



7-ELEVEN / IHC HEALTHCARE NET LEASED INVESTMENT

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01

INVESTMENT SUMMARY

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

INVESTMENT SUMMARY

Kidder Mathews is pleased to exclusively offer for sale an internet resistant, two-tenant net leased investment opportunity strategically positioned in a dense, urban infill location within the Belmont Shore area in the city of Long Beach, Los Angeles County, CA.

EXECUTIVE SUMMARY

The property consists of 4,955 square feet of retail space situated on approximately 13,175 square feet of land.

This corner at East 3rd Street and Redondo Ave is ideally located, just east of downtown Long Beach with traffic counts of over 20,000 vehicles each day. The immediate neighborhood is very walkable – it is residential with a hub of retail activity nearby, including Starbucks, Dominos and Pizza Hut, and Ralphs Grocery.

INVESTMENT HIGHLIGHTS

100% LEASED investment opportunity in high barriers to entry, Long Beach, Los Angeles County, CA.

IDEAL 1031 EXCHANGE PROPERTY with Long Term Tenancy – Both 7-Eleven and IHC Healthcare have recently signed new NNN leases. This will allow a passive investor to acquire a stabilized investment with stable income stream.

DENSE POPULATION in 3-Mile Trade Area. More than 102,000 residents with an average household income of \$86,316

SIGNALIZED, HARD CORNER INTERSECTION with approximately 30K annual average daily traffic (AADT) counts at the intersection of Redondo Ave and W 3rd St.



INVESTMENT SUMMARY

Property Address	301-311 Redondo Ave, Long Beach, CA 90814
Price	\$4,350,000
Cap Rate	4.78%
In-Place NOI	\$208,110
Building Size	4,955
Current Occupancy	100%
Year Built	2018
Parking	17 spaces
Zoning	CNR
APN	7257-019-021, 7257-019-027



