

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



BRAND NEW 15-YEAR LEASE | NEW CONSTRUCTION



913 E. Huntington Drive

MONROVIA CALIFORNIA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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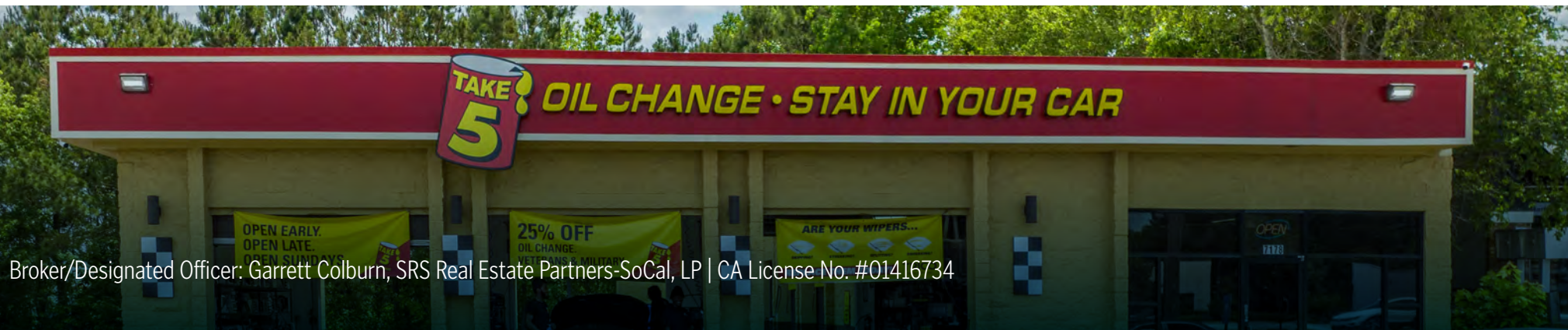
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INVESTMENT SUMMARY



SRS Real Estate Partners, LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, investment property located in Monrovia, California. The tenant, Take 5 Oil Change recently signed a brand new 15 year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. The newly-constructed building will features a state-of-the-art design and high-quality materials. Take 5 has over 800 company-owned and franchised service centers throughout the United States and Canada.

The Take 5 Oil Change is located near the signalized, hard corner intersection of E. Huntington Dr. and Mountain Ave. with a combined (54,900 VPD). The site benefits from nearby direct on/off ramp access to Interstate 210, a major thoroughfare averaging over 256,000 vehicles per day. Furthermore, the site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Target, CVS Pharmacy, Walgreens, Aldi, Best Buy, Home Depot, Walmart Supercenter, Trader Joe's, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The site is in close proximity to City of Hope Medical Center (217 Beds), further increasing consumer traffic to the site. The 5-mile trade area is supported by a population of over 331,000 and 114,000 employees, providing a direct consumer base from which to draw. Residents within a 3-mile radius of the subject property boast an affluent average household income of \$128,326.

OFFERING SUMMARY



OFFERING

Price	\$2,095,000
Net Operating Income	\$110,000
Cap Rate	5.25%
Guaranty	Franchisee
Tenant	Take 5 Oil Change
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	824 SF
Land Area	0.22 Acres
Property Address	913 E. Huntington Drive Monrovia, California 91016
Year Built / Remodeled	1974 / 2023
Parcel Number	8530-002-018
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



Brand New 15-Year Deal | Scheduled Rental Increases | Established Brand

- The tenant recently signed a brand new 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Take 5 has over 800 company-owned and franchised service centers throughout the United States and Canada

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- More than 331,000 residents and 114,000 employees support the trade area, providing a direct consumer base from which to draw
- An affluent average household income of \$128,326 in 3-mile radius

Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Hospital

- Ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Target, CVS Pharmacy, Walgreens, Aldi, Best Buy, Home Depot, Walmart Supercenter, Trader Joe's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Close proximity to City of Hope Medical Center (217 Beds), further increasing consumer traffic to the site

Signalized, Hard Corner Intersection | Interstate 210 (256,000 VPD) | Excellent Visibility

- is located near the signalized, hard corner intersection of E. Huntington Dr. and Mountain Ave. with a combined 54,900 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 210, a major thoroughfare averaging over 256,000 vehicles per day
- Excellent visibility via significant street frontage and a large pylon sign

