



SANDS INVESTMENT GROUP  
NET INVESTMENTS...NET RESULTS



## OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

6730 Rosemead Blvd | Pico Rivera, CA 90660



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Offer Exclusively For Sale the 4,226 SF Sizzler Located at 6730 Rosemead Boulevard in Pico Rivera, California. There are Over 4 Years Remaining on an Absolute Triple Net (NNN) Corporate Guaranteed Lease With Two 5 Year Options to Extend.



## OFFERING SUMMARY

PRICE	\$2,485,000
CAP	4.25%
NOI	\$105,600
PRICE PER SF	\$588.03
YEARS REMAINING	4+ Years
LEASE GUARANTY	Sizzler USA Acquisition, Inc.

## PROPERTY SUMMARY

ADDRESS	6730 Rosemead Blvd Pico Rivera, CA 90660
COUNTY	Los Angeles
BUILDING AREA	4,226 SF
LAND AREA	.72 AC
BUILT	1972

# HIGHLIGHTS



Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities



4+ Years Remaining on Base Term of Lease – Potential Value Add Investment



Strong Rental Increases – 10% at Option Periods



Long Term Operating History – Over 40 Years at This Location



Healthy Rent to Sales Ratio – Under 7%



Operator is Corporate Guaranteed by Sizzler USA Acquisition, Inc.



Optimal Demographics With Population Over 568,000 Residents Within a 5-Mile Radius of the Subject Property



Strong Visibility Near Signalized Intersection of Washington Blvd and Rosemead Blvd With Over 40,000 VPD



Nearby Tenants Include: Jack in the Box, Chase Bank, Wing Stop, McDonald's, Walgreens, Chili's, LA Fitness, Marshalls and PetSmart





Sizzler | 6730 Rosemead Blvd | Pico Rivera, CA 90660





ROSS Bath & Body Works DOLLAR TREE  
DRESS FOR LESS® five BELOW  
SALLY BEAUTY SUPPLY GNC SUBWAY

FLAME BROTHER Starbucks BR  
Yogurtland GameStop Sprint

Barrett  
distribution centers

LOWE'S

Walmart

PET SMART

Marshall's

Habit

ALDI

Tanera

DEL TACO

WELLS FARGO

Stagmi

Walgreens

Chili's

Washington Blvd  
McDonald's

El Rodeo de Pico Rivera

LA FITNESS

PREFERRED BANK

Wienerschnitzel

CHASE

Bright Now! Dental

Sizzler

Jack  
in the box

STAR CRAB

Joey Mink

WING STOP

PANDA EXPRESS

fresh & easy  
Neighborhood Market

Dal Rae  
RESTAURANT

CALIFORNIA 19

King of  
Jaco



CVS pharmacy  
COLD STONE  
HARBOR FREIGHT TOOLS

Little Caesars  
McDonald's  
Panda Express  
Denny's  
Firehouse Subs  
Fitness 19  
O'Reilly Auto Parts  
Sprint

Starbucks  
AutoZone  
Aaron's  
SUBWAY  
Pizza Hut

Target  
Starbucks  
CVS pharmacy  
Food 4 Less  
SUBWAY  
BP

Starbucks  
BP  
Sprint  
Panera  
Yogurtland  
verizon

The Home Depot  
In-N-Out Burger  
Superior Grocers  
MetroPCS  
Taco Bell  
El Pollo Loco  
Shakey's

LA Fitness

Chase  
T-Mobile  
Wendy's  
Panda Express  
Wingstop  
Smile Brands Group  
Jrubby

INTERSTATE  
CALIFORNIA  
605

Walmart  
Supercenter  
McDonald's

Lowe's

PetSmart  
Bath & Body Works  
Marshall's  
Dollar Tree  
Ross Dress for Less  
GNC  
SUBWAY  
Five Below  
Sally Beauty  
Habit Burger Grill  
Aldi

Jack  
in the box

Walgreens

CALIFORNIA  
19

Sizzler



# CITY OVERVIEW

Pico Rivera | Los Angeles County | California

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## Pico Rivera, CA

Pico Rivera is a city located in southeastern Los Angeles County in California. The city is situated approximately 11 miles southeast of downtown Los Angeles, on the eastern edge of the Los Angeles basin, and on the southern edge of the area known as the San Gabriel Valley. The city's estimated population was 63,522 residents in 2017. The 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. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion. The county is one of the most ethnically diverse counties in the U.S. In 2017, the area hosted about 48.3 million tourists.



## 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, and 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.



## Contemporary Life

Pico Rivera is home to the Montebello Petting Zoo, which is a zoo with farm animals, train rides, a picnic area & playground. The city is also home to the Whittier Narrows Recreation Area, an area including diverse sports, 3 lakes, a military museum, shooting ranges, a horse center, and a farm. The city is located 15 minutes from LA's downtown, which has a lot to offer tourists. LA 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

21,859

3-MILE

210,377

5-MILE

568,279



## Average Household Income

1-MILE

\$73,309

3-MILE

\$78,826

5-MILE

\$74,684





# TENANT PROFILE

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The chain was founded in 1958 as Del's Sizzler Family Steak House by Del and Helen Johnson in Culver City, California. The eateries serve a variety of steak, chicken, and seafood dishes and feature a buffet-style salad bar that also offers soups, appetizers, and dessert items. Most of Sizzler's outposts can be found in California.

The chain is composed of more than 270 locations throughout the U.S and more than 25 of the restaurants are company-owned, while the rest are franchised. Most of Sizzler's U.S. locations are in the West side of the United States. Sizzler also has many locations throughout the world including Australia, China, Indonesia, Japan, Puerto Rico, and Thailand. After Sizzler USA's separation from Sizzler International in 2011, all locations outside the United States are operated by Collins Foods. For over 50 years, Sizzler has been America's choice for steak, seafood, and salad bar. Sizzler has been serving more than 2 billion guests and is recognized worldwide for being the pioneer of the "Pay First," fast casual restaurant concept.



COMPANY TYPE  
Private



FOUNDED  
1958



# OF LOCATIONS  
270+



HEADQUARTERS  
Mission Viejo, CA



WEBSITE  
sizzler.com



# LEASE SUMMARY

TENANT	Sizzler USA Acquisition, Inc.
PREMISES	A Building of Approximately 4,226 SF
LEASE COMMENCEMENT	June 1, 1973
LEASE EXPIRATION	June 15, 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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Actual Property Images

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	4,226 SF	100%	\$105,600	\$24.99	10%	At Options	06/01/1973	06/15/2023	2 x 5 Years





# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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Actual Property Image



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