



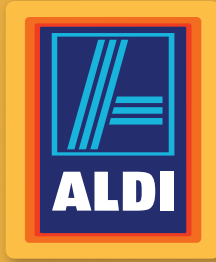
740 W Rancho Vista Blvd.  
Palmdale, CA 93551



"ALDI Continues  
Nationwide  
Expansion With  
100 New Stores  
in 2021."

- Feb 10, 2021, prnewswire.com





740 W Rancho Vista Blvd.  
Palmdale, CA 93551

## ADVISORY TEAM

### Pablo Rodriguez

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## NEWMARK

700 S. Flower Street, Suite 2500  
Los Angeles, CA 90017  
nkfsocalretail.com







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740

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work here

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# 01

## Investment Summary

## INVESTMENT SUMMARY

The Newmark NNN Capital Group is pleased to present a brand new 17,750-square foot ALDI grocery store situated within a dense and established retail trade area located on West Rancho Vista Boulevard in Palmdale, California. ALDI has a triple-net ground lease with just over 14 years remaining on the initial term, with eight percent rental increases every five years.

The ALDI grocery store anchors the Rancho Vista Gateway which is surrounded by more than 680,000 square feet of retail space, and is one of the largest new developments in the area. The property benefits from its proximity to the Antelope Valley Mall, across the street, which includes over 1,271,000 square feet of retail space. The traffic counts reflect how advantageous this location is with an average of 35,136 vehicles passing this location each day. Surrounding tenants in the immediate area include Target, Best Buy, Trader Joe's, Panera Bread, Starbucks, Wendy's, Lowe's Home Improvement, The Habit Burger Grill, Yogurtland, Chick-fil-a, Dunn Edwards Paints, in addition to many others.

## INVESTMENT HIGHLIGHTS

- 15 Years Remaining on an Initial 20 Year Absolute NNN Ground Lease
- New Construction at One of the Best Intersections in the Antelope Valley
- A+ Location in the Antelope Valley | Immediate Access to State Route 138
- Best in Class Tenant and Guarantor -- ALDI is a Leading Global Discount Supermarket Chain With Estimated Revenue Exceeding \$58 Billion USD
- Incredible Development and Growth in Multiple Projects Surrounding the Property and Trade Area
- Favorable Rental Increase Structure - 8 Percent Rental Increases Every Five Years

