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Opening Soon



OFFERING MEMORANDUM



601 E Holt Avenue
Pomona, CA 91767

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Executive Summary



7.5 miles to the Ontario International Airport



Over **413,000 people** living within 5 miles

- Pomona Cosmetology School
- Village Academy High School
- Pomona Unified School District

ARCO



Central Auto Care

Wheels N Motion

Used Car Dealership



CARDENAS

99¢
only
STORES

N San Antonio Avenue (±8,550 VPD)

E Holt Avenue (±30,400 VPD)

N Caswell Avenue

N

Investment Summary

Asking Price:	Best Offer
NOI:	\$300,000
Tenant:	AutoZone (Corporate)
Ownership Type:	Fee Simple
Total GLA:	±30,000 SF
Lot Size:	2.56 AC
Reimbursements:	NNN
Term Remaining:	20 Years
Lease Commencement:	May 5, 2023
Lease Expiration:	May 5, 2043

Investment Highlights



Security of income backed by a corporate guaranteed 20-year NNN lease with an investment grade credit tenant (S&P: BBB)



Located in Los Angeles County, a high barrier to entry market, with outstanding demographics of over 413,000 people living within 5 miles of the property



Located along a major retail thoroughfare with traffic counts of 38,950 VPD on Holt Avenue and San Antonio Avenue



Generous lot size sitting on 2.56 Acres of commercially zoned land



Future upside in the ability to develop the vacant pad site



Strong hedge against inflation with 8% increases during the primary term and 10% increases throughout the option periods



Brand new location with larger footprint prototype demonstrating a high level of success for the tenant in this market

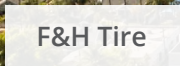
Property Description



Cal Poly Pomona
(Over 30,000 Students
and Faculty)



(±273,000 VPD)



N Caswell Avenue

E Holt Avenue (±30,400 VPD)



Property Description

Tenant Name: AutoZone (NYSE: AZO)

