

3745
SLAUSON AVENUE

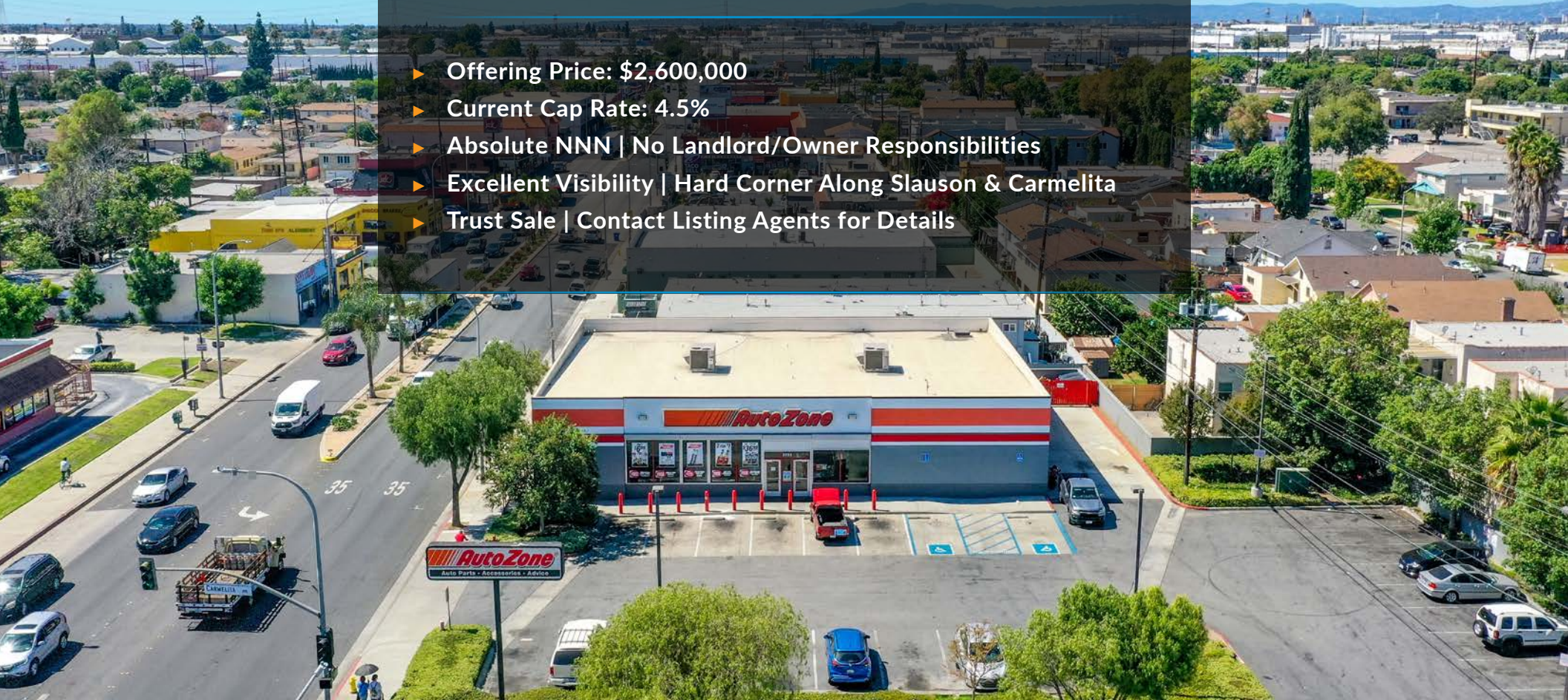
MAYWOOD, CA 90270

OFFERING MEMORANDUM

- ▶ Offering Price: \$2,600,000
- ▶ Current Cap Rate: 4.5%
- ▶ Absolute NNN | No Landlord/Owner Responsibilities
- ▶ Excellent Visibility | Hard Corner Along Slauson & Carmelita
- ▶ Trust Sale | Contact Listing Agents for Details



NNN4Sale.com



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An aerial photograph of an AutoZone retail store and its parking lot. A large, semi-transparent pyramid graphic is centered over the image. The text "SUBJECT PROPERTY" is overlaid on the pyramid. The store's sign and logo are visible on the building and a roadside sign. The parking lot contains several vehicles, and the surrounding area includes trees and other commercial buildings.

SUBJECT PROPERTY

EXECUTIVE SUMMARY

3745 Slauson Avenue is occupied by a long-term national credit tenant and situated on a hard corner along Slauson Ave., a heavily traveled street. The property benefits from its high-traffic location with visible street signage. Ample parking provides easy access, benefiting the tenants' business. A location score of 90 and a WalkScore of 81 make this a destination location with easy customer access.

This is an excellent opportunity for Investors to acquire a property with a nationally known credit tenant with a highly desirable Absolute NNN Lease. This AutoZone has a long history of commitment to this location and includes a 10% bump in less than 5 years.

This 6,815 SF freestanding retail property is leased to AutoZone (NYSE: AZO), the largest automobile retail company in the USA. The subject property was built in 2006 and resides on a 28,098 SF lot with 16 parking spaces for its employees and customers.

