

# 4760

## WEST CENTURY BOULEVARD

INGLEWOOD, CA 90304



## TACO BELL

**BRAND NEW CONSTRUCTION  
"PROTOTYPE" STORE MODEL  
WITH DRIVE-THRU**

**RARE 25-YEAR LEASE TERM**

**ABSOLUTE NNN GROUND  
LEASE WITH ZERO LANDLORD  
RESPONSIBILITIES**

**LOCATED JUST TWO BLOCKS  
FROM SOFI STADIUM**

**1/2 MILE FROM THE 405  
FREEWAY & LAX**

**TOP-PERFORMING FRANCHISEE:  
COTTI FOODS CORPORATION**

Marcus & Millichap



**Click Here For  
Property Video**

OFFERING MEMORANDUM



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INGLEWOOD, CA 90304

EXCLUSIVELY LISTED BY

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# INVESTMENT HIGHLIGHTS



4760 W. CENTURY  
BOULEVARD  
INGLEWOOD, CA 90304

## BRAND NEW CONSTRUCTION FAST FOOD RESTAURANT WITH DRIVE-THRU IN LOS ANGELES

- ▶ **Rare 25-Year Lease Term** with #33 Largest Restaurant Franchisee in the Nation, Cotti Foods - **Cotti Foods Currently Operates 85 Taco Bell & 106 Wendy's Locations**
- ▶ **Absolute NNN Ground Lease with Zero Landlord Responsibilities**
- ▶ 10% Fixed Rental Increases Every 5 Years | 12% Rental Increases in Options

## TROPHY GENERATIONAL RETAIL ASSET

- ▶ **Signalized, Hard Corner Location on W. Century Boulevard & S. Inglewood Avenue (±57,200 Cars Per Day)** with Multiple Points of Ingress and Egress on Both W. Century Boulevard and S. Inglewood Avenue
- ▶ **Located Just Two Blocks from SoFi Stadium** – Completed in 2020 at a Cost of \$5+ Billion, this Masterpiece is Home to NFL's Los Angeles Rams & Los Angeles Chargers and can seat over 100,000 spectators. SoFi Stadium is Also Home to Super Bowl LVI and the 2028 Summer Olympics Opening & Closing Ceremony
- ▶ **Less Than ½ Mile From the Century Boulevard Entrance to the 405 Freeway (±323,000 Cars Per Day)** and the **105 Freeway (±226,000 Cars Per Day)**
- ▶ **Dense, Infill Area – Population Counts Exceed 766,513 and Average Household Income Exceeds \$93,700 Within Five Miles**





# TENANT OVERVIEW



## Taco Bell Overview

Taco Bell is an American-based chain of fast food restaurants originating in Irvine, California in 1962, by founder Glen Bell. Taco Bell is a subsidiary of Yum! Brands, Inc. The restaurants serve a variety of Mexican-inspired foods, that include: tacos, burritos, quesadillas, nachos, novelty and specialty items, along with a variety of "value menu" items.



As of 2020, Taco Bell serves over two billion customers each year, at 7,427 restaurants, more than 93 percent of which are owned and operated by independent franchisees and licensees.

## Cotti Foods Corporation Overview

|                |  |
|----------------|--|
| Website        | <a href="http://www.cottitacobell.com">www.cottitacobell.com</a> |
| Company Type:  | Top-Performing Franchisee  |
| Headquartered: | Rancho Santa Margarita, CA                                       |
| # of Units:    | 85 Taco Bell Locations<br>106 Wendy's Locations                  |
| Accolades:     | #33 Top 200 Restaurant Franchisee - 2020                         |

REPRESENTATIVE PHOTOS



CA INGLEWOOD TACO BELL OM 1.4

# FINANCIAL OVERVIEW

## Property Summary

### PRICING

OFFERING PRICE \$6,090,000

CAP RATE 3.30%

### LEASE INFORMATION

CURRENT NOI \$201,000

LEASE TYPE Absolute NNN Ground Lease

OUTSIDE COMMENCEMENT DATE August 6, 2022

EXPIRATION DATE 25 Years After Commencement Date

REMAINING TERM 25 Years

INCREASES 10% Every Five Years

OPTIONS One, Ten-Year @ 12% (& 12% in Year 6 of Option)