Address: 601 E Holt Avenue
Pomona, CA 91767

APN(s): 8337-017-034
8337-017-035

County: Los Angeles

Total Building GLA: ±30,000

Main Level: 18,623 SF

Mezzanine: 11,377 SF

Lot Size: 2.56 AC

Year Built: 2012

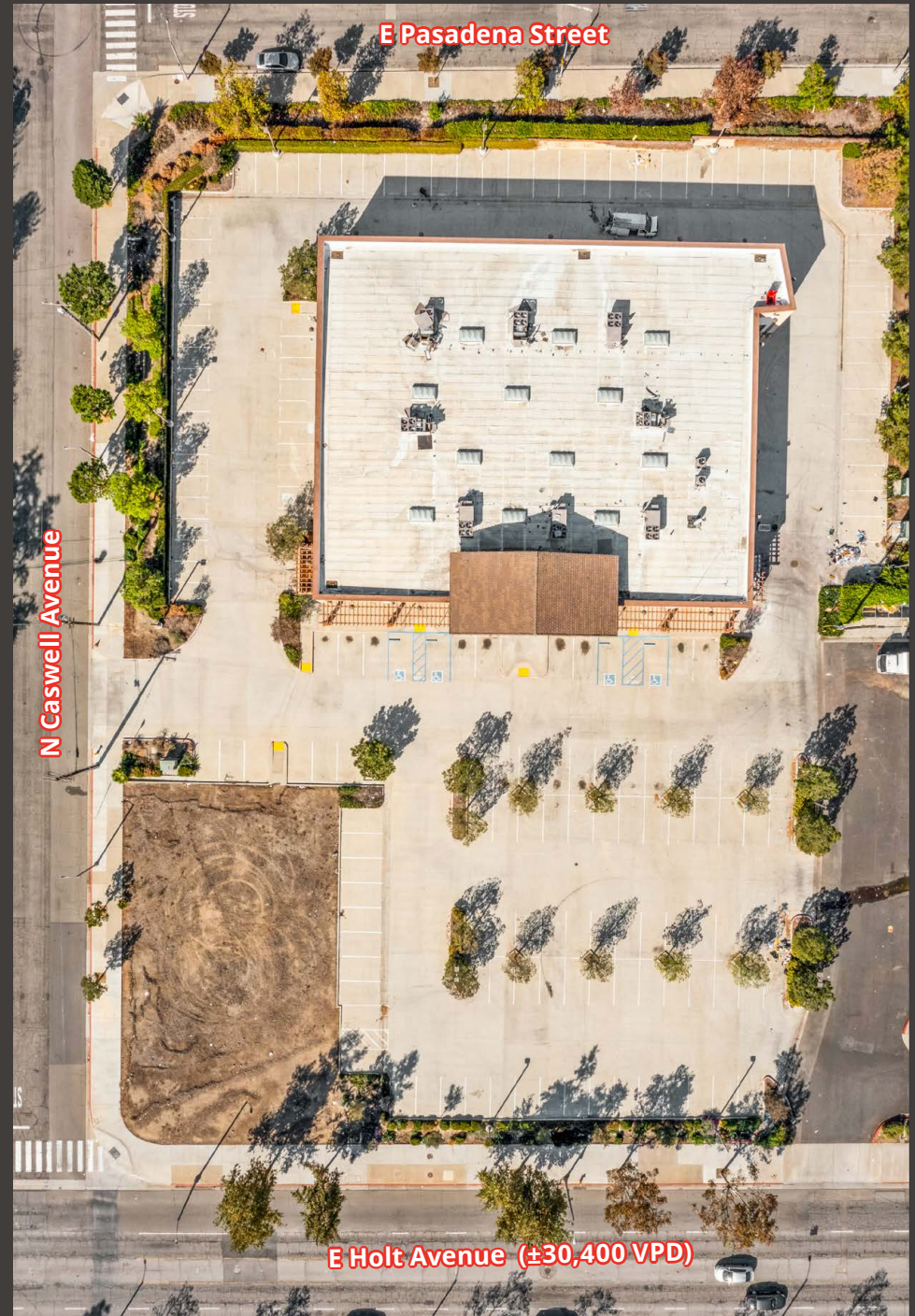
Ownership Type: Fee Simple

Parking Ratio: 8.59/1,000 SF (165 Spaces)