## LISTING TERMS

Price



**\$4,053,506**

NOI



**\$156,060**

Cap Rate



**3.85%**

Offered GLA



**17,750 SF**

Offered Land



**68,277 SF**

Year Built



**2016**









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# 02

## Property Description



## LISTING TERMS

Address



**740 W. Rancho Vista Blvd.  
Palmdale, CA 93551**

APN



**3003-001-071**

Offered Land



**68,277 SF**

Offered GLA



**17,750 SF**

Land Use



**Commercial**

Year Built



**2016**

## PARCEL MAP



**10TH ST.**

**12773**

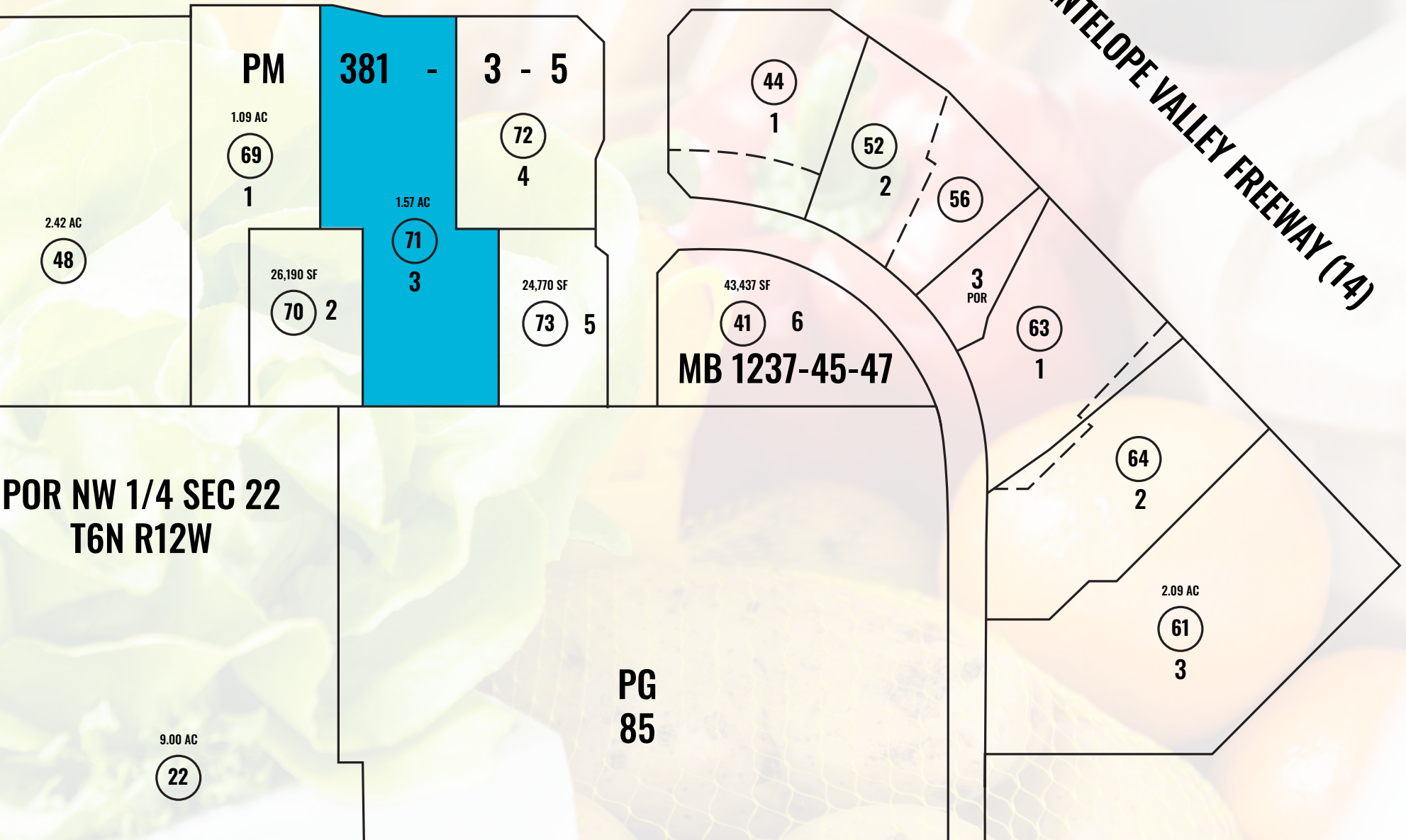
1.38 AC

**47**



**RANCHO VISTA BLVD.**

**ANTELOPE VALLEY FREEWAY (14)**







740

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# 03

## Area Overview



## PALMDALE OVERVIEW

Palmdale is a town in California with a population of 156,293. Palmdale is in Los Angeles County. The city lies in the Antelope Valley region of Southern California. The San Gabriel Mountains separate Palmdale from the Los Angeles Basin to the south.

Palmdale is the 35th most populous city in California. Together with its immediate northern neighbor, the city of Lancaster, the Palmdale/Lancaster urban area had an estimated population of 491,000 as of 2020. Living in Palmdale offers residents a sparse suburban feel and most residents own their homes.

## TOP EMPLOYERS

01	Edwards Air Force Base	10,647 Employees
02	China Lake Naval Weapons Base	6,690 Employees
03	City of Los Angeles	3,743 Employees
04	Lockhead Martin	3,700 Employees
05	Mojave Air & Space	2,500 Employees

## DEMOGRAPHICS

### Within 5 Miles

Population



128,252

Daytime Population



40,504

Average HH Income



\$86,124

Median Age



31.7

Families



29,918

Homeowners



22,554

### Traffic Counts

Antelope Valley Fwy (14)



89,000

Cars per day

Rancho Vista Blvd.