### PROPERTY INFORMATION

OWNERSHIP Leased Fee (Ground Lease)

TOTAL GLA ±2,445 Square Feet

TOTAL LAND AREA ±0.53 Acres (±23,144 Square Feet)

ZONING Commercial

APN 4036-001-003 & 4036-001-002

TRAFFIC COUNTS ±43,000 CPD (W. Century Boulevard)  
±14,200 CPD (S. Inglewood Avenue)



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



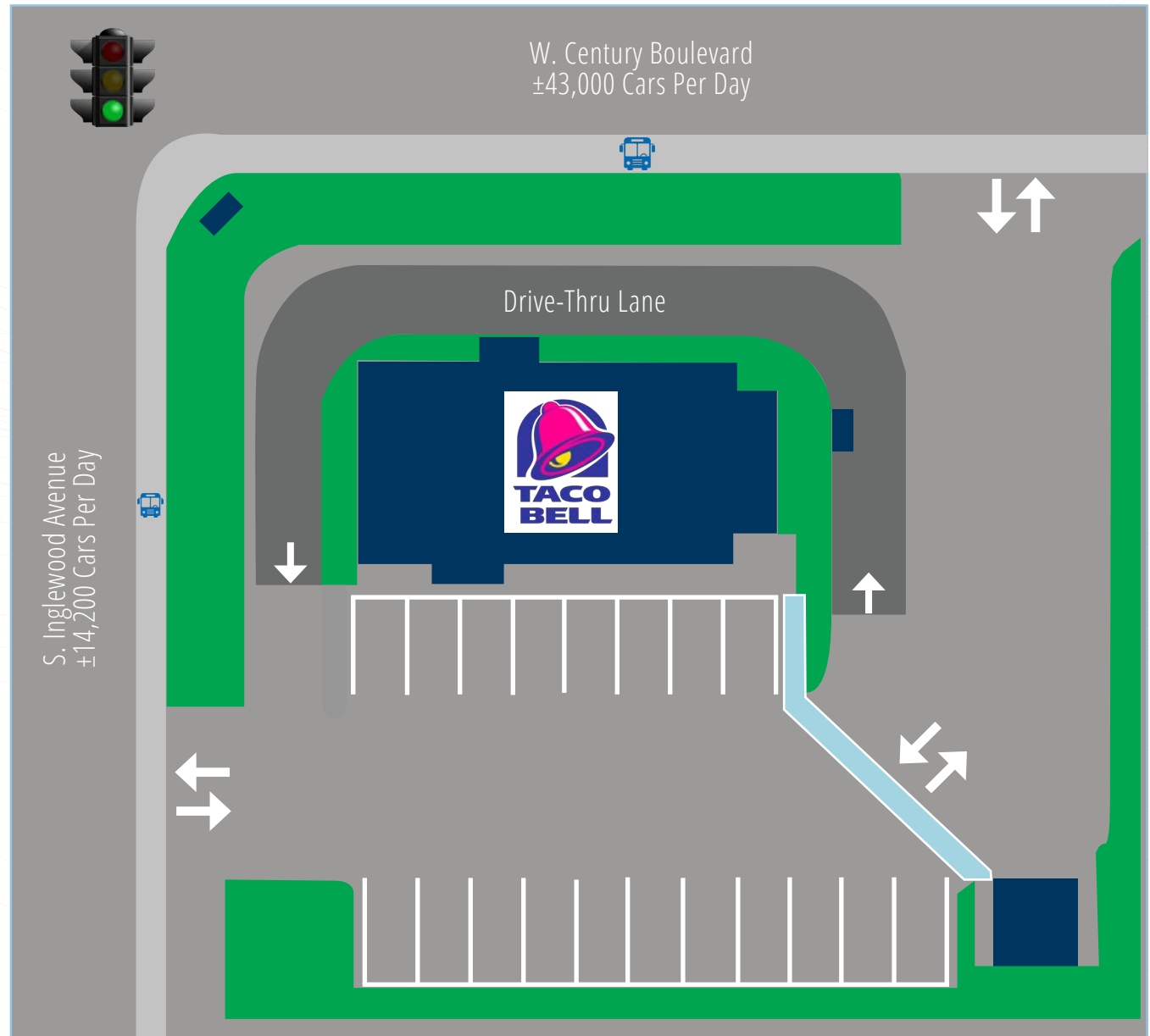
# AERIAL PHOTO





# SITE PLAN

Representative Photos  
Interior & Exterior Designs



Note: Site plan is for representation purposes only and is not to scale.

# REGIONAL MAP



**±57,200**

CARS PER DAY AT THE INTERSECTION OF  
S. INGLEWOOD AVE & W. CENTURY BLVD



**±2 Blocks**

FROM SOFI STADIUM &  
HOLLYWOOD PARK SHOPS



**±14 Miles**

FROM DOWNTOWN  
LOS ANGELES, CA



**±0.4 Miles**

FROM THE 405 FREEWAY ONRAMP  
AT W. CENTURY BOULEVARD



# MARKET OVERVIEW

## The City Of Inglewood



Inglewood is a city in southwestern Los Angeles County, California, in the Los Angeles metropolitan area. As of the 2020 