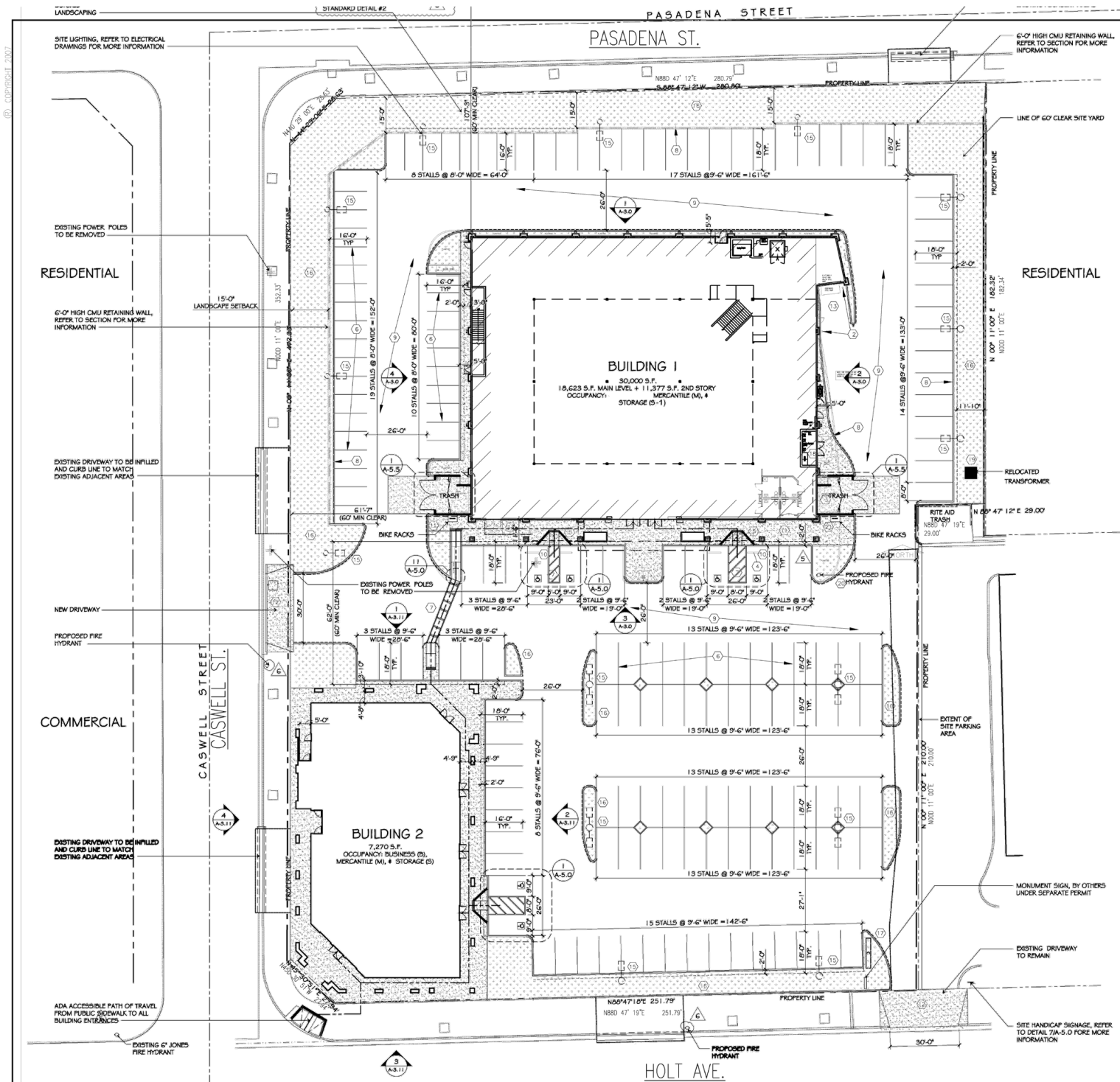
Major Cross Streets/Traffic Counts:

