

Pizza Hut

7779 Garvey Avenue
Rosemead, CA 91770



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

EXCLUSIVELY MARKETED BY:



DAN HOOGESTEGER

Lic. # 01376759

310.853.1419 | DIRECT

dan@SIGnnn.com



ADAM SCHERR

Lic. # 01925644

310.853.1266 | DIRECT

adam@SIGnnn.com

11900 Olympic Blvd, Suite 490
Los Angeles, CA 90064
844.4.SIG.NNN
www.SIGnnn.com

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Pizza Hut Located at 7779 Garvey Ave in the City of Rosemead, CA. The Franchisee is Southern California Pizza Co., LLC, Which is the Largest Pizza Hut Franchisee in California & the 3rd Largest in the Pizza Hut System. They Operate 224 Pizza Hut Restaurants in the Greater Los Angeles Market. This Property Has a Recently Extended New 10 Year Lease Demonstrating the Tenant's Confidence in the Location. With Rare Annual 1.5% Increases and an Absolute Triple Net (NNN) Lease, This Deal Offers a Long-Term Secure Income Stream, Compounding Hedge Against Inflation With a Pandemic, Recession and an Internet Resistant Tenant.

OFFERING SUMMARY

PRICE	\$1,840,000
CAP	4.50%
NOI	\$82,800
PRICE PER SF	\$1,533.33

PROPERTY SUMMARY

ADDRESS	7779 Garvey Avenue Rosemead, CA 91770
COUNTY	Los Angeles
BUILDING AREA	1,200 SF
LAND AREA	0.14 AC
YEAR BUILT	1969

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

BEST OF CLASS INVESTMENT

- Long Term Lease - New 10 Year Lease Extension
- Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Ideal 1031 Exchange Opportunity
- Rare Annual 1.5% Increases Which Provides Strong Compounding Hedge Against Inflation
- Southern California Pizza Co., LLC is the Largest Pizza Hut Franchisee in California and the 3rd Largest in the Pizza Hut System; They Operate 224 Pizza Hut Restaurants in the Greater Los Angeles Market
- The Tenant Recently Extended the Initial Term of the Lease Demonstrating Its Strong Confidence in This Location For the Long-Term Investment Outlook
- Tenant Has Resided at This Location Since 2010 Proving Its Long-Term Operating History

PANDEMIC, RECESSION & INTERNET RESISTANT TENANT

- Tenant Has Remained Open and is Paying Rent Throughout the COVID-19 Pandemic
- Takeout Only Concept Unaffected By Government Shutdown of Indoor Dining
- Early Lease Extension During Pandemic Demonstrates Strength of Concept and Operator

CORE INFILL URBAN LOS ANGELES LOCATION

- Affluent Trade Area With an Average Household Income of Over \$83,562 Within a 5-Mile Radius
- Densely Populated Area With Over 669,022 People Within 5-Miles
- Located Directly Across from Richard Garvey Intermediate School, Arlene Bitley Elementary School and Ralph Waldo Emerson Elementary School Providing Additional Built-in Customer Base
- Nearby Retailers Include: CVS Pharmacy, 7-Eleven, El Pollo Loco, McDonald's, Target, Ross, Starbucks, Burger King and More



LEASE SUMMARY

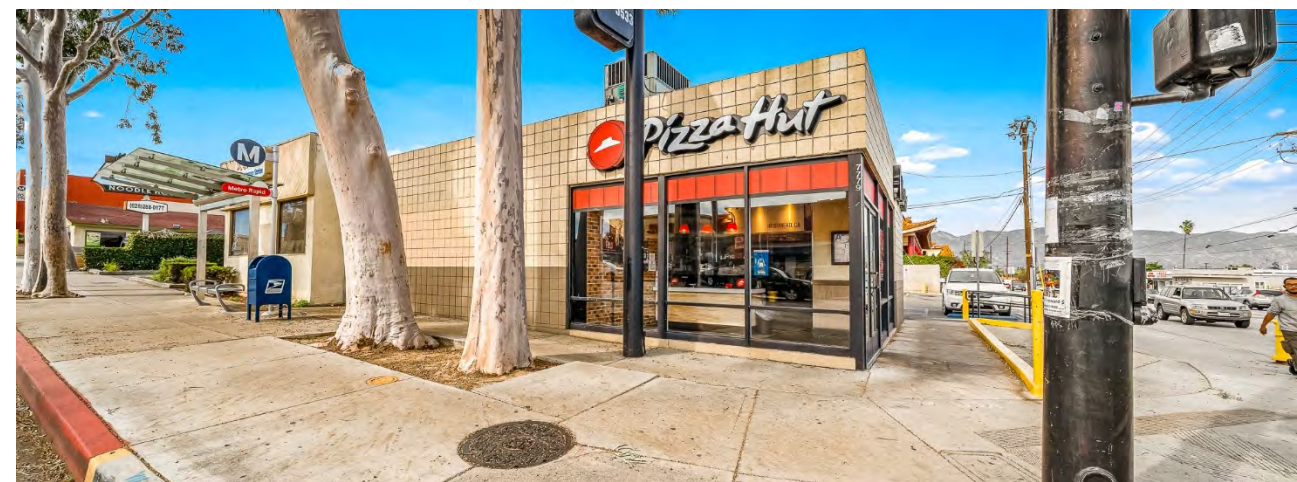
TENANT	Pizza Hut
PREMISES	A Building of Approximately 1,200 SF
LEASE COMMENCEMENT	April 16, 2010
LEASE EXPIRATION	February 28, 2031
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,200 SF

