



The Landes Group



CHASE



Two Tenant NNN Investment Opportunity

11922 Brookhurst Street, Garden Grove, CA

10081 Chapman Avenue, Garden Grove, CA

Confidential Offering Memorandum

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The Landes Group

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INVESTMENT OVERVIEW





Price	\$11,582,567
Combined NOI	\$526,350
Blended Cap Rate	4.5%

INVESTMENT HIGHLIGHTS

- Properties can be sold individually or as a package deal
- Chase recently exercised their 3rd 5-year option showing commitment to site
- Best Performance is on a long term lease with increases in the prime term
- Chase - Corporate Guaranteed Lease (S&P Rating: A+)
- Chase has \$328M+ in Annual Deposits
- Zero Landlord Responsibilities
- High Traffic Retail Dense Area
- Prominent Signage
- Strong Visibility
- Strong retail trade are with neighboring retailers including Walmart, Aldi, PetSmart, CVS, McDonalds, Marshalls, Dollar Tree and more

THE OFFERING

The Landes Group is pleased to present the opportunity to acquire a Chase Bank and Best Performance Tire & Service located in the city of Garden Grove, CA. Garden Grove is located in Orange County, about 32 miles Southeast of Los Angeles. The properties sit at one of the main intersections in Garden Grove at Chapman Avenue and Brookhurst Street. This is a unique opportunity to acquire two adjacent properties in one of the most sought-after areas of Orange County. Chase Bank is in its 3rd 5-year option with over 4 years remaining. Following the 3rd option there are 4, 5-year option periods remaining. Best Performance Tire & Service is on a brand new 10-year fee simple lease, with 1, 5-year option. Both properties are true NNN and have zero Landlord responsibilities.

LEASE DETAILS & PRICING



Price	\$8,855,294
Cap Rate	4.25%
Tenant	Chase
Address	11922 Brookhurst St. Garden Grove, CA
Building Size	9,650 SF
Parcel Size	1.71 Acres
Ownership Interest	Fee-Simple
Year Built	1960
Lease Term Remaining	Expires 9/30/2025; In 3 rd Option
Lease Structure	Absolute NNN
LL Responsibilities	None
Net Operating Income	\$376,350
Renewal Options	Four, Five Year

