

# FOR SALE

## SOUTHERN CALIFORNIA CORPORATE GUARANTEE NET LEASED PROPERTY

6601 EAST ALONDRA BLVD | PARAMOUNT, CA



LONG OPERATING HISTORY WITH  
BRAND NEW 20 YEAR LEASE

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HIGHLAND PARTNERS CORP.  
880 Apollo Street, Suite 331  
El Segundo, CA 90245  
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## 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.

### CONTACT:

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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.

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6601 EAST ALONDRA BLVD, PARAMOUNT, CA 90723



**Highland Partners Corp** is pleased to present the opportunity to acquire 6601 East Alondra Blvd, Paramount, CA. This freestanding drive thru building is currently 100% NNN leased to corporate Jack in the Box, Inc.



**\$5,714,000**  
**ASKING PRICE**



**CAP RATE:**  
**3.50%**

## INVESTMENT SUMMARY



**NOI:**  
\$200,000



**Rental Increases:**  
10% every 5 years



**Lease Type:**  
Fee Simple



**Lease Term:**  
20 Years



**Option Term(s):**  
three (3), five-year options



**Guarantee:**  
Corporate

## PROPERTY OVERVIEW



**Address:**  
6601 East Alondra Blvd  
Paramount, CA 90723



**APN:**  
6239-014-030



**Building Size:**  
±2,916 SF



**Zoning:**  
PAC3



**Total Land Area:**  
23,837 SF (0.55 acres)



**Year Built:**  
2001



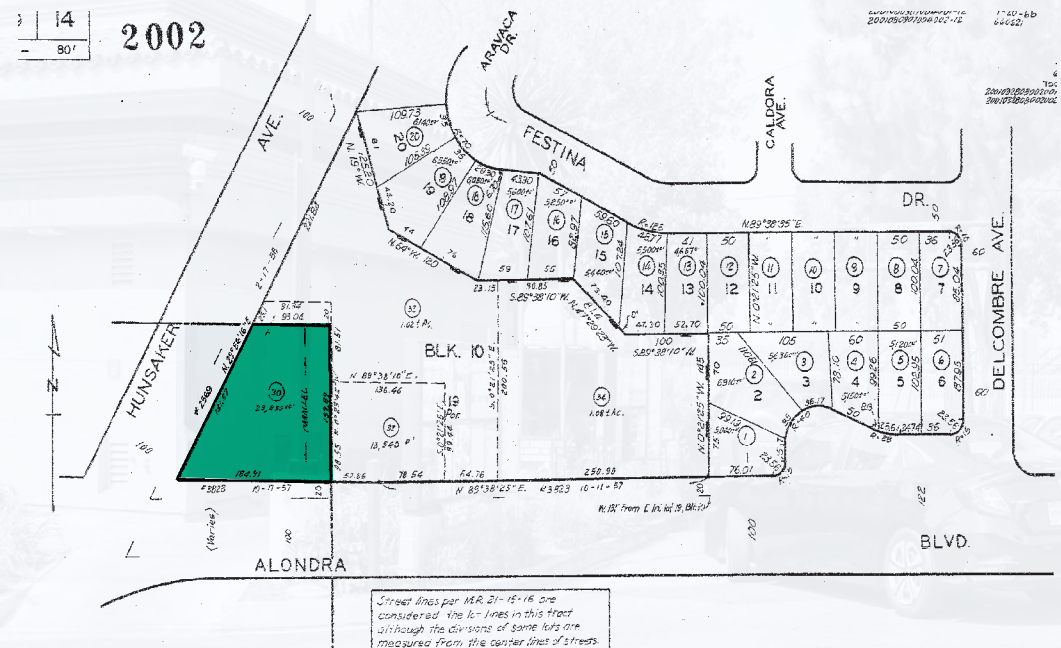


## PROPERTY HIGHLIGHTS

- Brand New 20-Year Jack in the Box corporate Guaranteed NNN Lease
- Landlord retains ownership of the building which gives ability to depreciate the improvements
- 10% rental increases every 5 years, including all options
- Proven Long Term Tenant- the property has been operating as a Jack in the Box for 20 years
- Located at the signalized, hard corner intersection of Alondra Blvd & Hunsaker Ave with traffic counts over 31,890 CPD
- Dense Infill Location with over 325,000 people within 3 miles and daytime population of 72,700 within 3 miles
- Excellent Visibility and Monument Signage



