



NNN GROUND LEASE | AFFLUENT ORANGE COUNTY DEMOGRAPHICS | LONG-TERM LEASE



OFFERING MEMORANDUM
LOS ALAMITOS, CALIFORNIA



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



OFFERING MEMORANDUM

LOS ALAMITOS, CALIFORNIA

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LOCATION

Chase Bank
3997 Ball Road
Los Alamitos, CA 90720



OFFERING SUMMARY

Price:	\$5,520,000
Current Net Operating Income (NOI):	\$207,000
Current Capitalization Rate:	3.75%
Price per Square Foot:	\$1,577
Net Rentable Area:	3,500
Year Built:	2013
Lot Size (Acres):	0.57

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



INVESTMENT HIGHLIGHTS

CHASE BANK



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- **Trophy Single-Tenant Corporate Chase Bank Ground Lease (Investment Grade S&P A- Rated)**
 - Absolute NNN ground lease with no landlord responsibilities
 - 13-Years remaining on the primary lease term
 - 10% rental increases every 5-years
 - Three 5-year options
- **Signalized Hard Corner with Excellent Traffic:** Located the signalized intersection of Ball Road and Bloomfield Street with average daily traffic volumes exceeding 37,000 vehicles per day providing excellent real estate fundamentals



INVESTMENT HIGHLIGHTS

CHASE BANK



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- **Dense Affluent Orange County Demographics:** With a 3-mile population exceeding 199,000 people with average household incomes of \$119,000
- **Exceptional Bank Deposits:** With Chase holding over \$73 million in deposits at this location
- **Excellent Retail Synergy:** Shared access with a busy 7-Eleven; across the intersection from a Ralphs Grocery Market
- **Impending Rental Increases:** Chase is already over two years into it's current rent schedule with a 10% rental increase due in 2023



LEASE SUMMARY (1)

Tenant:	Chase Bank Ground Lease	Rental Increases:	10% Every 5-Years
Lease Commencement:	November 28, 2013	Renewal Options:	Three 5-Year Options with 10% Increases
Lease Expiration:	November 30, 2033	Property Taxes:	Tenant Responsibility
Lease Type:	NNN	Insurance:	Tenant Responsibility
Net Operating Income:	\$207,000	Common Area Maintenance:	Tenant Responsibility
Net Rentable Area:	3,500	Repairs & Maintenance:	Tenant Responsibility
Monthly Rent per Square Foot:	\$4.93	Roof & Structure:	Tenant Responsibility

NOTES

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.

