

CORE INFILL LOS ANGELES LOCATION  
VALUE ADD OPPORTUNITY  
BELOW MARKET RENT  
137,000 CARS PER DAY AT INTERSECTION

SoFi Stadium



5228 W Centinela Ave.  
Los Angeles, CA 90045



DEL TACO  
& FUTURE  
SHOPS

HIGH TECH  
GROCER



2 STORY  
PROFESSIONAL  
OFFICE

Marshall's

S. LA TIJERA BLVD.

NEWMARK



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Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an "As-Is, With-All-Faults" basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Newmark Knight Frank, including all information contained in the Offering, is provided without any representation or assurance, express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

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Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals. PHOTOCOPYING OR OTHER DUPLICATION OF THIS OFFERING IS NOT AUTHORIZED



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# INVESTMENT SUMMARY





# INVESTMENT SUMMARY

Newmark Knight Frank ("NKF"), as exclusive advisor, is pleased to present the unique opportunity to acquire a single tenant, drive-thru Burger King located at the Southwest corner of La Cienega Boulevard and Centinela Avenue in the City of Los Angeles, California ("The Property").

Opening in 2013, this drive-thru location sits at an unparalleled infill location situated at one of the most heavily traveled intersections in Los Angeles with over 137,000 CPD. Burger King has three (3) years remaining on their initial lease term with two (2), five (5) year options to extend with strong contractual rent increases. In addition, Burger King is currently paying significantly below market rent allowing potential investors to increase their going-in yield in the event Burger King ever vacates this location.

This newly redeveloped shopping center features "best in class" co-tenants such as a Fortune 5, high-tech grocer, Marshalls and Chick-fil-A. The dense population of over 800,000 people within a five (5) mile radius, combined with the daily needs nature of the co-tenants will result in significant regional appeal for the property.

The property is truly unique and a rare investment opportunity providing investors with a chance to acquire exceptional real estate, surety of income, and investors seeking future value added opportunity.







# INVESTMENT HIGHLIGHTS

## STABLE AND SECURE INVESTMENT OPPORTUNITY

- The revenue of Burger King QSR restaurants was \$10.3 billion nationally in 2019
- Burger King is a subsidiary of Restaurant Brands International, with over 18,838 restaurants worldwide
- Predictable income growth associated with scheduled fixed rent increases throughout the option periods, **with opportunity to add significant value in the event Burger King ever vacates this location due to current below market rent**
- NNN lease with **zero** landlord responsibilities
- Burger King is the second largest fast food hamburger chain in the world
- Excellent ingress/egress from Centinela Ave and La Tijera Blvd
- Drive-thru location

## HIGH PROFILE, HIGH BARRIER TO ENTRY LOCATION

- Located at one of the most heavily trafficked intersections in the City of Los Angeles with a combined **traffic count of 137,000 cars per day**
- Situated in immediate proximity to some of the most dynamic communities in Southern California including Culver City, Playa Del Rey, and Playa Vista
- Infill Los Angeles location
- Property is regionally accessible via the San Diego (405) Freeway located two blocks west

## EXCEPTIONAL DEMOGRAPHIC CHARACTERISTICS

- Exceptionally strong densities and incomes with over 247,000 residents with average household incomes in excess of \$95,000 per year located within a three (3) mile radius of the property
- The daytime population exceeds 143,000 employees within three miles
- There are more than 810,000 residents in the expanded trade area that spans a five-mile radius from the subject property

## OFFERED FREE & CLEAR OF EXISTING DEBT

- Offered free and clear of debt allowing an investor to acquire all cash or cash to new loan
- Ideal 1031 exchange opportunity





MARINA DEL REY

VENICE

SANTA MONICA

PACIFIC PALISADES



PLAYA VISTA



CULVER CITY

90

405

SANTA MONICA BLVD.

Marshalls



ROSS  
DRESS FOR LESS



HIGH TECH  
GROCER



LA CIENEGA BLVD.

CENTINELA AVE.



## LISTING TERMS

Price



**\$4,387,000**

NOI



**\$142,560**

Cap Rate



**3.25%**

Offered GLA



**3,659 SF**

Offered Land



**0.54 ACRES**

Renovated



**2013**







Marshalls

2 STORY  
PROFESSIONAL  
OFFICE



S. LA TIERRA BLVD.

CENTINELA AVE.

HIGH TECH  
GROCER



LA CIENEGA BLVD.

LA CIENEGA BLVD.

CENTINELA AVE.











# AREA OVERVIEW





## AREA OVERVIEW

The city of Los Angeles is the most populous city in California. Located on a broad basin in Southern California, the city is surrounded by vast mountain ranges, valleys, forests, beautiful beaches along the Pacific Ocean, and nearby desert. Los Angeles is an important center of culture, medicine, agriculture, business, finance, energy, aerospace, science, food processing, media, international trade, and tourism. International tourists regard Los Angeles as most famous for "Hollywood," but a long-running trend in favor of outsourcing of film and television production has critically undermined the sector to the point where entertainment and media employ only about 120,000 people in the entire metro area (and most of them work in Burbank or Culver City, not Hollywood). Many major motion picture deals and premieres still occur in Los Angeles, but the vast majority of those films are actually shot elsewhere. However, some post-production, editing, promotion, distribution, and archiving work still occurs in Los Angeles. In addition, L.A. remains a major center for production of television shows and television commercials, as well as music recordings.