AutoZone is a long-term national credit tenant that has provided a steady and predictable revenue stream with no landlord obligations. AutoZone reported an approx. revenue of \$12.63 Billion and has a Standard & Poors (S&P) rating of BBB. More than 6,400 stores exist in the U.S., Mexico, Brazil, Puerto Rico, and the US Virgin Islands.

This specific AutoZone has been at this location for over 15 years and recently signed an extension for an additional 10 years with three five-year options. The lease has 10% increases every five years, enabling the Owner/Lessor to benefit from the rental increases.

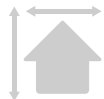


ASSESSOR PARCEL NUMBERS



6311-008-020
6311-008-022

TOTAL BUILDING SIZE



6,815 SF

TOTAL LOT SIZE



28,098 SF

PARKING SPACES



26± Spaces

YEAR BUILT



2006

HARD CORNER LOCATION



NW Corner of
Slauson & Carmelita

ZONING



MYR3PY

LAND USE



Retail Stores
Vacant Land

TAX CREDIT ZONE



New Market

RENT TRENDS

MAYWOOD

Average asking rates have increased by 3.0% during the past 12 months, modestly trailing the gains of 4.3% nationally. Rents saw modest declines in 2020 before seeing yields resume in early 2021. In terms of retail subtypes, all segments saw losses in 2020, but strip and neighborhood center rates declined more modestly relative to the power centers, malls, and general retail properties.

Average retail asking rates in Maywood are \$28.00/SF, among the lowest rents for retail space in Greater Los Angeles. Rents flatlined during 2020 in the earlier stages of the pandemic, but since early 2021, rates have been rising. Asking rents in Maywood are up 3.5% during the past 12 months, compared to an increase of 3.0% in the Greater L.A. retail market. Over the past five years, rents in the submarket have increased by a cumulative 12.5%.



INVESTMENT SUMMARY

INVESTMENT SUMMARY	
Offering Price	\$2,600,000
Current Rent	\$116,160 (NNN)
Cap Rate	4.5%
Building Sq Ft	6,815
Lot Sq Ft	28,098

3745 SLAUSON AVENUE LEASE SUMMARY

LEASE OVERVIEW

- **Lessee:** AutoZone (S&P Credit Rating BBB)
- Corporate Guarantee
- **Lease Type:** Absolute NNN
- 10% Increases every five years
- Improvements accrue to the Master Lessor at the end of the term

INITIAL TERM

- Initial term was 15 years from 11/1/2006 to 10/31/2021
- Rent for the first 5 years was \$8,000 monthly / \$96,000 annually
- Rent for the second 5 years was \$8,800 monthly / \$105,600 annually
- Rent for the third 5 years (to 10/31/2026) was \$9,680 monthly / \$116,160 annually

TERM EXTENDED

- Term was extended 10 years: 11/1/2021 to 10/31/2031
- First 5 years of rent extension @ \$9,680 / \$116,160 to 10/31/2026
- Second 5 years of rent extension @ \$10,648 / \$127,776 to 10/31/2026

OPTIONS TO EXTEND LEASE

- Tenant has the right to exercise three 5-year options
- **Option 1** (if exercised) for the first 5 years will be \$11,712.80 / \$140,553.60 annually
- **Option 2** (if exercised) for the second 5 years will be \$12,884.08 / \$154,608.96 annually
- **Option 3** (if exercised) for the third five years will be \$14,172.49 / \$170,069.88 annually
- If the Tenant exercises all three options, the lease will terminate on 10/1/2046



INVESTMENT HIGHLIGHTS

- ✓ NNN high-profile National Credit Tenant
- ✓ AutoZone (NYSE: AZO) is the USA's largest automobile retail company
- ✓ Absolute NNN ground lease with zero landlord responsibilities
- ✓ Located on a hard corner of a major thoroughfare with foot and car traffic
- ✓ This opportunity benefits from exposure to traffic counts exceeding 124,000 cars per day.
- ✓ 90 Location Score
- ✓ Close proximity to the 405 Freeway, S Western Ave, as well as major retailers
- ✓ This location is easily accessible with frontage along Slauson Ave.

3745 SLAUSON AVENUE PHOTO GALLERY



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3745 SLAUSON AVENUE PHOTO GALLERY