\$82,800

\$69.00







Sanchez Elementary School



WELLS FARGO
Corporate office

Los Angeles County Department of Public Social Services



Del Mar Avenue

B.O.C.A Dharma Seal Temple

Chua Xa Loi Buddhist temple

Garvey Avenue

DOWNTOWN LOS ANGELES



Mark Keppel High School

Arlene Bitely Elementary School



Ralph Waldo Emerson Elementary School

Richard Garvey Intermediate School



Chua Xa Loi Buddhist temple

B.O.C.A Dharma Seal Temple

Garvey Avenue

Del Mar Avenue



The City of Rosemead, incorporated in 1959, is located in the southwestern part of the state. The occupies a land area of 5.5 square miles. Rosemead has a 2020 population of 53,722. Rosemead has been named as one of the most business friendly cities in the Los Angeles County. Rosemead's appeal as a new kind of small town in the heart of an urban environment is accomplished by honouring tradition, uniting in diversity, and evolving for the future. The city offers a desirable and affordable community in which to live and a dynamic and expanding business sector that is an economic growth engine for West Coast commerce. Rosemead's appeal as a new kind of small town in the heart of an urban environment is accomplished by bridging tradition with diversity for an evolved community.

The City of Rosemead continues to remain in satisfactory financial condition thanks to a relatively diverse and stable revenue base including sales tax, property tax, transient occupancy tax, and various licenses and permits. The region has a varied retail and industrial base including two national merchandise stores that continues to perform well along with some new restaurants and retail businesses. The largest industries in Rosemead, CA are Health Care & Social Assistance, Manufacturing and Retail Trade. Southern California Edison, the city's topmost employer has its headquarters in Rosemead, CA. SCE serves approximately 15 million people in a 50,000 square-mile area of central, coastal and Southern California. Other major employers include Garvey School District, Panda Restaurant Group, Inc., Wal-Mart, Rosemead School District, Target & Hemetic Seal Corporation.

Visitors from all over come to Rosemead throughout the year to enjoy a variety of activities and attractions. The year-round, agreeable climate opens a world of outdoor recreational opportunities. Local attractions include the Santa Anita Race Track, the Irwindale Speedway, the Huntington Library, the Botanical Gardens and, of course, the annual Pasadena Rose Parade. With its location in the San Gabriel Valley, Rosemead is also within a short distance of several popular southern California destinations such as Disneyland, Knott's Berry Farm, Los Angeles and Beverly Hills. Attractions around Rosemead include Santa Anita Race Track, Huntington Library, Splash Zone, Whittier Narrows Dam Recreation Area and Whittier Narrows Nature Center. There are plenty of opportunities for both active and passive recreation in the city.