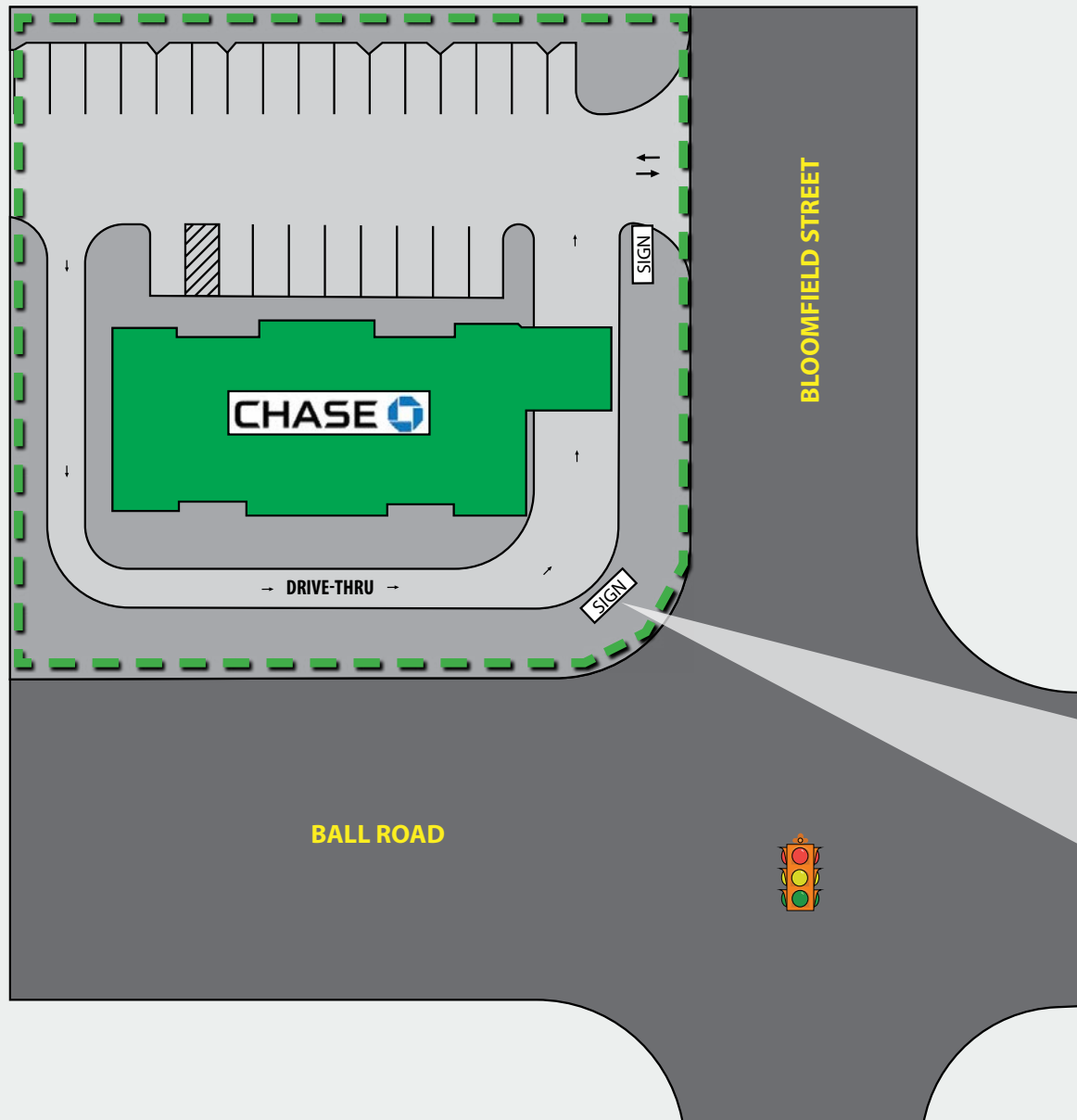


SITE PLAN / PARCEL MAP

CHASE BANK



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 **SUBJECT PROPERTY**

 **PROPERTY PARCEL**

APN: 244-293-32





CHASE

ExtraSpace
Storage

**JOHN F. KENNEDY
HIGH SCHOOL**
- 2,435 Students -

**LEXINGTON JUNIOR
HIGH SCHOOL**
- 1,480 Students -

**OXFORD
ACADEMY**
- 1,250 Students -

BRaskin
Robbins

Ralphs

**RITE
AID**

UnionBank

SUBWAY

**7
ELEVEN**

BLOOMFIELD STREET

17,300 CPD

**37,000 CPD
- INTERSECTION -**

BALL ROAD

19,900 CPD

usbank

DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	28,951	\$120,953
3-Mile Radius	203,767	\$119,461
5-Mile Radius	535,953	\$108,117