02

FINANCIAL OVERVIEW

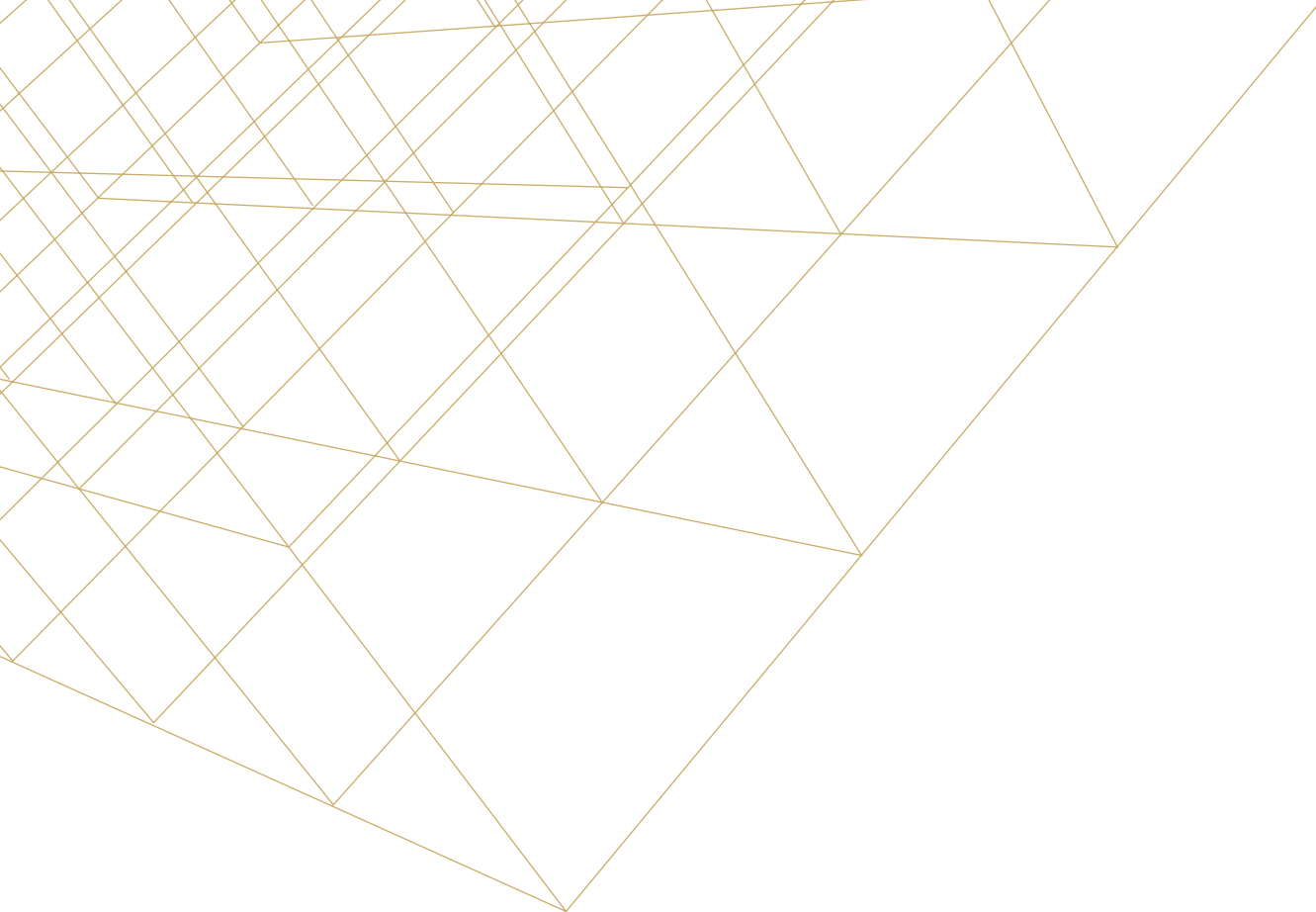
RENT ROLL



FINANCIAL OVERVIEW

RENT ROLL

Suite	Tenant	SF	Lease Start	Lease Exp.	Rent/SF	Rent/Month	Lease Type	Increases	Options
311	7-Eleven	2,398	10/1/18	9/30/28	\$3.50	\$8,393	NNN	10% every 5 years	4 x 5yr
305	IHC	1,837	7/1/20	6/30/24	\$3.50	\$6,430	NNN	10% every 5 years	3 x 5yr
301	IHC	720	7/1/20	6/30/24	\$3.50	\$2,520	NNN	10% every 5 years	3 x 5yr
Summary						\$17,343			



03

TENANT OVERVIEW

7-ELEVEN

IHC

TENANT OVERVIEW

7-ELEVEN

Brand New 10-Year Lease | Corporate Guaranteed | Rental Increases | Investment Grade Tenant (S&P: AA-)

MARKET LEADING TENANT

7-Eleven Inc. corporate guaranteed lease

7-Eleven recently executed a brand new 10-year lease with Four (5 Year) options to extend

10% rental increase in year six as well as the beginning of each option period

7-Eleven is an international chain of convenience stores that operates, franchises, and licenses over 58,000 stores in 17 countries. The Company has begun a high store growth rate as of 2014, which is expected to accelerate even further. Changing consumer tastes have spurred the Company to innovate, with new menu offerings and improved technologies. These include 7-Eleven's premium meal line, Chef Creations, offering restaurant-quality meals at an affordable price and the launch of their EVERY DAY!™ rewards app.



SUBSIDIARY

COMPANY TYPE

SEVEN & I HOLDINGS CO.

PARENT

58,165

2019 EMPLOYEES

\$61.74B

2019 REVENUE

\$1.85B

2019 NET INCOME

\$52.7B

2019 ASSETS

\$24.3B

2019 EQUITY

S&P: AA-

CREDIT RATING



[VIEW WEBSITE](#)



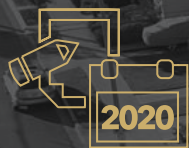
IHC

IHC is a multi-specialty regional healthcare group with offices in Pomona, West Covina, Upland and Montclair. They have been in operation for over 15 years, have under their care over 15,000 patients and have an enterprise value of nearly \$20MM.