37,963

Cars per day

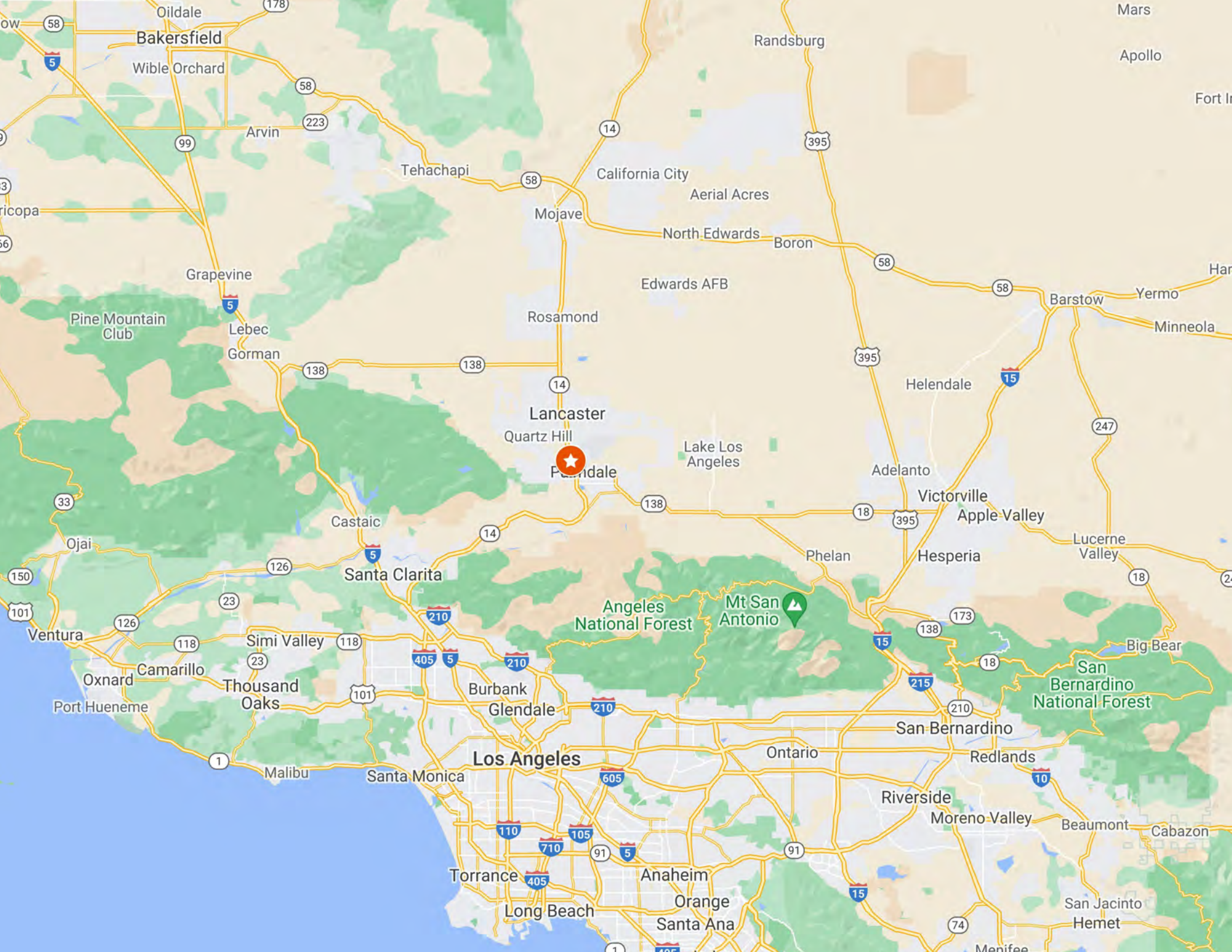
10th Street



39,745

Cars per day













RANCHO VISTA BLVD





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# 04

## Tenant Overview







## INVESTMENT SUMMARY

For nearly 40 years, ALDI US has stuck to the same guiding principle: Great quality shouldn't come at a high price; rather, great quality should come with everyday low prices. Founded by the Albrecht family, the first ALDI store opened in 1961 in Germany, making ALDI the first discounter in the world. Headquartered in Batavia, Illinois, ALDI now has more than 1,500 stores across 33 states, employs over 22,000 people and has been steadily growing since opening its first US store in Iowa in 1976. With more demand comes more stores; over the past decade, we've nearly doubled in size and by 2018, ALDI will bring its total number of US stores to nearly 2,000 – opening their doors to 650 new locations, including Southern California.