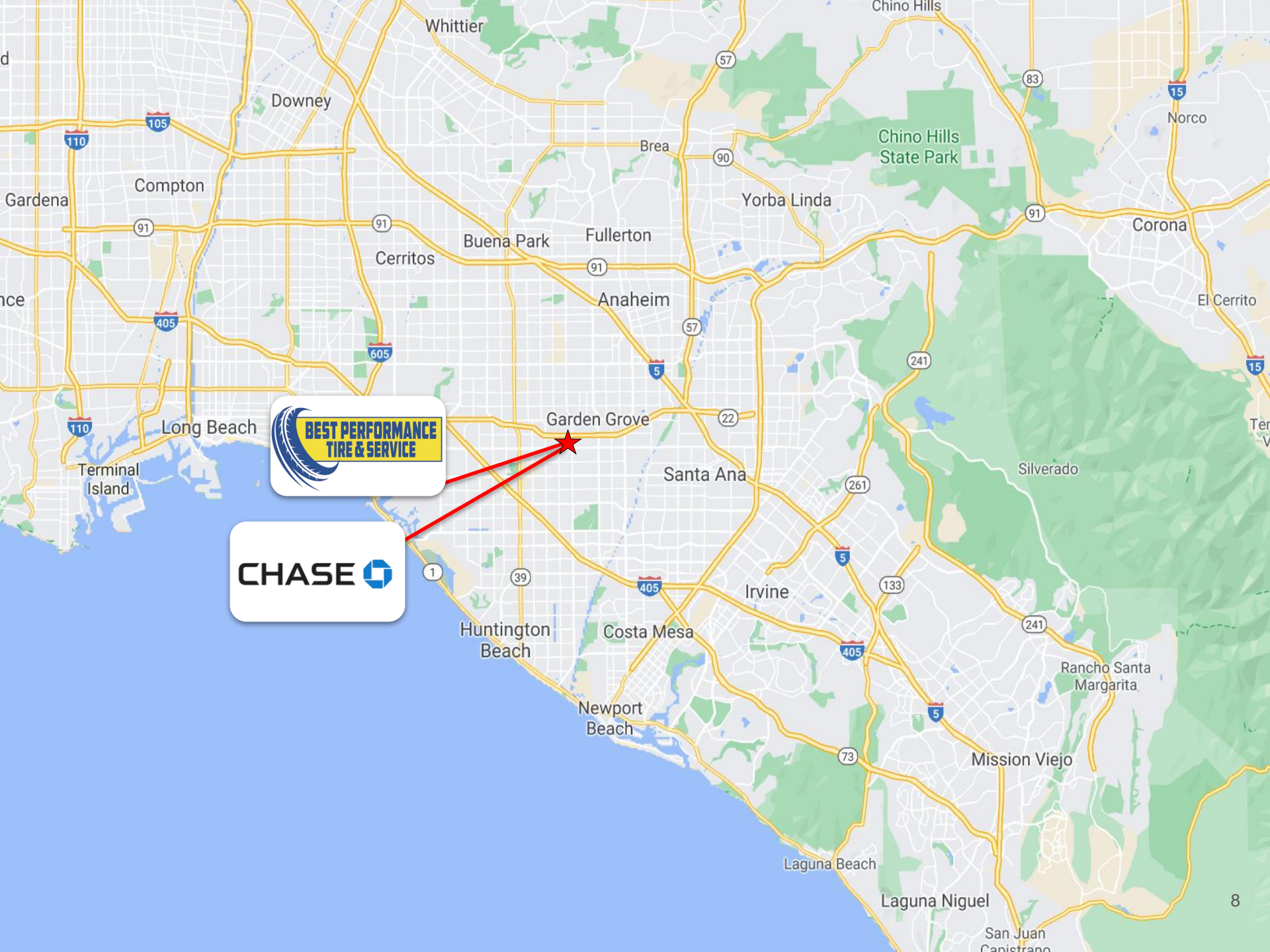
LEASE DETAILS & PRICING



Price	\$2,727,273
Cap Rate	5.50%
Tenant	Best Performance Tire & Service
Address	10081 Chapman Ave. Garden Grove, CA
Building Size	7,267 SF
Parcel Size	0.56 Acres
Ownership Interest	Fee-Simple
Year Built	1963
Lease Term Remaining	Expires 12/31/2031
Lease Structure	Absolute NNN
LL Responsibilities	None
Net Operating Income	\$150,000 (12% increase in 2026)
Renewal Options	One, Five Year

LOCATION SUMMARY







Chapman Avenue

62,000 VPD

Brookhurst Street

CHASE 

 **BEST PERFORMANCE
TIRE & SERVICE**



GARDEN GROVE

Centrally located in Orange County, California, the City of Garden Grove is home to over 178,000 residents and is a friendly, spirited, and balanced California community rich in diversity -- a city with a view to the future. Garden Grove is the fifth largest city in Orange County and is located less than one mile from Disneyland, seven miles from Knott's Berry Farm, nine miles from local beaches, and ten miles from John Wayne Airport.

Garden Grove is a popular place for theater enthusiasts who have a choice of three stage theaters, the Garden Grove Playhouse, Gem Theater and the Festival Amphitheater. An annual event held over Memorial Day weekend, the Garden Grove Strawberry Festival is one of the largest community festivals in the western United States, attracting an estimated 250,000 visitors.