3745 SLAUSON AVENUE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
Population	43,667	325,344	968,717	3,599,237	728,667
5-Year Growth	-2.5%	-2.3%	-2.0%	-1.5%	-1.6%
Median Age	33	33	34	36	31
5-Year Forecast	35	35	36	38	33
White / Black / Hispanic	94% / 1% / 97%	93% / 2% / 96%	86% / 8% / 88%	68% / 14% / 65%	88% / 6% / 92%
5-Year Forecast	94% / 1% / 97%	93% / 2% / 96%	85% / 8% / 88%	67% / 14% / 65%	88% / 6% / 92%
Employment	13,481	116,295	345,647	1,285,228	288,877
Buying Power	\$521.4M	\$3.7B	\$11.6B	\$60.7B	\$8.1B
5-Year Growth	-1.2%	-0.8%	0%	0.6%	1.5%
College Graduates	6.4%	5.9%	8.7%	18.8%	9.9%
HOUSEHOLD					
Households	10,412	76,906	237,892	1,069,344	170,545
5-Year Growth	-2.8%	-2.6%	-2.1%	-1.5%	-1.8%
Median Household Income	\$50,077	\$47,747	\$48,883	\$56,799	\$47,545
5-Year Forecast	\$50,879	\$48,633	\$49,927	\$58,010	\$49,134
Average Household Income	\$62,393	\$61,066	\$64,958	\$76,969	\$61,624
5-Year Forecast	\$63,366	\$62,107	\$66,340	\$78,481	\$63,564
% High Income (>\$75K)	29%	28%	30%	37%	28%
HOUSING					
Median Home Value	\$464,499	\$462,050	\$470,927	\$592,186	\$454,423
Median Year Built	1957	1958	1957	1958	1957
Owner / Renter Occupied	30% / 70%	30% / 70%	33% / 67%	36% / 64%	33% / 67%

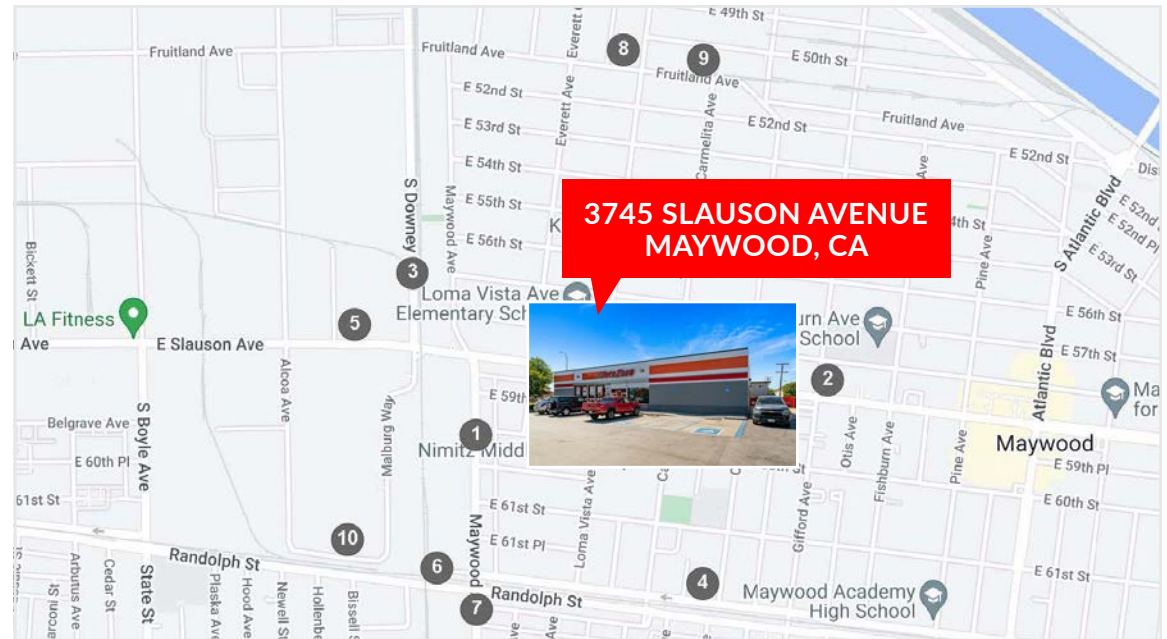
3745 SLAUSON AVENUE TRAFFIC COUNT

TRAFFIC COUNTS

S Maywood Ave/E 60th Pl	10.3K
E Slauson Ave/Gifford Ave	30.4K
S Downey Rd/Fruitland Ave	13K
Randolph St/Corona Ave	3.2K

LOCATION

Location Score	Best Location (96)
Walk Score	Very Walkable (81)



	COLLECTION STREET	CROSS STREET - DIRECTION	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM SUBJECT
1	E Slauson Ave	Carmelita Ave - W	10,290	2022	0.27 mi
2	E Slauson Ave	Gifford Ave - W	30,383	2022	0.38 mi
3	S Downey Rd	Fruitland Ave - N	12,958	2022	0.38 mi
4	Randolph St	Corona Ave - E	3,201	2022	0.41 mi
5	E Slauson Ave	Malburg Way - E	33,551	2022	0.46 mi
6	Randolph St	Bissell Pl - W	8,375	2022	0.47 mi
7	S Maywood Ave	Randolph Pl - N	9,423	2022	0.49 mi
8	Fruitland Ave	Dekalb Ave - W	5,398	2022	0.55 mi
9	Fruitland Ave	Carmelita Ave - E	4,398	2022	0.55 mi
10	Malburg Way	Alcoa Ave - W	838	2022	0.55 mi

3745 SLAUSON AVENUE LOCATION SCORE



LOCATION SCORE

96 Best Location

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