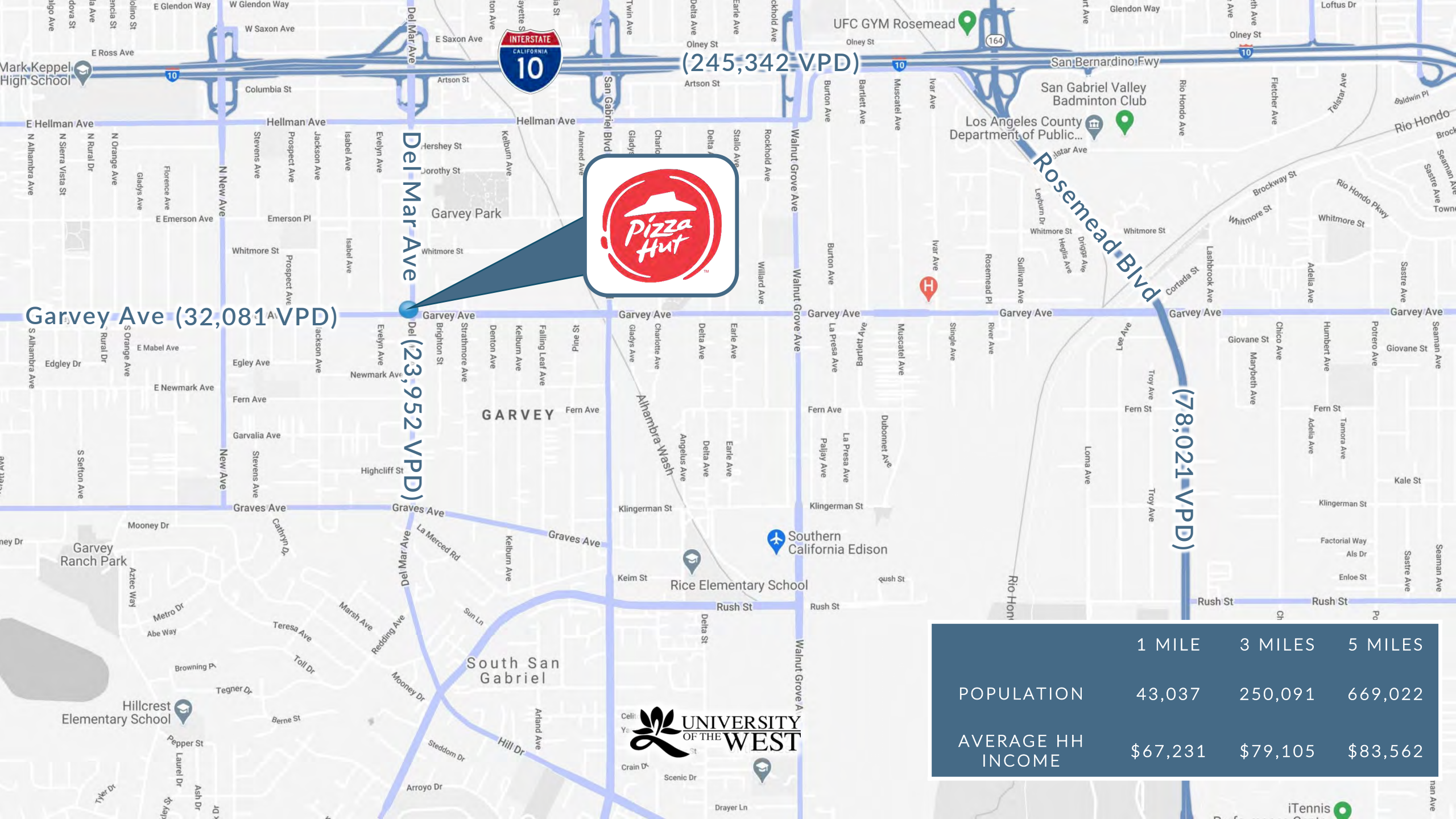


SOUTHERN CALIFORNIA EDISON



SANTA ANITA RACE TRACK





(245,342 VPD)

Garvey Ave (32,081 VPD)

Del Mar Ave (23,952 VPD)

Rosemead Blvd (78,021 VPD)



	1 MILE	3 MILES	5 MILES
POPULATION	43,037	250,091	669,022
AVERAGE HH INCOME	\$67,231	\$79,105	\$83,562



S O U T H E R N C A L I F O R N I A P I Z Z A C O , L L C

FRANCHISEE PROFILE

Southern California Pizza, a Corona, California company organized by Sentinel and management, owns and operates 224 Pizza Hut restaurants in the greater Los Angeles market, and has rights to develop the Pizza Hut brand in this region.

In 2008, Sentinel acquired an initial block of 123 of restaurants in a corporate divestiture transaction from franchisor Pizza Hut, a subsidiary of Yum! Brands, Inc. This was Sentinel's third investment in the quick-service restaurant sector and its second in the Yum! Brands system. Sentinel's two prior quick-service restaurant investments—Border Foods, a Taco Bell franchisee (part of Yum! Brands), and Falcon Holdings, a Church's Chicken franchisee—were both successful. Sentinel made the acquisition through an investment in newly-formed Southern California Pizza Company.

In August 2009, Southern California Pizza acquired an additional 98 Pizza Huts in northern Los Angeles, making it the largest franchisee in California and the third largest in the Pizza Hut system, which operates more than 7,500 QSRs worldwide. Sentinel originated and sponsored the transaction, arranged the acquisition debt and provided equity financing from Sentinel Capital Partners III, L.P.

Sentinel Capital Partners also originated, sponsored and provided the private equity financing for the original formation of Southern California Pizza and structured and arranged debt financing for the acquisition.

In December 2012, after owning the business for more than four years and achieving substantially all of our investment objectives, Southern California Pizza was sold to another private equity firm. Under Sentinel's ownership, Southern California Pizza was transformed into a standalone business with its own management and corporate infrastructure from a regional group of stores tightly integrated into Pizza Hut's existing infrastructure. During this period, Southern California Pizza grew substantially and almost tripled its profitability. Southern California Pizza remains well positioned to continue growing under the leadership of its superb management team.



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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Lic. # 01376759

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dan@SIGnnn.com

ADAM SCHERR

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