## PARCEL MAP







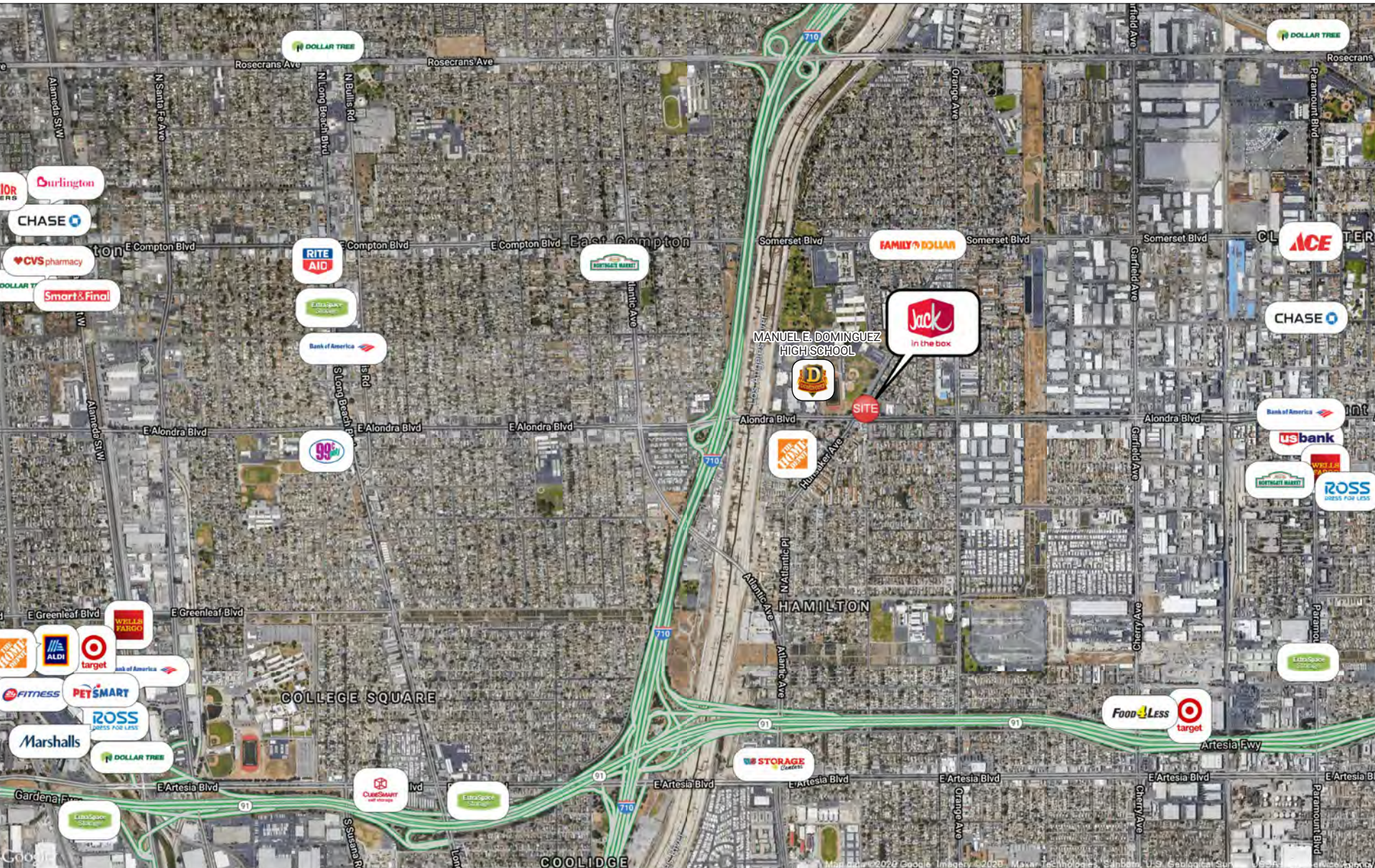
SITE PLAN







AREA RETAILERS







## TENANT SUMMARY



in the box®

Jack in the Box Inc. (NASDAQ: JACK), based in San Diego, operates and franchises restaurants principally in the Northwestern, Southwestern, and Southeastern United States. With over 2,200 restaurants in 21 states, they rank 4th in national system-wide sales in the hamburger segment of the fast food market. The Jack in the Box® menu features a wide variety of hamburgers, Mexican foods, breakfast items, salads and specialty sandwiches. They continuously develop distinctive, high quality products which represent good value and meet the changing preferences of customers.





