

FOR SALE

CALIBER COLLISION[®]

RESTORING THE RHYTHM OF YOUR LIFE[®]



Brand New 15-Year Single-Tenant Net-Lease Investment

Confidential Offering Memorandum

Hawaiian Gardens, CA (Los Angeles County)

**AVISON
YOUNG**

For more information please contact:

PATRICK BARNES

Principal

License No: 01333182

213.618.3826

patrick.barnes@avisonyoung.com

PAUL CLARK

Senior Associate

License No: 01949697

213.618.3827

paul.clark@avisonyoung.com

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Investment Highlights

STRONG CORPORATE GUARANTEE

Nation's largest collision/auto repair company with over 1,500 locations in 40 states and an annual revenue of over \$4 billion in 2021

BRAND NEW 15-YEAR LEASE

Long term commitment from tenant to this location

DENSE LA INFILL LOCATION

Prime Southern California location with strong demographics, close proximity to many amenities, immediate access to I-605, and just three (3) blocks from the Gardens Casino (200k SF)

\$1 MILLION IN RENOVATIONS

Brand new renovations scheduled to be completed Q3 2023

15% RENT BUMPS EVERY FIVE YEARS

Rare 15% bump increases providing a strong hedge against rising inflation

PASSIVE INVESTMENT

Minimal landlord responsibilities and long-term lease with an internet/recession-resistant tenant in a growing multi-billion dollar industry

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21800 Belshire Avenue

HAWAIIAN GARDENS, CA



PROPERTY DETAILS

Address	21800-21810 Belshire Avenue, Hawaiian Gardens, CA
APN	7076-001-031
Building Size	±18,144 SF
Lot Size	±43,560 SF
Year Built	1959 / Renovated 2023

LEASE ABSTRACT

Tenant	Caliber Bodyworks LLC
Lease Commencement	October 26, 2022
Rent Commencement	March 27, 2023
Lease Term	15 Years
Base Rent (Month)	\$23,587
Base Rent (Yearly)	\$283,044
Year 6	\$325,503
Year 11	\$374,329
Options to Extend	Two (2) 5-Year Options
Increases	15% every 5 years
Landlord Responsibility	Roof and Structure (New Roof Installed w/ 10-Yr Warranty)
Guarantor	Corporate
Right of First Refusal	None

About Caliber

Founded in 1997, Caliber has grown to 1,500 centers nationwide and features a full range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair provider across 40 states; Caliber Auto Care for mechanical repair and quick oil change services and Caliber Auto Glass for glass repair and replacement. [Owned by OMERS Private Equity, which is AAA rated by Standard & Poor's, Caliber is closing in on \\$4 billion in revenue.](#)

With the purpose of Restoring the Rhythm of Your Life®, Caliber's more than 24,000 teammates are committed to getting customers back on the road safely — and back to the rhythm of their lives — every day. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.

THE OFFERING

\$	📊	📅
\$5,660,880	5.00%	15 Years
OFFERING PRICE	CAP RATE	TERM
📄	🔄	📈
\$283,046	5.65%	\$312
NOI	AVG CAP RATE OVER INITIAL TERM	PRICE/SF

Area Overview

Hawaiian Gardens, California

A location accessible to downtown Los Angeles’ booming economic hub, Hawaiian Gardens is at the core of the vital Gateway Region, the industrial heartland of the greater Los Angeles. A location central to three major freeways, with great airport access; 22 miles to Los Angeles Airport, 20 miles to Santa Ana Airport, 10 miles to the Long Beach Airport, and 37 miles to the Ontario Airport. Additionally, Hawaiian Gardens is only 20 miles from the Los Angeles and Long Beach Harbors. Such great access to freeways, airports and harbors makes Hawaiian Gardens an ideal location as the gateway to Southern California.

Commercial and Industrial uses make up over 25% of the land area. Because the major arteries Carson Street and Norwalk Boulevard perpendicularly intersect in the middle of the city, they serve as axes, providing immediate access from the freeways to the rest of the City.

(Source: <https://www.hgcity.org>)



POPULATION

	1 Mile	3 Mile	5 Mile
2010 Population	34,201	203,833	536,653
2022 Population	34,220	200,572	530,669
2027 Population Projection	33,729	197,272	522,481
Annual Growth 2010-2022	0%	-0.1%	-0.1%
Annual Growth 2022-2027	-0.3%	-0.3%	-0.3%

EMPLOYMENT

	1 Mile	3 Mile	5 Mile
Civilian Employed	57.01%	57.12%	56.69%
Civilian Unemployed	6.32%	5.36%	5.42%
Civilian Non-Labor Force	36.64%	37.47%	37.79%
Bachelor's Deg. or Higher	25%	37%	33%
Average Household Income	\$97,935	\$123,926	\$112,729

HOUSING

	1 Mile	3 Mile	5 Mile
2010 Households	10,044	65,652	175,181
2022 Households	10,054	64,408	172,701
2027 Household Projection	9,911	63,306	169,927
Owner Occupied	5,601	44,151	110,926
Renter Occupied	4,310	19,155	59,001



Property
Photos & Site
Aerial



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555 S Flower Street, Suite 3200 | Los Angeles, CA 90071 | 213 935 7430

