

SINGLE TENANT NNN PROPERTY **FOR SALE**



REPRESENTATIVE PHOTO

Highland Springs Road & 1st Street, Beaumont, CA



CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Highland Partners Corp, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

© 2019 | Highland Partners Corp. | The information being provided by Highland Partners Corp. and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies.

CONTACT:

MICHAEL GRANNIS

Lic. 01393628

Phone: 310-379-2228 ex 2

mike@highlandpartnerscorp.com

2200 Pacific Coast Highway

Suite 316

Hermosa Beach, CA 90254

Highland Partners Corp is pleased to present the opportunity to acquire a brand new drive-thru Rite Aid on Highland Springs Ave and 1st Street, located in the retail hub of Beaumont, CA directly off the 10 Fwy.

INVESTMENT SUMMARY



ASKING PRICE
\$5,600,000



NOI
\$350,000



TERM
20 YEARS



LEASE TYPE
NNN



OPTIONS
6, FIVE-YEAR
OPTIONS



RENTAL INCREASE
7.5% RENTAL
INCREASE IN
YEAR 11

PROPERTY OVERVIEW

Address: 1660 E First Street
Beaumont, CA

Total
Building Area: 14,608 SF

Shadow
Anchors: Panera, Fast5xpress
Car Wash, Sonic Burger,
Pieology, Le Schwab Tire

Year Built: 2019



PROPERTY HIGHLIGHTS

- » Prominent Southern California Location- Property is located along the 10 Freeway and in the heart of the main retail hub in Beaumont.
- » Twenty (20) year lease.
- » Corporate Retail Neighbors Include: Home Depot, Wal-Mart, Ross, PetCo, Bed Bath and Beyond, Best Buy, Kohls, Hobby Lobby and Marshalls.
- » Brand New Construction with minimal maintenance.
- » Consistent Cash-Flow with long term appreciation.



SITE PLAN

E. 1st Street, Beaumont, CA 92223





REPRESENTATIVE PHOTO





REPRESENTATIVE PHOTO



TENANT SUMMARY



Rite Aid
www.riteaid.com
NYSE: RAD
Employees: 89,000
Locations: 4,600
Headquarters: Camp Hill, PA

Rite Aid Corporation is one of the nation's leading drugstore chains. With approximately 4,600 stores in 31 states and the District of Columbia, they have a strong presence on both the East and West Coasts. Rite Aid is the largest drugstore chain on the East Coast and the third-largest in the United States, employing roughly 89,000 associates. The company is publicly traded on the New York Stock Exchange under the ticker symbol RAD.



1620 E 1st St
Beaumont, CA 92223

WELLS FARGO DOLLAR TREE

THE HOME DEPOT MCDONALD'S El Pollo Loco

pepperoni's verizon

Walmart

Farmer Boys

BEST BUY ALDI ROSS DRESS FOR LESS BED BATH & BEYOND

petco Starbucks Bank of America

Wienerschnitzel PANDA EXPRESS WING STOP TACO BELL

usbank GNC Albertsons

Starbucks Carls Jr. BIG 5 SPORTING GOODS

Marshalls HOBBY LOBBY

KOHL'S

CHASE

SITE

RITE AID Panera BREAD P

SONIC PACIFIC DENTAL SERVICES

Tires LES SCHWAB One Hawaiian BBQ

RETAIL MAP

BEAUMONT MARKET OVERVIEW

Founded at the turn of the 20th century, Beaumont is proud of its rich history and rural charm. The town served as a welcome “stopping-off point” for early travelers making their way from the Mohave desert to Los Angeles, and later for L.A. residents eager to vacation in Palm Springs. Some, however, set down roots, drawn by the beautiful mountain vistas; clean, crisp air; and the abundance of cherry and apple orchards. Strategically located at the intersection of Interstate 10, Highway 60, and Highway 79, Beaumont offers exceptional development opportunities to new or expanding businesses. The city’s immediate market area population currently exceeds 120,000 (15 mile radius) and with strong growth projected to occur for several more decades, Beaumont will remain a highly desirable location for new investments.



DEMOGRAPHICS (2018)

	1-Mile	3-Mile	5-Mile
POPULATION			
2018 Estimated Population	14,718	48,600	80,745
2023 Projected Population	10,545	51,795	86,473
2010 Census Population	8,294	41,157	68,827
2000 Census Population	3,264	23,938	41,563
Projected Annual Growth 2018 to 2023	1.1%	1.3%	1.4%
Historical Annual Growth 2000 to 2018	11.4%	5.7%	5.2%

HOUSEHOLDS

2018 Estimated Households	4,266	17,583	28,110
2023 Projected Households	4,429	18,405	29,571
2010 Census Households	3,676	15,051	24,571
2000 Census Households	1,639	9,530	15,454
Projected Annual Growth 2018 to 2023	0.8%	0.9%	1.0%
Historical Annual Growth 2000 to 2018	8.9%	4.7%	4.5%

AVERAGE HOUSEHOLD INCOME

2018 Estimated Average Household Income	\$65,563	\$67,302	\$70,547
2018 Estimated Median Household Income	\$60,830	\$58,048	\$60,113
2018 Estimated Per Capita Income	\$28,176	\$24,508	\$24,883

	1-Mile	3-Mile	5-Mile
DAYTIME DEMOGRAPHICS (2017)			
2018 Estimated Total Businesses	431	1,186	1,758
2018 Estimated Total Employees	4,346	10,279	15,610

AGE

Median Age	30.1	37.4	38.6
------------	------	------	------

LABOR FORCE (2018)

2018 Labor Population Age 16 Years or Over	8,324	38,663	64,156
2018 Estimated Civilian Employed	36.5%	48.6%	49.5%
2018 Estimated Civilian Unemployed	1.3%	2.1%	2.4%
Estimated in Armed Forces	-	-	-
Estimated Not in Labor Force	62.2%	49.3%	48.1%
Estimated Not in Labor Force	62.2%	49.3%	48.1%

Demographic Source: Applied Geographic Solutions 04/2018, TIGER Geography



RENT ROLL

TENANT	SQ. FT.	EXPIRATION	TERM	OPTIONS	DATES	RENT/MO.	RENT/YR
Rite Aid	14,608		20 yrs	6x5	Yrs 1-10	\$29,166.67	\$350,000.00
					Yrs 11-20	\$31,354.17	\$376,250.00
					1: Yrs 21-25	\$33,705.75	\$404,469.00
					2: Yrs 26-30	\$33,705.75	\$404,469.00
					3: Yrs 31-35	\$36,233.67	\$434,804.04
					4: Yrs 36-40	\$36,233.67	\$434,804.04
					5: Yrs 41-45	FMV	
6: Yrs 46-50	FMV						

1660 E FIRST STREET, BEAUMONT, CA



Exclusively Marketed By:

MICHAEL GRANNIS

Lic. 01393628

Phone: 310-379-2228 ex 2

mike@highlandpartnerscorp.com

HIGHLAND
PARTNERS CORP

Highland Partners Corp.
2200 Pacific Coast Highway, Suite 316
Hermosa Beach, CA 90254