E Holt Avenue: ±30,400 VPD

Interstate 10: ±273,000 VPD

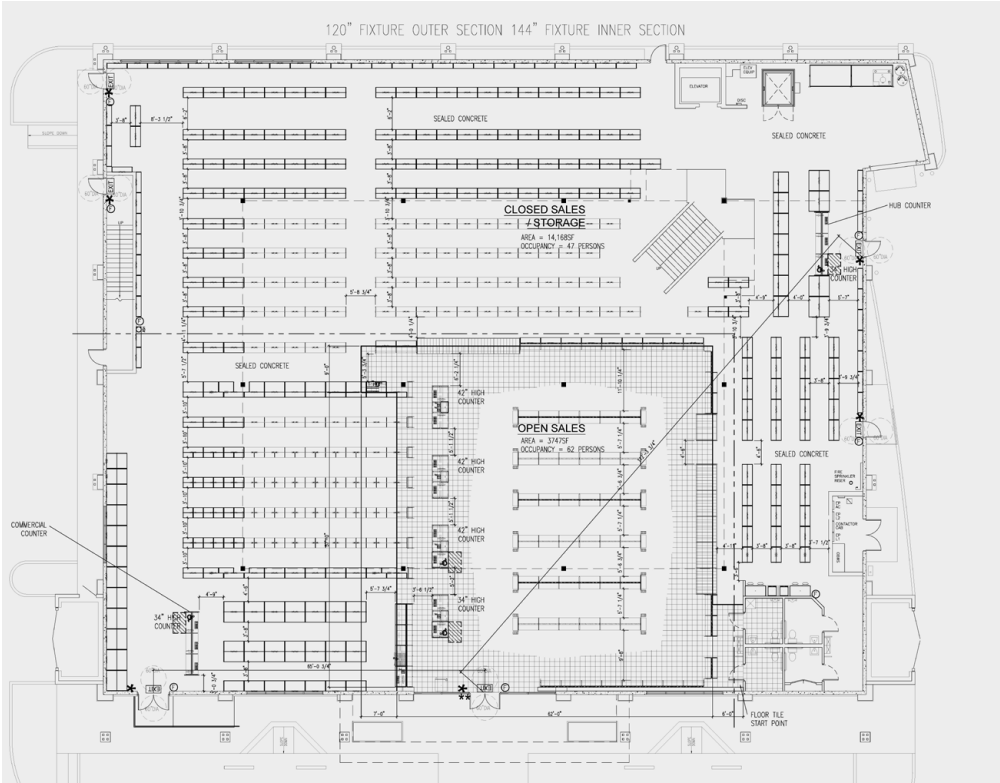


Site Plan

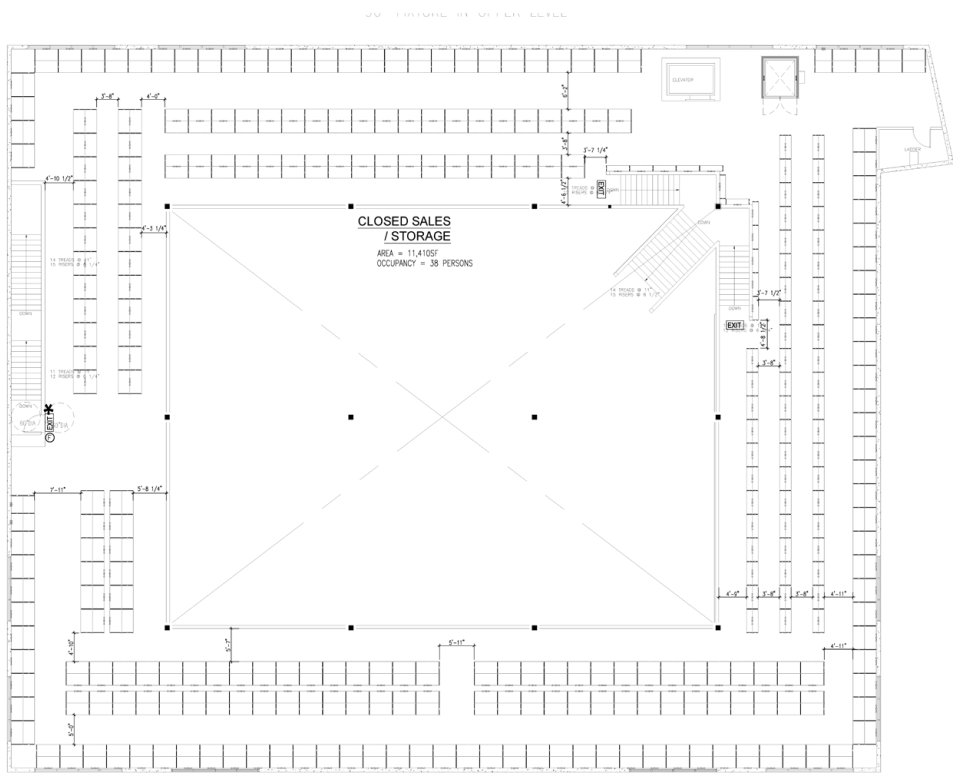


Site Plan

Main Level



Mezzanine



Area Overview

Over **126,477 Households**
within a 5-mile radius

Emerson
Middle School

San Antonio
Elementary School



(±273,000 VPD)