GREAT WOLF LODGE



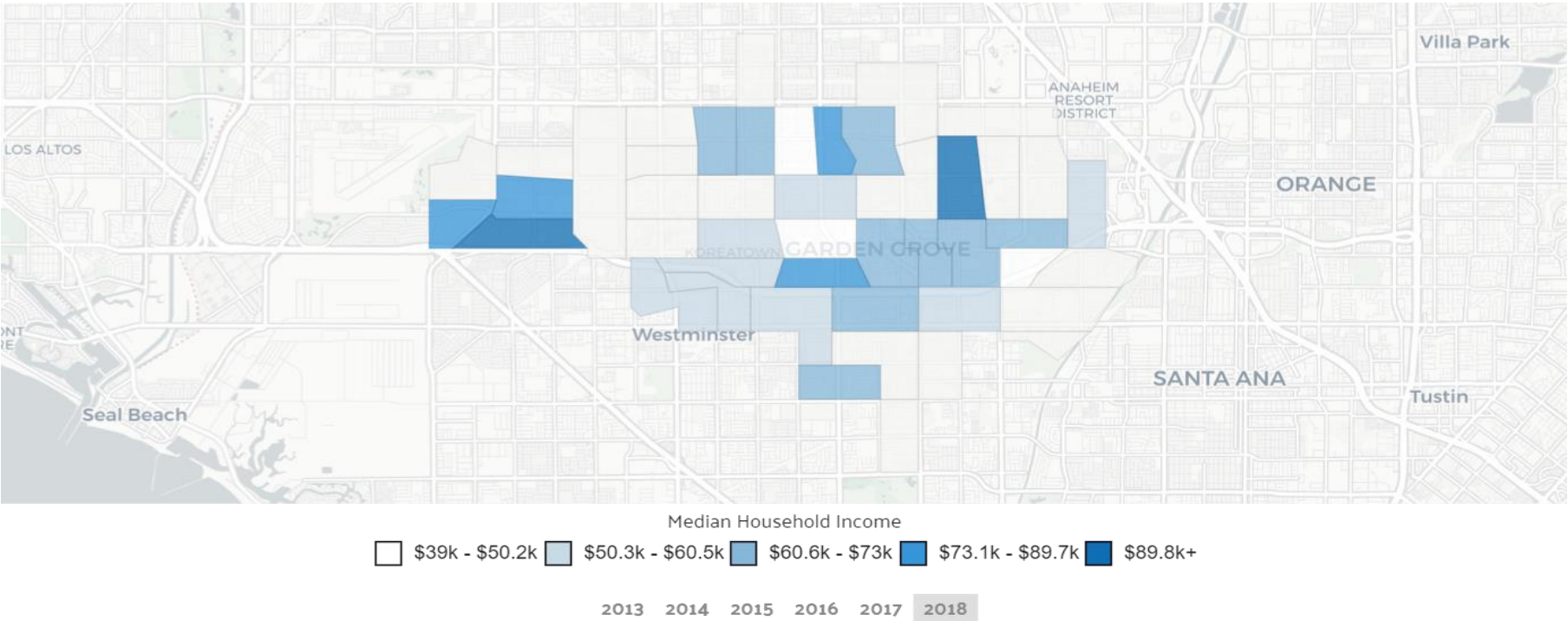
CHRIST CATHEDRAL

ECONOMIC OVERVIEW

The city of Garden Grove supports a strong economy, employing 84,000 people. Located in Orange County over 3.1 million residents, Orange County is the 6th most populous county in the U.S. With a total civilian labor force of 1.6 million, Orange County enjoys a diverse economy, with economic output and employment well-distributed among sectors.

TOP EMPLOYERS:





POPULATION

	1 Mile	2 Miles	3 Miles
2019 Population - Current Year Estimate	29,982	135,351	305,490
2024 Population - Five Year Projection	30,976	138,888	313,472
2010 Population - Census	28,678	129,094	290,569
2000 Population - Census	27,409	123,343	281,228
2010-2019 Annual Population Growth Rate	0.48%	0.51%	0.54%
2019-2024 Annual Population Growth Rate	0.65%	0.52%	0.52%

HOUSEHOLDS

	1 Mile	2 Miles	3 Miles
2019 Households - Current Year Estimate	8,337	35,471	80,537
2024 Households - Five Year Projection	8,548	36,137	82,103
2010 Households - Census	8,207	34,757	78,395
2000 Households - Census	8,260	34,937	77,936
2010-2019 Annual Household Growth Rate	0.17%	0.22%	0.29%
2019-2024 Annual Household Growth Rate	0.50%	0.37%	0.39%
2019 Average Household Size	3.55	3.76	3.74