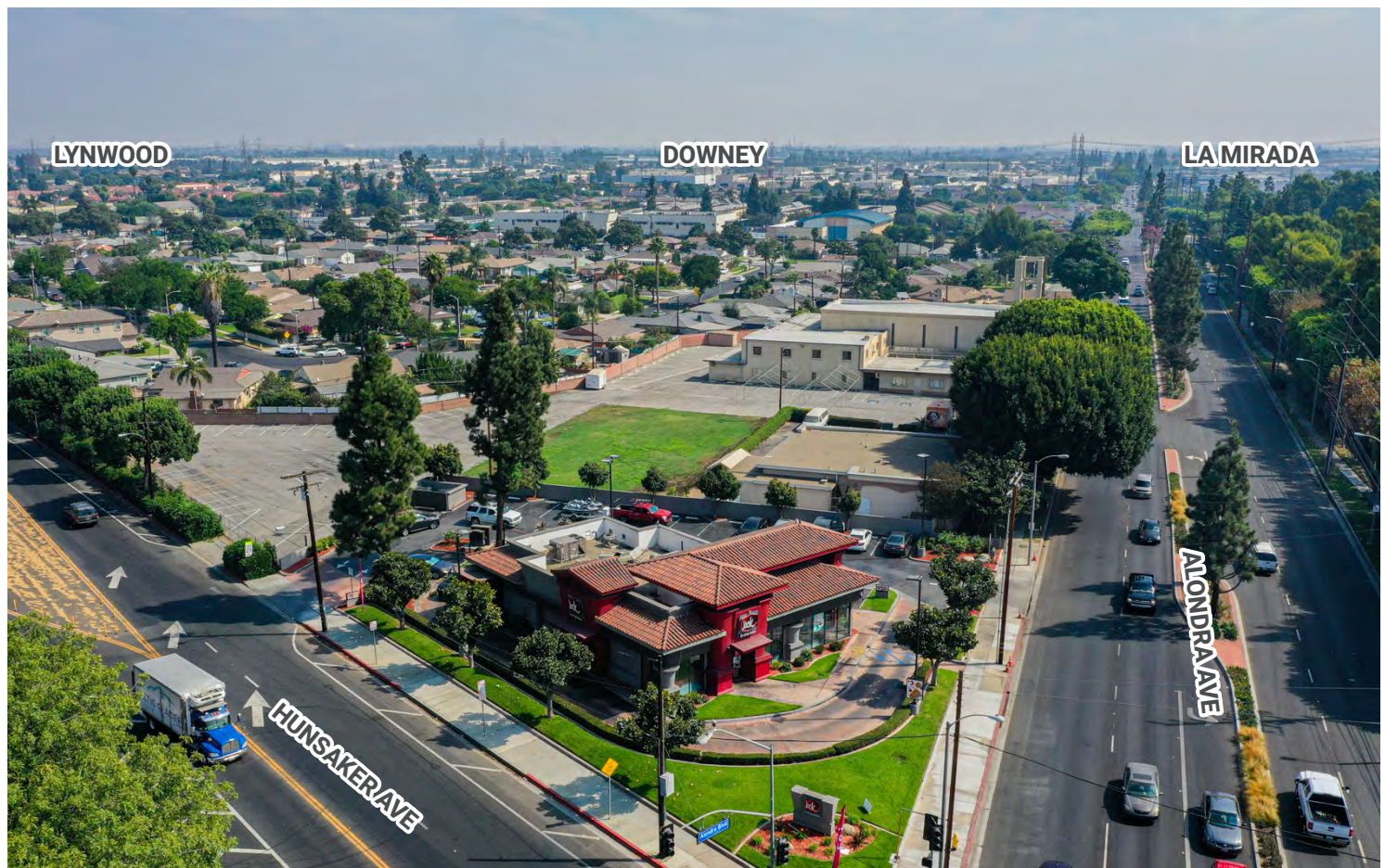
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## RENT ROLL

Tenant Name	Building SF	Lease Start	Lease End	Rent/ Mo	Annually	PSF	Recovery Type
Jack in the Box, Inc.	2,916	3/12/2021	3/11/2041	\$16,666.67	\$200,000.00	\$68.59	NNN

\*Tenant has three (3) - five (5) year options





## PARAMOUNT MARKET OVERVIEW

The City of Paramount is located in Los Angeles County and is bordered by Compton and Lynwood to the west, South Gate and Downey to the north, Bellflower to the east and south, and Long Beach to the south. The city is largely characterized by a combination of residential, industrial and commercial developments. The city is conveniently located near four major freeways (105, 10, 605 and 91) as well as the Los Angeles International airport and the ports of Los Angeles and Long Beach.



## LOS ANGELES COUNTY MARKET OVERVIEW



Los Angeles County is the most heavily populated county in the country with approximately 10.4 million people calling it home, including about 1 million living in unincorporated areas of the county. The Los Angeles metropolis is formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange. Approximately 3.9 million residents call the City of Los Angeles home.



Los Angeles County is home to one of the most educated labor pools in the U.S. and offers a labor force of more than 4.98 million, of which approximately 40% are college graduates. Los Angeles County's continued

economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles International Airport (LAX) also services the Los Angeles County area. It is the fourth busiest airport in the world, serving nearly 87.5 million passengers in 2018. It is supplemented by its proximity to Ontario International Airport in the City of Ontario (San Bernardino County), Burbank Airport in Burbank (Los Angeles County) and John Wayne Airport in Santa Ana (Orange County). Municipal bus and light rail service is provided by the Los Angeles County Metropolitan Transportation Authority (MTA).