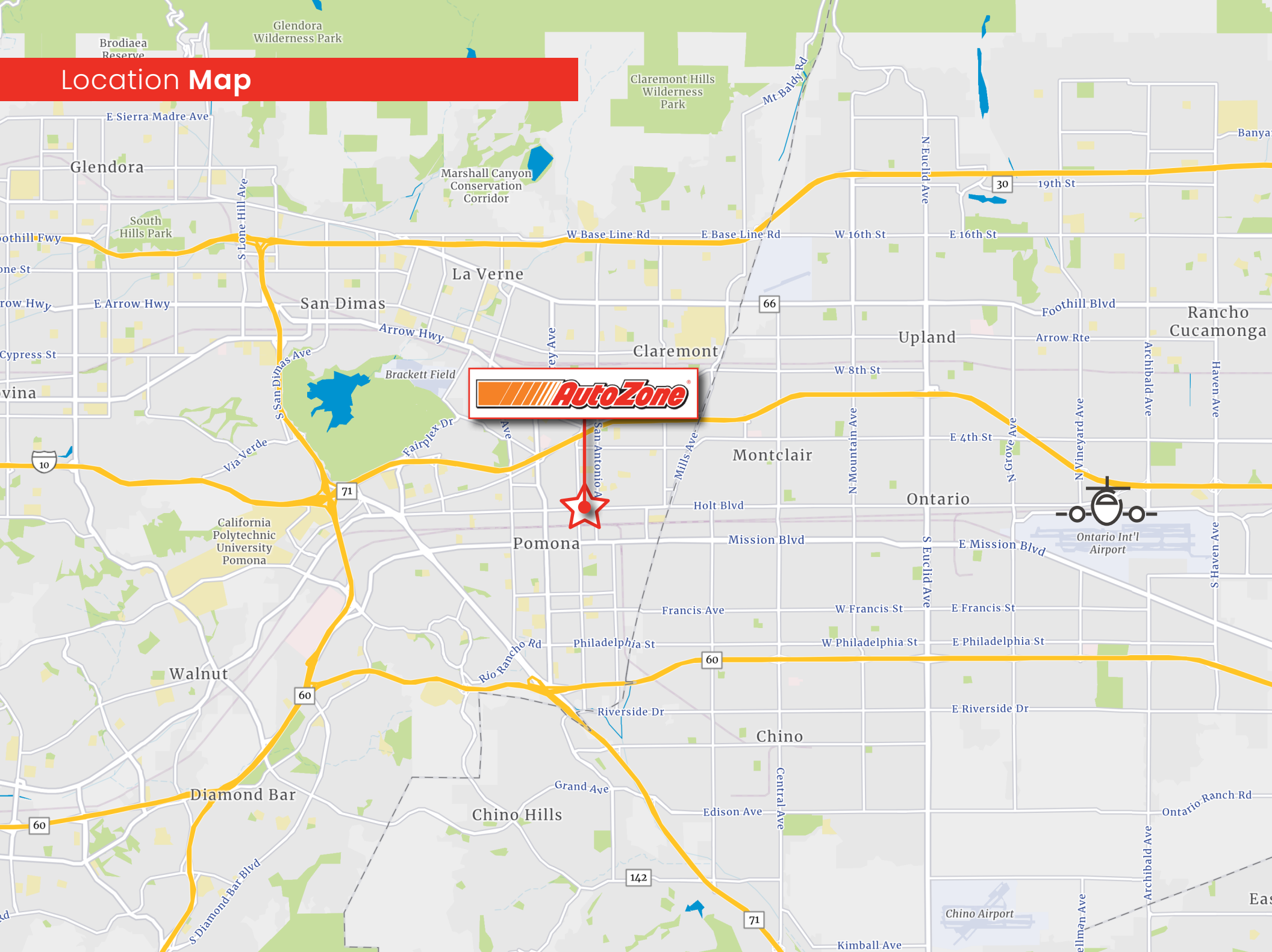
N Caswell Avenue

N San Antonio Avenue (±8,550 VPD)