N





AERIAL OVERVIEW

CHASE BANK



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LONG BEACH TOWNE CENTRE



LOS CERRITOS CENTRE



HAWAIIAN GARDENS SQUARE SHOPPING CENTRE



HAWAIIAN GARDENS TOWNE CENTRE



THE GARDENS



CHASE

BALL ROAD
19,900 CPD

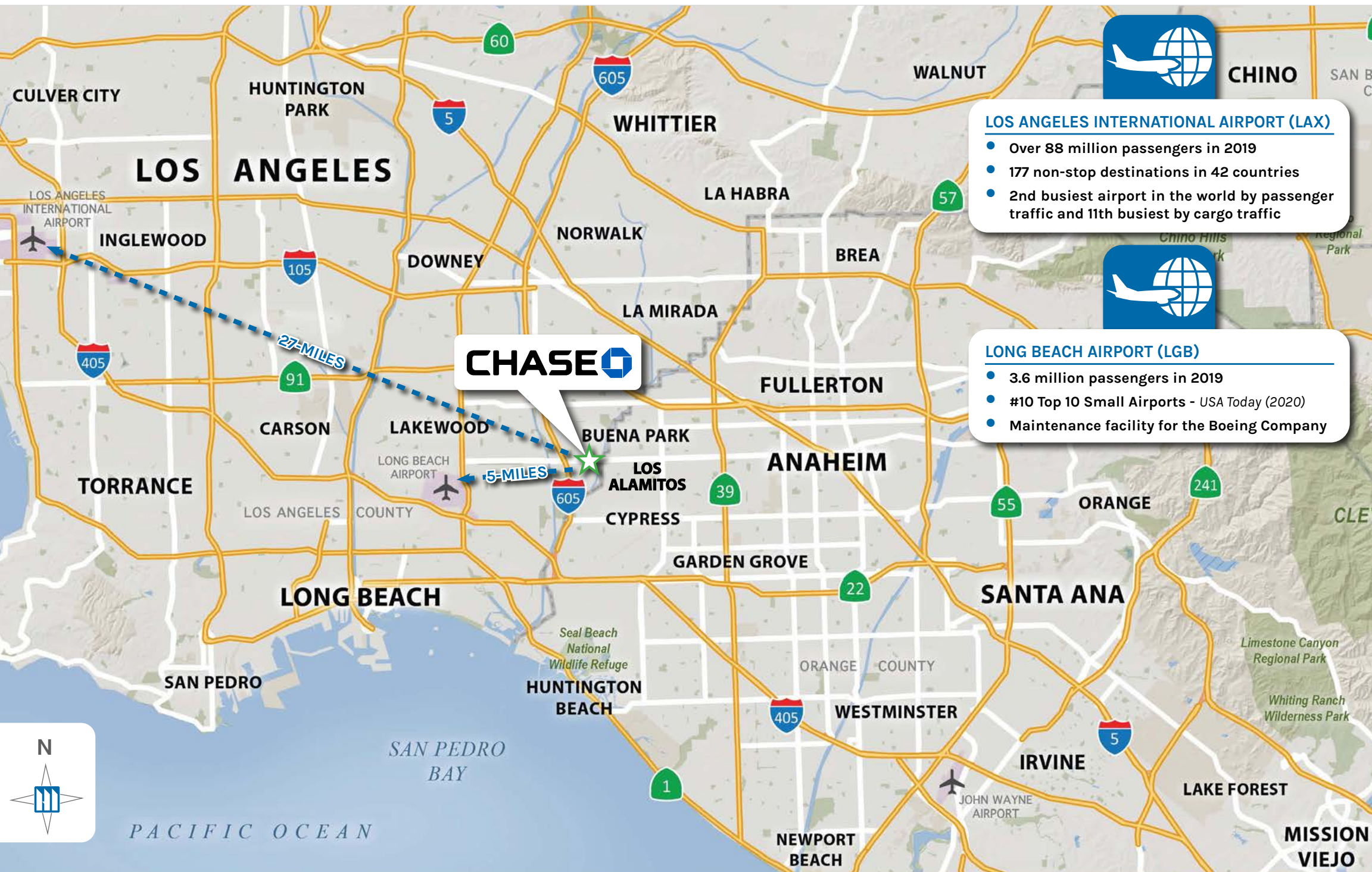
BLOOMFIELD STREET
17,300 CPD

37,000 CPD
- INTERSECTION -

**LOS ALAMITOS
UNIFIED SCHOOL
DISTRICT**









JPMorgan Chase & Co. is the largest bank in the United States with assets of \$2.6 trillion and operations worldwide. It is one of the most well-capitalized banks in the world and the highest-ranked megabank on Fortune Magazine's list of "World's Most Admired Companies" for 5 consecutive years. JPMorgan Chase has been #1 in investment banking for the past decade and finished 2019 with 9.4% of global wallet share, the best in the industry. The bank serves 63 million U.S. households, 4 million small businesses, and is #1 in new primary bank relationships nationally as well as in U.S. credit card issuance based on sales and outstandings.

In January 2018, the company announced a \$20 billion, five-year comprehensive investment to support job and local economic growth in the U.S. Through the new investment, JPMorgan Chase has entered 16 new markets and added 90+ branches since 2018. The company is currently in the process of opening 400 hundred new Chase branches in several new U.S. markets and adding up to 3,000 jobs throughout the country.

JPMorgan Chase has a market capitalization of \$429.9 billion. The company has more than 5,000 branches in 27 states and the District of Columbia, a presence in over 100 markets globally, and does business with more than 80% of Fortune 500 companies. The company reported a net income of \$36.4 billion for fiscal 2019. Consumer and community banking had a net income of \$16.6 billion and revenue of \$55.8 billion, up 7% from the previous year.