HOUSEHOLD INCOME

	1 Mile	2 Miles	3 Miles
2019 Average Household Income	\$90,430	\$82,837	\$79,651
2024 Average Household Income	\$107,251	\$99,161	\$95,593
2019 Median Household Income	\$68,153	\$63,846	\$61,337
2024 Median Household Income	\$80,055	\$77,110	\$75,197
2019 Per Capita Income	\$25,041	\$21,772	\$21,095
2024 Per Capita Income	\$29,485	\$25,872	\$25,148

HOUSING UNITS

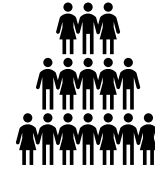
	1 Mile	2 Miles	3 Miles
2019 Housing Units	8,632	36,694	83,256
2019 Vacant Housing Units	295 3.4%	1,223 3.3%	2,719 3.3%
2019 Occupied Housing Units	8,337 96.6%	35,471 96.7%	80,537 96.7%
2019 Owner Occupied Housing Units	4,960 57.5%	18,690 50.9%	38,950 46.8%
2019 Renter Occupied Housing Units	3,377 39.1%	16,781 45.7%	41,587 50.0%

EDUCATION

	1 Mile	2 Miles	3 Miles
2019 Population 25 and Over	20,664	90,730	202,874
HS and Associates Degrees	11,346 54.9%	48,658 53.6%	107,962 53.2%
Bachelor's Degree or Higher	4,786 23.2%	19,836 21.9%	43,173 21.3%