E Holt Avenue (±30,400 VPD)

N

Location Map



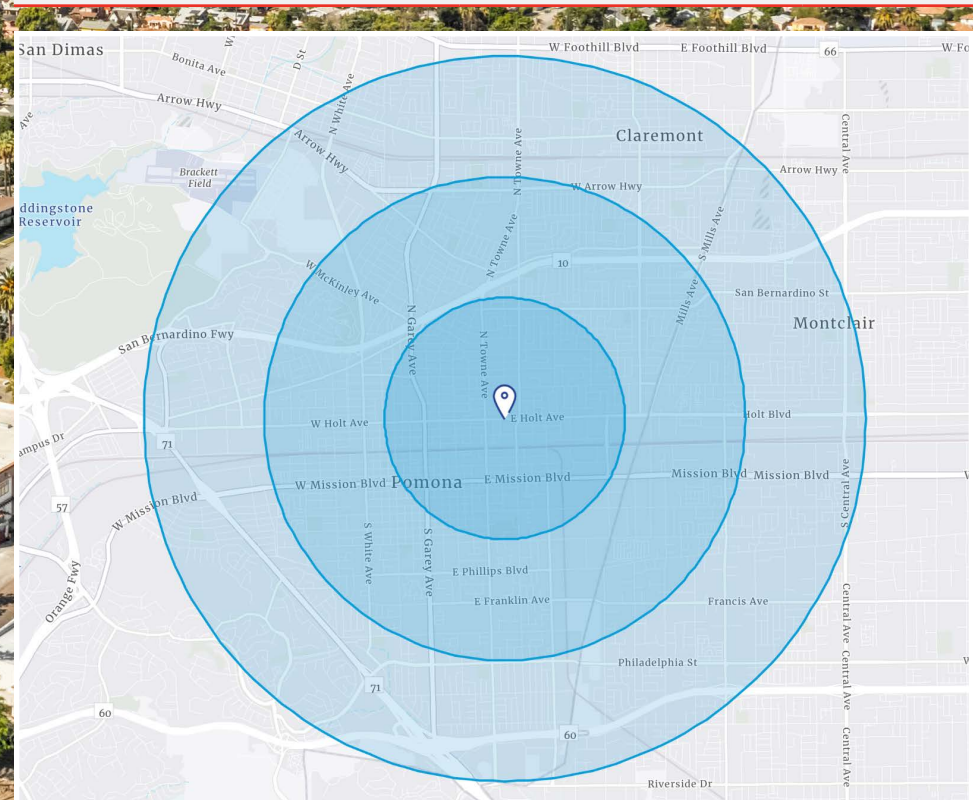
City of Pomona

Located in the City of Pomona, this AutoZone is situated in a bustling retail corridor surrounded by densely populated residential neighborhoods. The City of Pomona is located in the Pomona Valley, between the Inland Empire and the San Gabriel Valley. The city's population is 152,245 people. Spanning over 23 miles, Pomona has a population density of 6,624 people per square mile.

The City of Pomona is in Los Angeles County, California, which is the largest county in the nation, with a total population of 10,150,558 people. The Eastern San Gabriel Valley submarket, where Pomona is located, encompasses a large area of eastern L.A. County and is among the most ethnically diverse in the nation, and most residents in the area are of either Asian or Latino descent.

The main campus of California State Polytechnic University, Pomona, also known as Cal Poly Pomona, lies partially within Pomona's city limits, with the rest being in the neighboring unincorporated community of Ramona. Cal Poly Pomona has over 29,000 undergraduate and graduate students in attendance.