TOP HONORS

- **#1 "World's Most Admired Banks"** - Fortune Magazine (2019)
- **#3 "Global 2000"** - Forbes (2020)
- **#17 "Fortune 500"** - Fortune Magazine (2020)

Company Type: Public (NYSE: JPM; S&P: A-)
Locations: 5,000+
Website: www.chase.com | www.jpmorganchase.com



The Biggest Banks in the United States A Breakdown of America's Banking Giants

By Erin O'Neil | September 30, 2020

The term "big four" within the banking industry refers to the four largest banks in the United States: JPMorgan Chase & Co., Bank of America, Wells Fargo, and Citibank (Citigroup Inc.). These institutions serve the majority of personal and business account holders in the U.S. The four banks collectively hold \$4.6 trillion in customer deposits, or about 45 percent of deposits in the United States.

However, the nation has many other very large banks, all with total assets in the billions. These banks easily fall under the definition of "big banks," and would presumably be considered by some as too big to fail. Become familiar with these banks so you can make better choices for your banking needs.



CLICK FOR ARTICLE



World's Best Bank 2020: JPMorgan proves to be a fortress in a storm

By Peter Lee | September 10, 2020

It was not the only bank that came into the Covid crisis with a strong balance sheet, but, as in 2008, the bank has shown that its diverse businesses provide plentiful earnings to take big reserves, even while it keeps financing large corporates and small businesses alike. Deposits have flooded in, technology investments have proved their worth and it is winning more business from mid-cap clients inside and outside the US – and it coped with the temporary absence of a legendary chief executive.

When JPMorgan reported its second-quarter results on July 14, everyone was desperate to hear what the bank saw coming next in terms of consumer spending and household creditworthiness – and what this might mean for the country's economic recovery.



CLICK FOR ARTICLE

Los Alamitos, California

- Located in northwest Orange County; 30 miles from downtown Los Angeles and 10 miles from Anaheim
- 11,600+ residents in 4.3 square miles
- Easy access to Interstates 605, 405, and Highway 22
- Situated 10 miles from the Port of Long Beach, and 13 miles from the Port of Los Angeles
- Neighboring communities include Long Beach, Seal Beach, Cypress, and Garden Grove

ECONOMY

- Top employers include Los Alamitos Medical Center, Arrowhead Products, Trend Offset Printing, and SuperMedia
- 12,000+ daytime employees
- **Serve First Solutions** - Ranked on American Business Magazine Inc.'s 5,000 fastest-growing privately held companies in the U.S.
- \$118,240 average household income; 156% above the national average
- Home to the Joint Forces Training Base, which provides support and training for military units and other national, state, and local organizations, including emergency operations
- Anticipated to maintain its market stability, due to its close proximity to both Orange County and Downtown Los Angeles

- Home to the most non-profit agencies of any city in Orange County with residents as a dedicated volunteer base
- **Los Alamitos Unified School District** - Serves 9,821 students and employs 1,099 faculty and staff; one of the highest concentrations of top-ranked public schools in the state
 - Honored as California Distinguished Schools, National Blue Ribbon Schools, and Gold Ribbon Schools
 - **Los Alamitos Highschool** - Adding \$52.4 million, 83,000 square foot structure that will include 27 new classrooms, and career and technical education centers for subjects such as engineering and robotics; planned to open Fall 2022

DEVELOPMENTS

- **Oak Walk** - Proposed 50 unit luxury condominium project; under construction with expected completion Spring 2021
- **3342 Cerritos Avenue** - 107 luxury apartments; in planning
- **Village 605** - 113,880 square foot shopping center located at 3131 Katella Avenue; currently in planning

City of Los Alamitos *Highlights*

\$94,291

**MEDIAN
HOUSEHOLD INCOME**

#3

**MOST DIVERSE PLACES
TO LIVE IN ORANGE COUNTY**

\$784K

**MEDIAN
HOME VALUE**





Orange County

- Iconic beach towns and 42 miles of coastline dub the area "The Gold Coast of California"; known as "The OC" by locals
- Home to some of the world's most popular tourist attractions such as The Disneyland Resort, Knott's Berry Farm, Mission San Juan Capistrano, South Coast Plaza, and Segerstrom Hall
- #5 "Best Counties to Live in California" - Niche (2020)
 - 3.28 million population; 3rd most populous county in California; 6th most populous in the U.S.

