



**6033 WHITTIER BLVD**  
**LOS ANGELES, CA 90022**

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES





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## **LISTING AGENTS**

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## TOP-RATED TENANT

- 7-Eleven has investment-grade credit, rated 'AA-' by Standard and Poor's which is stronger than an overwhelming majority of national retail tenants. 7-Eleven is one of the nation's largest independent gasoline retailers.
- Impressive growth amidst a global pandemic adding 50,000 new employees to date, with another 20,000 to be added by year-end - click [here](#) for more information

## DEMOGRAPHICS

- Incredibly Dense area with 720,100+ residents within 5 miles and 3,273,612 within 10 miles
- Located on one of the main commuter streets going into the heart of Los Angeles boasting 28,000+ VPD daily traffic counts.

## PROPERTY

- Located on the corner of Harding Ave and Whittier Blvd, within 1 mile of major retailers (Rite Aid, CVS, Ross, Family Dollar, Taco Bell, Carl's Jr., McDonald's, Wells Fargo, Subway, Jack In the Box, Target, Sprint, KFC, and Starbucks)
- Small price-point deal with below-market rent and 10% rent increases in each of the option periods
- Absolute NNN Lease - Zero Landlord Responsibilities
- Very strong performing store with above market store sales. Tenant does not report sales per the lease, however landlord was provided sales, verbally. (Contact Agent)
- Strong tenured history at this location, occupying this site for the past 20+ years.





 **MONTABELLO**  
HIGH SCHOOL

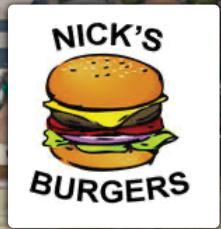
**CANTWELL-SACRED HEART**  
OF MARY HIGH SCHOOL



**SAYBROOK PARK**  
COURTS & PLAYGROUND



**MONTABELLO**  
COUNTRY CLUB



WHITTIER BLVD  
± 28,500 VPD







# DOWNTOWN LOS ANGELES

± 5 MILES AWAY

## INDUSTRIAL SECTOR

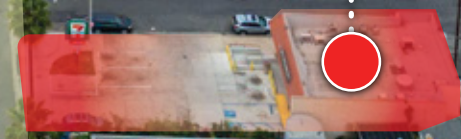
CLEAN SOURCE | MISSION FOODS | BRIDGE PUBLICATIONS  
| 4EARTH FARMS | FEDEX | MILLER MILLING

## COMMERCE CENTER SHOPPING CENTER





WHITTIER BLVD  
± 28,500 VPD







Calvin Klein

# INDUSTRIAL SECTOR

BATORY FOODS | HC FOODS | JSL FOODS  
| TOURCOACH | WINE WAREHOUSE | ZERO TEN CORP

  
**THE COMMERCE**  
CASINO & HOTEL

**CITADEL OUTLETS**  
SHOPPING CENTER



**amazon**



WHITTIER BLVD  
± 28,500 VPD





# FINANCIAL OVERVIEW



## EXECUTIVE SUMMARY

Suggested List Price	\$1,634,000
Cap Rate	4.00%
Gross Leasable Area	±2,080 SF
Lot Size	±6,800 SF (0.16 Acres)
Year Built	1988

## ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT/SF	CAP RATE
Current-7/1/25	\$5,445.00	\$65,340	\$31.41	4.00%
Option 1	\$5,989.50	\$71,874	\$34.55	4.40%
Option 2	\$6,588.42	\$79,061	\$38.01	4.84%
Option 3	\$7,247.33	\$86,968	\$41.81	5.32%

## TENANT SUMMARY

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	10 Years
Rent Commencement	7/1/10
Lease Expiration Date	7/1/25
Term Remaining	±4.58 Years
Increases	10% In Options
Options	Three, Five (5) Year Options

Please contact a Barrington Capital agent for financing options:



Niko Buntich  
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# TENANT OVERVIEW



## TENANT OVERVIEW

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**#1 ENTREPRENEUR'S MAGAZINE  
TOP GLOBAL FRANCHISES LIST**

**TOP C-STORE  
TEAM MEMBERS**

**#3 FORBES' TOP  
FRANCHISES TO START**

**AA-  
CREDIT RATING (S&P)**



# LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California. The city is known for its Mediterranean climate, ethnic diversity, the entertainment industry, and its sprawling metropolis.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is

the only city in North America to have hosted the Summer Olympics twice - and by 2028 the third time. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



*Los Angeles County employs over 100,000 people alone*



*A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.*



*It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.*





# LOS ANGELES ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the “Movie Capital of the United States” due to the region’s extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States’ busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world’s largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region’s economy.



## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	36,274	204,886	714,642
2020 Estimate	36,624	206,918	720,144
2010 Census	37,684	213,177	733,599
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	9,602	56,835	192,061
2020 Estimate	9,711	57,395	193,630
2010 Census	10,073	59,129	197,782
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$65,097	\$71,166	\$70,037



## TOURISM

Tourism accelerated Los Angeles County's economic prosperity in 2018 as visitors pumped an all-time high \$23.9 billion directly into the L.A. economy, generating a record \$36.6 billion in total economic impact. A new economic impact report released today by Los Angeles Tourism & Convention Board demonstrates the power of tourism in Los Angeles during National Travel & Tourism Week, an annual event established by Congress and organized by the U.S. Travel Association to celebrate the impact of travel.

Tourism supported 534,258 jobs in L.A. County's Leisure & Hospitality sector, its highest total on record, employing 1 in every 8.5 workers in the county. Reaffirming the strength of the sector, tourism added 9,700 new jobs last year.



**50 MILLION**

*50 Million People who traveled to Los Angeles last year*



**\$22 BILLION**

*LA visitors spent \$22 billion on hotels, restaurants, shopping, attractions and more*



**525,000**

*There are 525,000 jobs supported by the Los Angeles tourism industry*



**8 YEARS**

*LA has celebrated 8 consecutive years of record growth*

## ATTRACTIONS

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.

## SPORTS

With famous venues like the Staples Center at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.

## ARTS & CULTURE

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums and theatres than any other city in the U.S., making it the perfect place to be immersed in arts and culture. Los Angeles is home to more than 105 museums, 225 theaters, 55 magnificent structures by the world's top architects and 16 of the world's most beautiful gardens. It also boasts more than 1,500 theatrical productions annually. The city also has one of the premier contemporary art museums in the world, the Broad, located in Downtown L.A., and also one of the largest collections of cars in the nation at the Peterson Automotive Museum.







# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **6033 Whittier Blvd, Los Angeles, CA 90022** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





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