PLACE OF WORK

	1 Mile	2 Miles	3 Miles
2019 Businesses	881	3,812	10,245
2019 Employees	5,007	23,045	167,635



305,490

2019 3-Mile Population



\$79,651

2019 3-Mile Average HH Income



2%

Residential Unemployment Rate

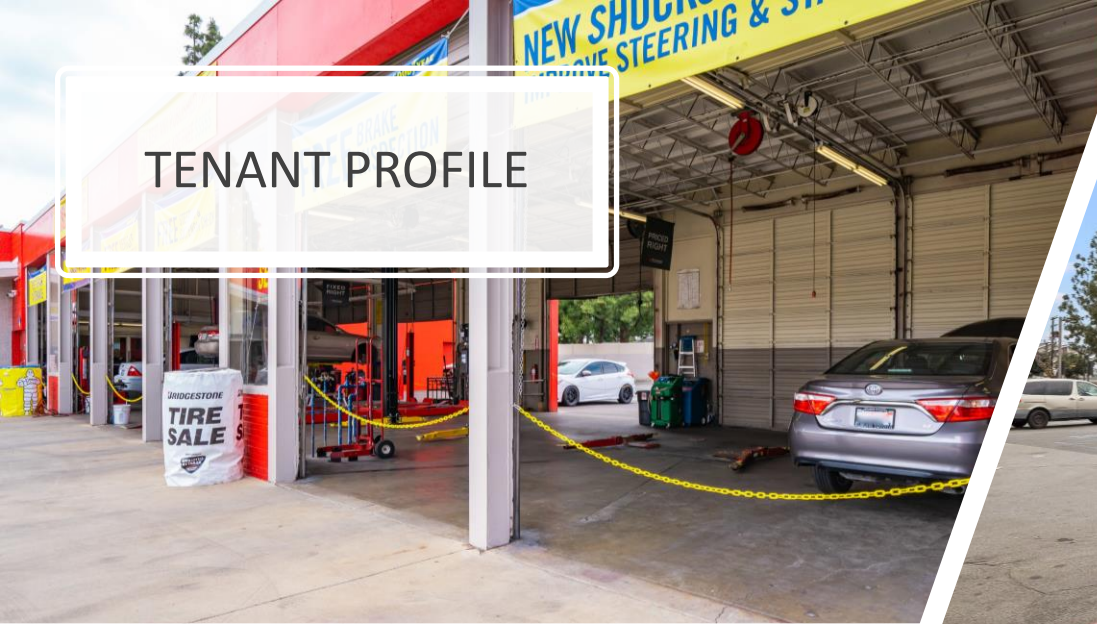


32 miles

Distance from LA



TENANT PROFILE



CORPORATE HIGHLIGHTS

JPMorgan Chase & Co. (NYSE: JPM) is the largest bank in the U.S. with assets of \$3.03 trillion and an investment grade rating of “A+” by Standard and Poors. There are more than 4,700 US branches with headquarters in New York, NY; it has operated for over 200 years and Chase is one of the strongest banking institutions in the world. It serves nearly half of America’s households with a range of financial services and products. It offers non-interest-bearing deposits and interest-bearing deposits. The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans, including home equity loans secured by junior liens, prime mortgage loans, and payment option loans. In addition, it offers credit card loans and wholesale loans to various customers, such as corporate and institutional clients, and high-net-worth individuals, as well as investment banking, financial transactions processing, and asset management services.



- Global leader in Financial Services with institutions in over 100 countries
- Largest U.S. Bank by assets



- Over 4,700 branches
- 16,000 ATM's nationwide



- 250,000 employees across all 50 states
- #17 on Fortune 500 list



4,700+
Locations

16,000+
ATM's

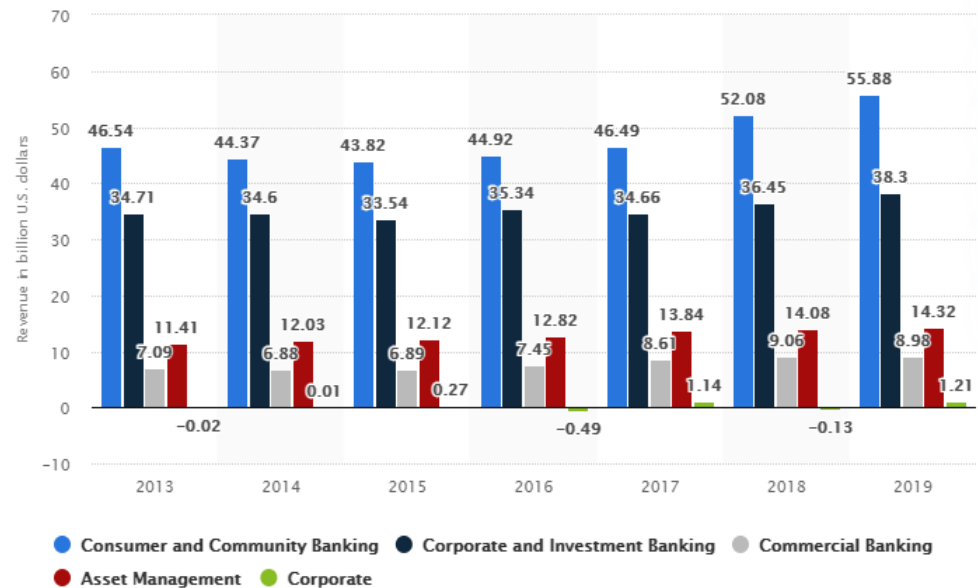
250,000+
Employees

\$3.03
Trillion
In Assets

A+
Investment-
grade credit rating
(S&P)

\$119.5
Billion
2020 in Revenue

Chase Revenues (\$Billions)



CORPORATE HIGHLIGHTS

Best Performance Tire & Service, your number one source for all local Auto Repair and Tire Services. They are dedicated to giving their customers the very best auto repair service, with a focus on upfront and honest quotes, timely response to issues and quality products and parts. Best Performance Tire currently has four Southern California locations and is rapidly expanding throughout Los Angeles County and Orange County.



- Products include top brands Firestone, Michelin, Goodyear, Bridgestone, BF Goodrich and many more, along with other automotive services



- 4 locations in Southern California



- Conveniently open 7 days a week



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