ECONOMY

- 6th largest economy in the U.S.
 - \$285.4 billion GMP; 2.9% projected growth in 2019
- 2nd largest workforce in California (1.63 million workers)
 - 2.8% unemployment rate as of Feb 2020 (versus 4.1% in the state and 3.8% in the nation)
 - 24,100 jobs added from June 2018 - June 2019
- 3rd most diverse tech sector in the U.S.; #1 in medical device manufacturing
- \$86,217 average household income vs. \$59,000 U.S. average household income
- The largest employers are Walt Disney Co. (29,000 employees), University of California Irvine (23,605 employees), and St. Joseph Health (11,925 employees)
- 3 airports service the area

- **Los Angeles International Airport (LAX)** - 4th busiest airport in the world with 87.5 million annual passengers
- **John Wayne Airport (SNA)** - Ranked "Top 15 Best Airports" by MONEY Magazine (2018); 10.7 million passengers (2019); 20+ non-stop destinations
- **Long Beach Airport (LBJ)** - Top 10 busiest airports in the state; 3.7+ million annual passengers

TOURISM

- 50.6 million people visited Orange County in 2019, a 1% increase over the prior year
- \$21.3 billion annual economic impact on the county
- \$14.5 billion in county-wide visitor spending in 2019, a 4% increase over the prior year
- 7th largest industry in Orange County, sustaining 179,000 jobs annually
 - 6.1% job growth in arts, entertainment, and recreation industry between June 2018 - June 2019



Highlights

\$21.3B

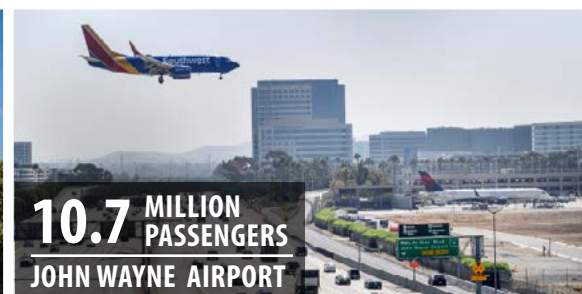
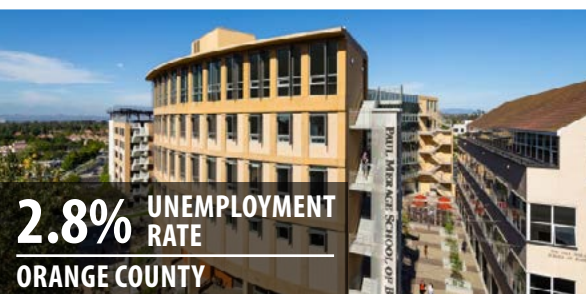
**ORANGE COUNTY TOURISM
ECONOMIC IMPACT
(#7 LARGEST INDUSTRY)**

#5

**BEST COUNTIES TO
LIVE IN CALIFORNIA
(NICHE - 2019)**



**7TH LARGEST
ECONOMY IN THE U.S.
(\$285.4B GMP)**





	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population			
2024 Projection	29,350	206,305	543,965
2019 Estimate	28,951	203,767	535,953
2010 Census	28,285	198,867	520,051
2000 Census	28,974	198,911	516,340
Growth 2010-2019	2.35%	2.46%	3.06%
Growth 2019-2024	1.38%	1.25%	1.49%
Households			
2024 Projection	9,302	68,381	181,083
2019 Estimate	9,155	67,373	178,072
2010 Census	8,832	65,002	170,705
2000 Census	9,036	64,941	171,070
Growth 2010-2019	3.66%	3.65%	4.32%
Growth 2019-2024	1.61%	1.50%	1.69%
2019 Est. Population by Single-Classification Race			
White Alone	15,309	105,266	270,817
Black or African American Alone	1,025	8,660	22,510
American Indian and Alaska Native Alone	156	1,243	3,591
Asian Alone	7,006	57,442	143,475
Native Hawaiian and Other Pacific Islander Alone	110	1,080	2,894
Some Other Race Alone	3,784	18,808	63,618
Two or More Races	1,522	11,017	28,187
2019 Est. Population by Ethnicity (Hispanic or Latino)			
Hispanic or Latino	9,997	53,727	163,499
Not Hispanic or Latino	18,954	150,040	372,454
2019 Est. Average Household Income	\$120,953	\$119,461	\$108,117

CONFIDENTIALITY AGREEMENT

CHASE BANK



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The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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\$7.7 BILLION

retail sales nationwide



SHARED DATABASE

collaborative proprietary database

GlobeSt.com™

GLOBEST. INFLUENCERS

in retail & net lease sales



NATIONWIDE REACH

retail & investors across the U.S.

\$2B

400+

\$2 BILLION IN RETAIL SOLD

over 400 transactions in last 36 mos.