[VIEW WEBSITE](#)



WHAT IHC PROVIDES



ANNUAL PHYSICALS



WOMEN'S HEALTH



CHRONIC CARE MANAGEMENT



MEN'S HEALTH



GERIATRIC SERVICES



OCCUPATIONAL MEDICINE



PEDIATRICS



INTEGRATIVE/ALTERNATIVE MEDICINE



03

LOCATION OVERVIEW

DEMOGRAPHICS

LOCAL AMENITIES

AREA MAP

LOCATION OVERVIEW

LONG BEACH, CA

Long Beach is part of the Los Angeles metropolitan area. As of the 2010 United States Census, the city had a population of 462,257 making it the 7th most populous city in California. It is the second largest city in the Los

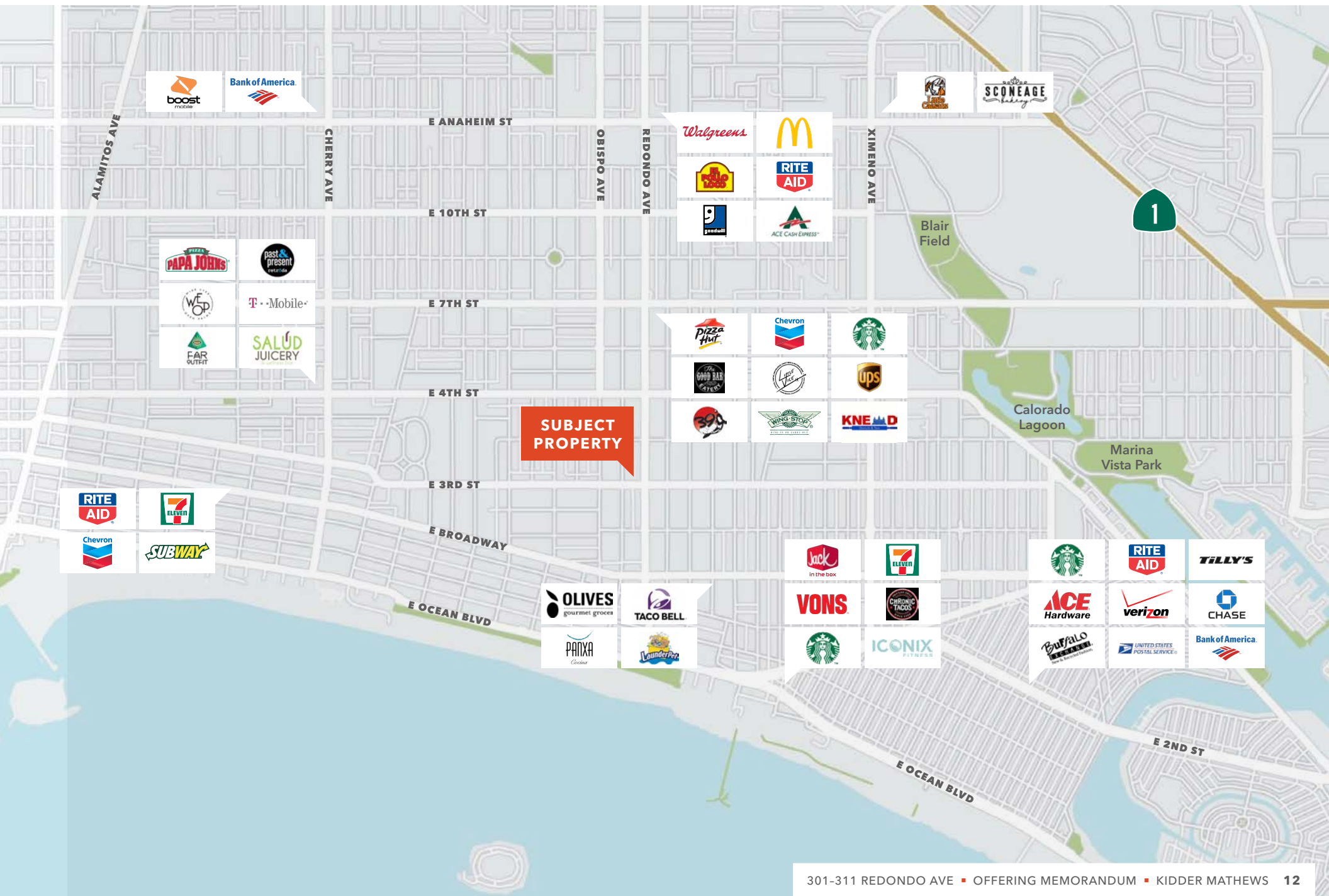
Angeles Metropolitan area, and the third in Southern California. Incorporated in 1897, Long Beach lies in the southeastern corner of Los Angeles county and borders Orange County.

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2019 Est)	47,277	252,271	396,487
Avg. HH Income (2019)	\$90,884	\$86,316	\$95,184



LOCAL AMENITIES



AREA MAP



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