U.S. Census, the city had a population of 107,762. It was incorporated on February 14, 1908. The city is in the South Bay region of Los Angeles County, near Los Angeles International Airport.

During the 1960s and '70s, Inglewood continued to grow and develop, taking on a "metropolitan" look. During this time period it became home of two major hospitals-Cantilena and Daniel Freeman. One of Inglewood's main attractions is the Forum, constructed in the late '60s, once home of the World Champion Lakers basketball team and the Kings hockey team, as well as featuring World Class Tennis played by the Strings, plus championship boxing.

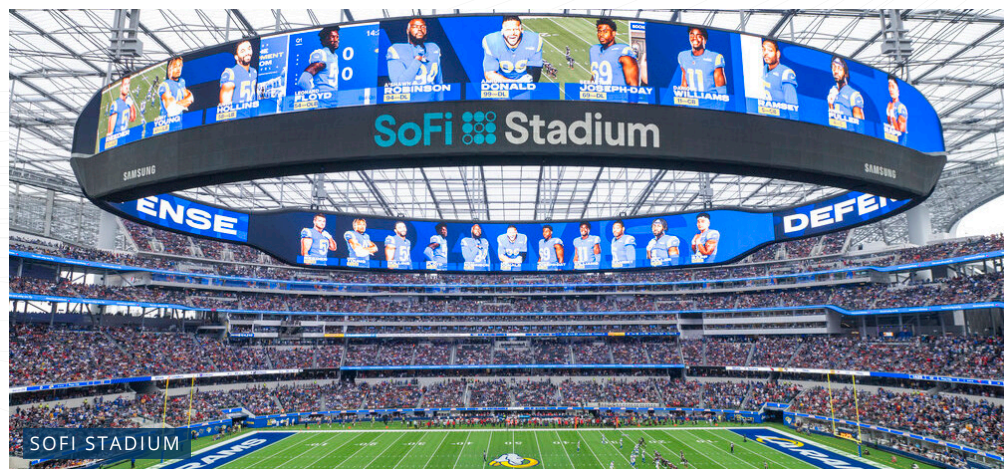
Immediately southeast of The Forum indoor arena is one of Inglewood's latest hubs for sports entertainment. SoFi occupies the former site of the Hollywood Park Racetrack, and is conveniently located just 3 miles from Los Angeles International Airport. There are over 70,000 seats and has 17 different sparking areas on-site.