## TRAFFIC COUNTS

La Cienega Blvd.



**69,081**  
**CARS/DAY**

Centinela Ave.



**32,000**  
**CARS/DAY**

## DEMOGRAPHICS

**Within 5 Miles**

Population



**819,969**

Daytime Population



**341,943**

Average HH Income



**\$94,744**

Median Age



**35.9**

Families



**182,750**

Homeowners



**108,404**





sears ★ macy's  
Albertsons  
CINEMARK  
WELLS FARGO  
STAPLES

DOWNTOWN  
LOS ANGELES

USC



Ralphs  
Bank of America  
CVS pharmacy  
petco  
CHASE  
Bath & Body Works  
Jamba Juice  
WELLS FARGO  
FRIDAYS

KFC

BURGER KING

Chick-fil-A

DEL TACO  
& FUTURE  
SHOPS

HIGH TECH  
GROCER

Spectrum

2 STORY  
PROFESSIONAL  
OFFICE

Marshalls

CENTINELA AVE.

LA BREA BLVD.

S. LA TIJERA BLVD.

99¢ ONLY  
CHUCK & CHEESE'S  
POGO LOOPS



# AMENITIES MAP





# LOCATION MAP









# PROPERTY DESCRIPTION





## PROPERTY DESCRIPTION

The subject property is a single tenant, drive-thru Burger King located at the southeast corner of Centinela Ave and La Tijera Blvd in the City of Los Angeles.

The building is located within a brand new 80,000 square foot shopping center scheduled for completion in the winter of 2020. The building area is approximately 3,659 square feet with co-tenants in a Fortune 5, high-tech grocer, Marshalls, Chick-fil-A, and a thoughtfully curated mix of restaurants and retailers. Burger King has three (3) years remaining on its lease term with two (2), five (5) year options to extend paying significantly below market rent.

The building is prominently located at the convergence of three major arterials, with a combined traffic count of 137,525 cars per day. In addition, the property has excellent ingress and egress with vehicular access from La Cienega and La Tijera Boulevards as well as Centinela Ave, all major regional arterials.

The property is supported by a very dense and affluent population base with over 247,000 and 810,721 residents with average household incomes of \$92,000 and \$95,000 per year within three and five miles respectively of the property. Densities in a five-mile radius exceed 810,000 residents.

The project services the communities of Culver City, Playa Vista and Westchester, and is in proximity to the new \$5 billion stadium for the Los Angeles Rams and Chargers.

## PROPERTY HIGHLIGHTS

Offered GLA



**3,659 SF**

Renovated



**2013**

Offered Land



**0.54 ACRES**

Zoning



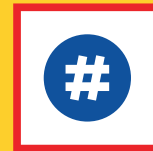
**LAC2**

Occupancy



**100%**

APN



**4103-002-015**  
**4103-002-024**







# PARCEL MAP





# SITE PLAN









# TENANT OVERVIEW







**BREAKFAST**



## COMPANY SUMMARY

Headquarters



**MIAMI, FL**

Founded



**1954**

Number of Restaurants



**±17,800**

Stock Symbol



**QSR**

Revenue



**\$5.21B**

Operating Cash Flow



**\$1.2B**

## COMPANY OVERVIEW

Burger King is an American multinational chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it "Burger King."

Over the next half-century, the company changed hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late-2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at \$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International.









# FINANCIAL SUMMARY





# RENT ROLL

TENANT	SF	LEASE START	LEASE END	INCREASES	MONTHLY	ANNUAL	\$/SF/YR	OPTIONS
Burger King	3,659	6/1/2013	5/31/2023	Current	\$11,880	\$142,560	\$38.96	Two (2) Five (5) Year
				6/1/2023	\$13,068	\$156,816	\$42.86	
				6/1/2028	\$14,375	\$172,498	\$47.14	
<b>TOTALS</b>	<b>3,659</b>				<b>\$11,880</b>	<b>\$142,560</b>	<b>\$38.96</b>	



# LEASE ABSTRACT

TENANT	Burger King
LEASE COMMENCEMENT	6/1/2013
LEASE EXPIRATION	5/31/2023
OPTIONS	Two (2) Five (5) Year
BUILDING SIZE	3,659 SF
LOT SIZE	0.54 Acres
RENT SCHEDULE	
CURRENT	\$142,560
INCREASE SCHEDULE	10% Every (5) Years
OPTION 1	\$156,816
OPTION 2	\$172,498
PROPERTY TAXES	NNN
INSURANCE	Tenant pays direct
CAM	Tenant pays direct
UTILITIES	Tenant pays direct







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