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2022 Total Population:	28,885	195,362	413,215
2022 Total Households:	8,551	55,462	126,477
Average Household Income:	\$76,984	\$95,674	\$106,502
Median Home Value:	\$461,738	\$502,664	\$542,869
Hispanic Origin:	77.9%	69.7%	59.9%
2022 Employed Population:			
White Collar:	41.7%	49.5%	56.2%
Blue Collar:	36.2%	31.6%	27.2%



Financial Overview



Western University of Health Sciences
(Over 4,900 Students and Employees)

CALIFORNIA
60

CALIFORNIA
71

CALIFORNIA
71

CARDENAS

99¢
only
STORES

Meza Tire Shop

Pomona Express
Car Wash

Pep Boys

AutoZone

Walgreens

N San Antonio Avenue

E Holt Avenue (±30,400 VPD)

N Caswell Avenue

N

Rent Roll

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENT PER SF		RENT PER SF		Rent Increases	
					Year	Month	Year	Month		
AutoZone	May-23	May-43	30,000	100%	\$300,000	\$25,000	\$10.00	\$0.83	Months 61-120	\$324,000
									Months 121-180	\$349,920
									Months 181- 240	\$377,916
									Option 1	\$415,704
									Option 2	\$457,272
									Option 3	\$503,004



Tenant Overview



AutoZone, Inc. is a retailer and distributor of automotive parts and accessories through the Company's locations in the United States, Mexico and Brazil. AutoZone operates approximately 5,975 stores in the United States, 635 stores in Mexico and 47 stores in Brazil.

The Company's stores carry product lines for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories and non-automotive products. AutoZone also sells the ALLDATA brand diagnostic and repair software through www.alldata.com.

Additionally, AutoZone sells automotive hard parts, maintenance items, accessories, and non-automotive products online through www.autozone.com and serves its commercial customers through www.autozonepro.com.

www.autozone.com

Company Type:
Public (AZO)

S&P Rating:
BBB Stable

2021 Revenue:
\$14.63 Billion

Headquarters:
Memphis, Tennessee

Market Cap:
\$39.45 Billion

No. of Locations:
±6,657



Lease Abstract

Lessor	FALLAS BORROWER IV, LLC
Lessee	AUTOZONE PARTS, INC
Tenant Name	AutoZone
Tenant Size (SF)	30,000
Lease Commencement Date	05/05/2023
Expiration Date	05/05/2043
Lease Term	20 Years
Remaining Lease Term:	240 Months
No. & Term of Options	3x5 Yr Options
Contractual Rental Rate:	\$300,000
Rent Increase Schedule:	
Yr 6-10	\$324,000
Yr 11-15	\$349,920
Yr 16-20	\$377,916
Option Yr 21-25	\$415,704
Option Yr 26-30	\$457,272
Option Yr 31-35	\$503,004

Lessee Operating Expenses	Tenant agrees, at its own expense, to pay for all utility service (including, water, power, gas and electric current) and all other utilities used by Tenant.
Property Tax Expense	Tenant pays all real estate and personal property taxes assessed against the Demised Premises, including the Building (collectively, "Taxes"), which accrue during the Term or any Extension Period prior to delinquency.
Property Insurance	Tenant reimburses Landlord's insurance.
Maintenance & Repairs	<p>Landlord shall maintain: the structural elements of the Building, including, but not limited to, roof structures and supports (excluding the existing roof itself), foundations and structural walls and supports, in accordance with all applicable laws, rules, regulations and ordinances of any and all applicable governmental entities.</p> <p>Tenant may make and shall pay for any renovations, alterations and improvements to the Demised Premises and the Building as (i) required by Governmental Laws or (ii) Tenant deems desirable; provided such improvements or alterations do not involve any structural aspects of the Building or compromise the structural integrity of the Building without the prior written consent of Landlord.</p> <p>Tenant shall, throughout the Term and any Extension Period, at its own cost and expense, keep, maintain and repair and replace, if needed, all portions of the Demised Premises, including the Building, parking lot, any walls, landscaping, signage, lighting</p>

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