## DEMOGRAPHICS (2020 ESTIMATES)

POPULATION	1 Mile		3 Miles		5 Miles	
Estimated Population (2020)	37,464		325,336		771,218	
Projected Population (2025)	37,101		322,327		764,218	
Census Population (2010)	37,150		323,046		767,103	
Census Population (2000)	36,284		316,079		749,027	
Projected Annual Growth (2020-2025)	-363	-0.2%	-3,009	-0.2%	-7,000	-0.2%
Historical Annual Growth (2010-2020)	314	-	2,290	-	4,115	-
Historical Annual Growth (2000-2010)	866	0.2%	6,967	0.2%	18,076	0.2%
Estimated Population Density (2020)	11,931	psm	11,508	psm	9,823	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

### HOUSEHOLDS

Estimated Households (2020)	9,006		86,010		218,113	
Projected Households (2025)	9,217		87,909		222,815	
Census Households (2010)	8,614		82,282		209,065	
Census Households (2000)	8,427		81,177		206,201	
Projected Annual Growth (2020-2025)	210	0.5%	1,898	0.4%	4,702	0.4%
Historical Annual Change (2000-2020)	579	0.3%	4,833	0.3%	11,912	0.3%

### AVERAGE HOUSEHOLD INCOME

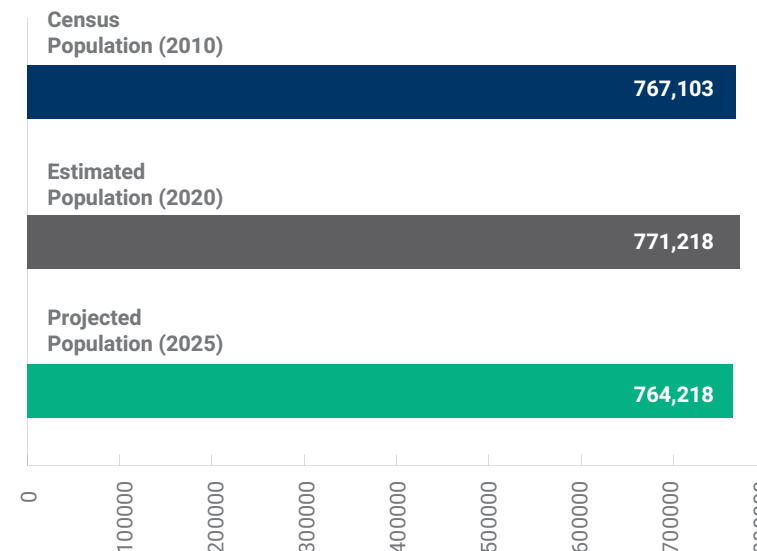
Estimated Average Household Income (2020)	\$70,487	\$74,392		\$81,979		
Projected Average Household Income (2025)	\$82,903	\$89,222		\$98,790		
Census Average Household Income (2010)	\$47,190	\$51,893		\$58,472		
Census Average Household Income (2000)	\$43,521	\$45,047		\$49,453		
Projected Annual Change (2020-2025)	\$12,416	3.5%	\$14,830	4.0%	\$16,811	4.1%
Historical Annual Change (2000-2020)	\$26,965	3.1%	\$29,345	3.3%	\$32,527	3.3%

### MEDIAN HOUSEHOLD INCOME

Estimated Median Household Income (2020)	\$55,993	\$60,545		\$66,377		
Projected Median Household Income (2025)	\$65,108	\$70,599		\$77,524		
Census Median Household Income (2010)	\$42,231	\$45,536		\$50,862		
Census Median Household Income (2000)	\$34,342	\$37,013		\$40,732		
Projected Annual Change (2020-2025)	\$9,115	3.3%	\$10,054	3.3%	\$11,146	3.4%
Historical Annual Change (2000-2020)	\$21,651	3.2%	\$23,532	3.2%	\$25,645	3.1%

Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

## POPULATION (WITHIN 5 MILE RADIUS)



## INCOME (WITHIN 5 MILE RADIUS)

**\$66,377**  
 ESTIMATED MEDIAN HH INCOME

**\$23,291**  
 ESTIMATED PER CAPITA INCOME

## EMPLOYMENT (WITHIN 5 MILE RADIUS)

**217,772**  
 EMPLOYEES

**22,859**  
 BUSINESSES

**3.0%**  
 RESIDENTIAL  
 UNEMPLOYMENT  
 RATE



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