The no-frills grocery shopping experience focuses on customers first - delivering high quality food they're proud to serve their family, responsive customer service, everyday low prices and a quick and- easy shopping experience with only four to five aisles with all the essentials. We carry the most commonly purchased items and display them in their designed shipping boxes to help save time and resources to restock shelves. Shoppers will find more than 90 percent of the groceries we offer are under our ALDI exclusive brands, hand-selected by ALDI to ensure that our products meet or exceed the national brands on taste, quality and, of course, price. That means you don't have to worry about which ketchup brand or Greek yogurt brand is best, because we've specially curated the best product for you and your family. We can't promise you'll find ten choices of the same item, but we can promise you'll find the best one. Additionally, we partner with a wide variety of growers, including some local farmers, to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten-free and organic foods, we are committed to bringing our shoppers the highest quality products at the lowest possible prices.

## CORPORATE AWARDS



MARKET FORCE



RETAILER OF THE  
YEAR 2019

dunnhumby

DUNHUMBY



SUPER MARKET  
NEWS 2018

## COMPANY SUMMARY

Revenue



**\$91.9 Billion**

Stores



**11,235**

Founded



**1946**

Stock Symbol



**Private**

Headquarters



**Essen, Germany**





740

FOOD MARKET







# 05

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## Financial Summary



## RENT ROLL

TENANT	SF	LEASE START	LEASE EXP	INCREASES	MONTHLY	ANNUAL	PSF	OPTIONS
ALDI	17,750	3/1/2015	2/25/2035	Current	\$13,005.00	\$156,060.00	\$8.79	Five (5) Five (5) Year
				8% - 3/1/2025	\$14,054.40	\$168,652.80	\$9.50	
				8% - 3/1/2030	\$15,169.03	\$182,028.36	\$10.26	
				Option 1 - 3/1/2035	\$16,382.55	\$196,590.60	\$11.08	
				Option 2 - 3/1/2040	\$17,693.15	\$212,317.80	\$11.96	
				Option 3 - 3/1/2045	\$19,108.60	\$229,303.20	\$12.92	
				Option 4 - 3/1/2050	\$20,637.29	\$247,647.48	\$13.95	
				Option 5 - 3/1/2055	\$22,288.27	\$267,459.24	\$15.07	





# LEASE ABSTRACT

TENANT	ALDI
LEASE COMMENCEMENT	March 1, 2015
LEASE EXPIRATION	March 1, 2035
LEASE TERM	Twenty Year Initial Lease
OPTIONS	Five (5) Five (5) Year Options
RENTABLE SF	17,750 SF
LOT SIZE	68,277 SF
RENT SCHEDULE	
YEARS 6-10	\$13,005.00
YEARS 11-15	\$14,054.40
YEARS 16-20	\$15,169.03
YEARS 21-25 (OPTION 1)	\$16,382.55
YEARS 26-30 (OPTION 2)	\$17,693.15
YEARS 31-35 (OPTION 3)	\$19,108.60
YEARS 36-40 (OPTION 4)	\$20,637.29
YEARS 41-45 (OPTION 5)	\$22,288.27







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## **DISCLAIMER**

Newmark, exclusive marketing representative of the Seller, is solely authorized to determine whether you desire to express further interest in the acquisition of (t

Prior to submitting an offer to purchase the Property, interested parties should perform due diligence on the proposed transaction including, but not limited to, legal, municipal, environmental, and other matters, including all appurtenances and tenant improvements, solely on an "As-Is, With-All-Faults" basis, and without any assurance, express or implied, regarding the accuracy, completeness or current status of the information. No party may believe to be necessary, appropriate or advisable for the purpose of forming

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest that may arise as a result of review of this Memorandum. The Owner shall have no legal obligation if any agreement(s) for the purchase of the Property have been fully executed, delivered

The material contained herein is confidential and is presented strictly as information for your review only. We do not to divulge, share or distribute the information to any other party, except the parties to this transaction. Each prospective purchaser shall also agree to and comply with the provisions of t

This Offering is submitted subject to errors, changes, omissions, changes in price, and other factors affecting the information that prospective purchasers may desire. It should be noted that all information is based on assumptions related to the general economy, competition, real estate market trends and other factors

Such analyses, estimates and projections are therefore subject to material variations.

PHOTOCOPYING OR OTHER DUPLICATION OF THIS OFFERING IS NOT AUTHORIZED.



present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in the “Property”).

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expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which shall not create any legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written approval is obtained and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Memorandum is provided for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement by the prospective purchaser to provide the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Newmark Knight Frank, that the prospective purchaser will maintain the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on various assumptions, and other factors beyond the control of the Seller or Newmark Knight Frank.

on, and may not be consistent with the views or assumptions held by other professionals.