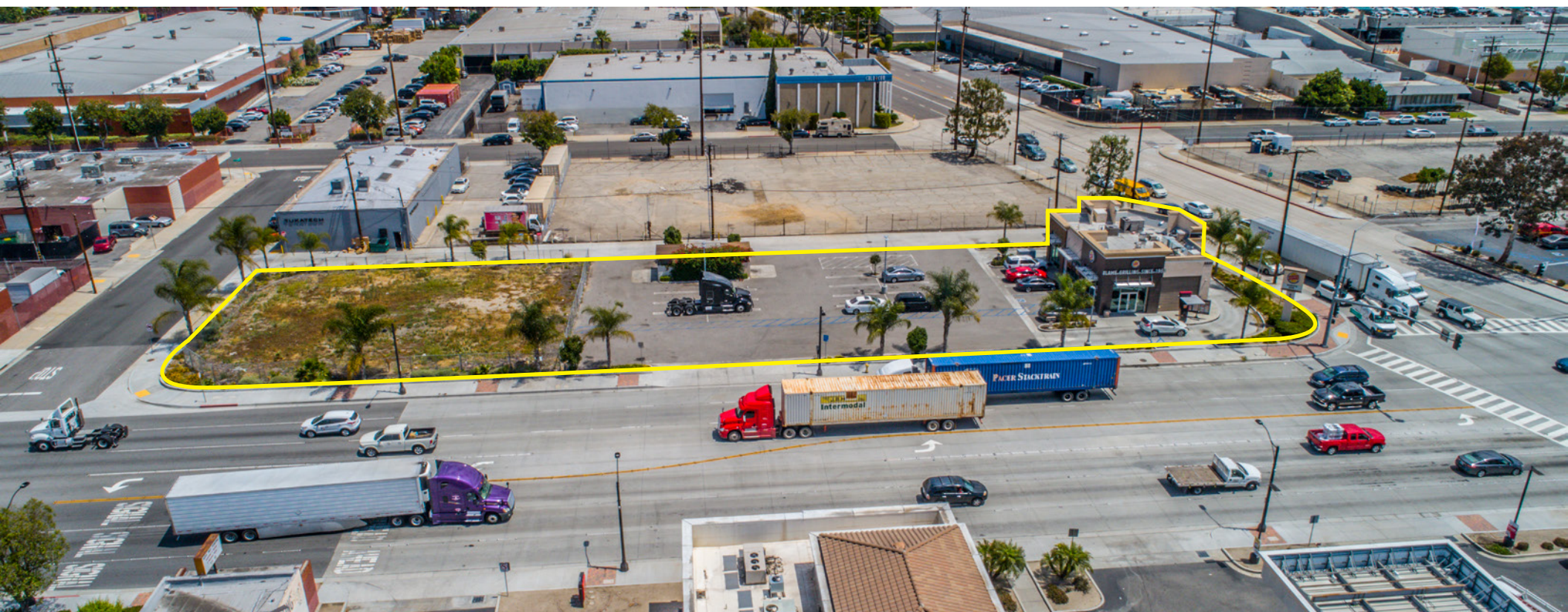
121,308 EMPLOYEES

8,416 BUSINESSES

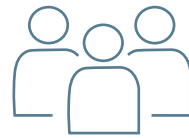
5.2% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION





AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2018 Population	9,277	294,822	814,834
2023 Population	9,413	299,845	829,796
2010 Population	9,045	286,258	789,886
Growth Rate: 2018 to 2023	0.29%	0.34%	0.36%



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2018 Households	2,380	73,356	213,236
2023 Households	2,399	74,224	216,144
2010 Households	2,352	71,843	208,560
Growth Rate: 2018 to 2023	0.16%	0.24%	0.27%
Average Household Size	3.85	4.00	3.79



INCOME	1 MILE	3 MILES	5 MILES
2018 Average Household Income	\$61,606	\$55,471	\$62,893
2023 Average Household Income	\$72,546	\$64,297	\$73,452
2018 Median Household Income	\$43,300	\$42,063	\$46,984
2023 Median Household Income	\$50,475	\$47,897	\$53,456



HOUSING	1 MILE	3 MILES	5 MILES
2018 Housing Units	2,497	76,663	223,932
2018 Vacant Housing Units	117	3,307	10,696
2018 Occupied Housing Units	2,380	73,356	213,235
2018 Owner-Occupied Units	1,118	23,384	83,721
2018 Renter-Occupied Units	1,262	49,972	129,514



EDUCATION	1 MILE	3 MILES	5 MILES
2018 Population 25 and Over	5,809	173,446	500,181
Less than 9th Grade	1,469	52,474	129,720
9-12th Grade - No Diploma	977	31,705	80,578
High School Diploma	1,522	40,297	111,830
GED or Alternative Credential	153	3,155	9,410
Some College - No Degree	932	23,278	75,996
Associate's Degree	292	8,165	27,304
Bachelor's Degree	293	10,895	47,263
Graduate or Professional Degree	171	3,477	18,080



AGE	1 MILE	3 MILES	5 MILES
Age 0-4	711	24,843	63,248
Age 5-9	694	23,776	61,354
Age 10-14	677	23,378	60,961
Age 15-19	658	23,681	62,189
Age 20-24	726	25,698	66,901
Age 25-29	757	26,404	70,583
Age 30-34	720	22,973	63,065
Age 35-39	655	20,754	57,091
Age 40-44	576	18,149	50,363
Age 45-49	570	17,587	49,585
Age 50-54	490	15,418	45,102
Age 55-59	475	13,612	40,920
Age 60-64	431	11,650	35,355
Age 65-69	369	9,360	29,142
Age 70-74	266	6,587	21,308
Age 75-79	208	4,610	15,486
Age 80-84	135	3,063	10,494
Age 85 and Older	158	3,279	11,687



PLACE OF WORK	1 MILE	3 MILES	5 MILES
2018 Businesses	1,055	8,416	22,028
2018 Employees	22,382	121,308	315,009

FOR SALE BURGER KING & DEVELOPMENT PAD



KOZAKOV-WADE RETAIL



KOZWADE_RETAIL



KOZ_WADE_RETAIL



RETAIL-KW



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