## Major Attractions

- ▶ **SoFi Stadium** is an unprecedented and unparalleled sports and entertainment destination built in Inglewood, CA, by Los Angeles Rams Owner/Chairman E. Stanley Kroenke. The first indoor-outdoor stadium to be constructed, SoFi Stadium is the home of the Los Angeles Chargers and the Los Angeles Rams. The state-of-the-art stadium re-imagines the fan experience and will host a variety of events year round including Super Bowl LVI in 2022, the College Football Championship Game in 2023, and the Opening and Closing Ceremonies of the Olympic Games in 2028. Located on the site of the former Hollywood Park racetrack, the stadium is the centerpiece of a 298-acre mixed-use development featuring retail, commercial office space, a hotel, residential units, and outdoor park spaces.
- ▶ **Hollywood Park** retail, offices, casino, and entertainment area are currently under construction next to SoFi Stadium in Inglewood. Slated for completion shortly after Super Bowl LVI (hosted at SoFi Stadium), Hollywood Park promises to offer year-round activities and fun for residents and visitors alike.
- ▶ **Los Angeles International Airport (LAX)** - In 2019, LAX handled 88,068,013 passengers, making it the world's third busiest and the United States' second busiest airport following Hartsfield-Jackson Atlanta International Airport. As the largest and busiest international airport on the U.S. West Coast, LAX is a major international gateway to the United States, and also serves a connection point for passengers traveling internationally (such as between East Asia and South America).



LOS ANGELES INTERNATIONAL AIRPORT (LAX)



SOFI STADIUM



HOLLYWOOD PARK DEVELOPMENT & SOFI STADIUM



# DEMOGRAPHIC SUMMARY



## 766,513

2020 POPULATION  
FIVE-MILE RADIUS

### Population

In 2020, the population in your selected geography is 766,513 . The population has changed by 5.81% since 2000. It is estimated that the population in your area will be 781,510 five years from now, which represents a change of 1.96% from the current year.

The current population is 47.91% male and 52.09% female. The median age of the population in your area is 35.6 , compare this to the Entire US average which is 38.2 .

The population density in your area is 9,758.28 people per square mile.



## 264,008

2020 HOUSEHOLDS  
FIVE-MILE RADIUS

### Households

There are currently 264,008 households in your selected geography. The number of households has changed by 7.08% since 2000. It is estimated that the number of households in your area will be 270,441 five years from now, which represents a change of 2.44% from the current year. The average household size in your area is 2.86 persons.

### Housing

In 2020, there were 109,563 owner occupied housing units in your area and there were 154,445 renter occupied housing units in your area.



## \$93,700

2020 AVERAGE HOUSEHOLD INCOME  
FIVE-MILE RADIUS

### Income

In 2020, the median household income for your selected geography is \$62,458 , compare this to the Entire US average which is currently \$62,990 . The median household income for your area has changed by 64.75% since 2000.

It is estimated that the median household income in your area will be \$71,822 five years from now, which represents a change of 14.99% from the current year.

The current year per capita income in your area is \$32,479 , compare this to the Entire US average, which is \$34,935 .

The current year average household income in your area is \$93,700, compare this to the Entire US average which is \$90,941 .



## 297,053

2020 EMPLOYEES  
FIVE-MILE RADIUS

### Employment

In 2020, there are 297,053 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 60.53% of employees are employed in white-collar occupations in this geography, and 39.54% are employed in blue-collar occupations. In 2020, unemployment in this area is 4.43% . In 2000, the average time traveled to work was 33.1 minutes.

### Education

The highest level of 2020 educational attainment in your selected area is as follows: 10.10% percent graduate degree, 17.82% percent bachelor's degree, 7.02% percent associate degree, 21.92% percent some college, 21.08% percent high-school graduate, 9.52% percent some high school and 12.54% percent elementary.



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TWO BLOCKS FROM SOFI STADIUM



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