PROPERTY OVERVIEW



LOCATION



Monrovia, California
Los Angeles County
Los Angeles MSA

ACCESS



E. Huntington Drive: 1 Access Point

TRAFFIC COUNTS



E. Huntington Drive: 30,400 VPD
Mountain Avenue: 24,500 VPD
Foothill Freeway/Interstate 210: 256,000 VPD

IMPROVEMENTS



There is approximately 824 SF of existing building area

PARKING



There are approximately 3 parking spaces on the owned parcel.
The parking ratio is approximately 36.4 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 8530-002-018
Acres: 0.22
Square Feet: 9,775

CONSTRUCTION



Year Built: 1974
Year Renovated: 2023

ZONING

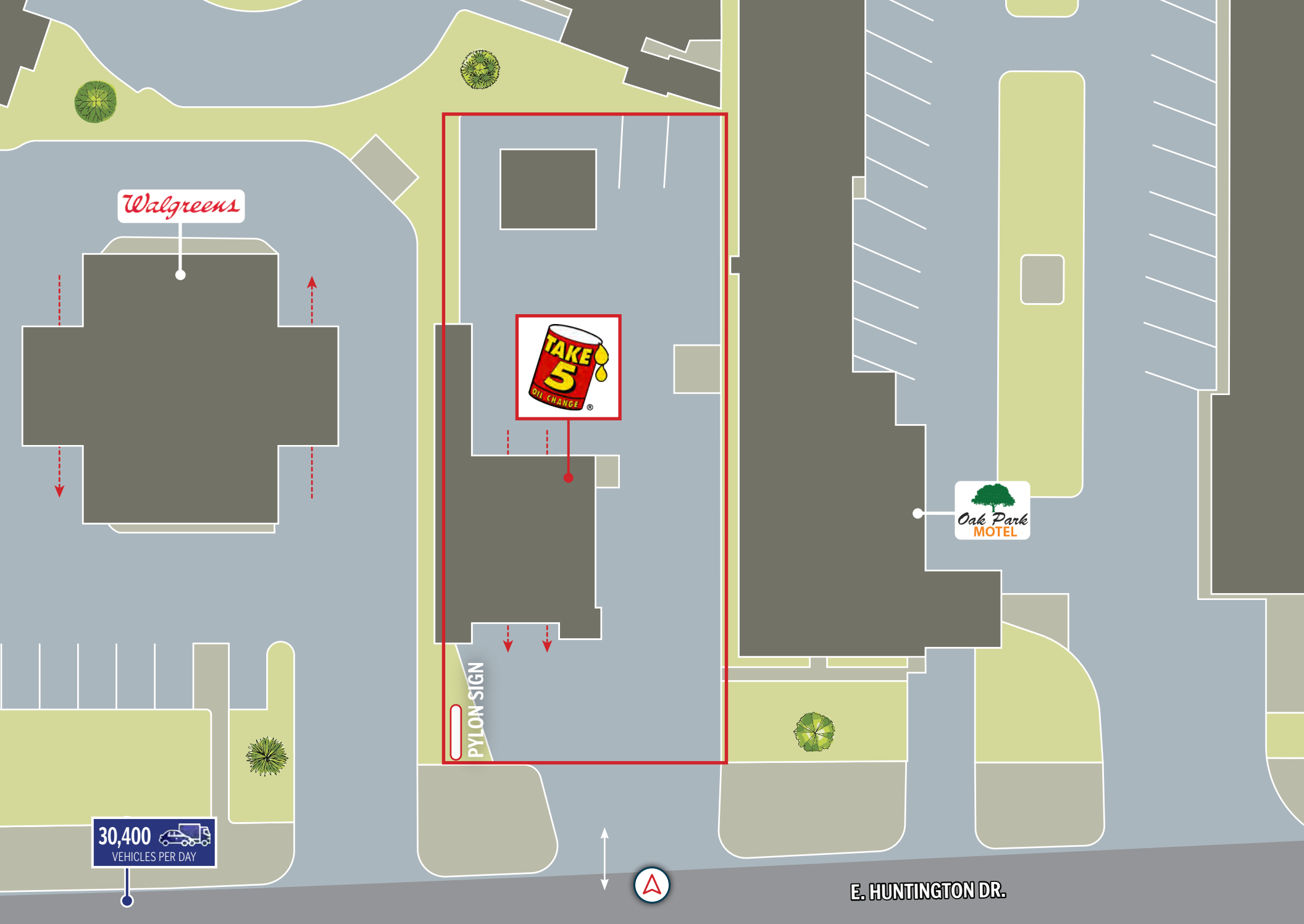


PD - Planned Development

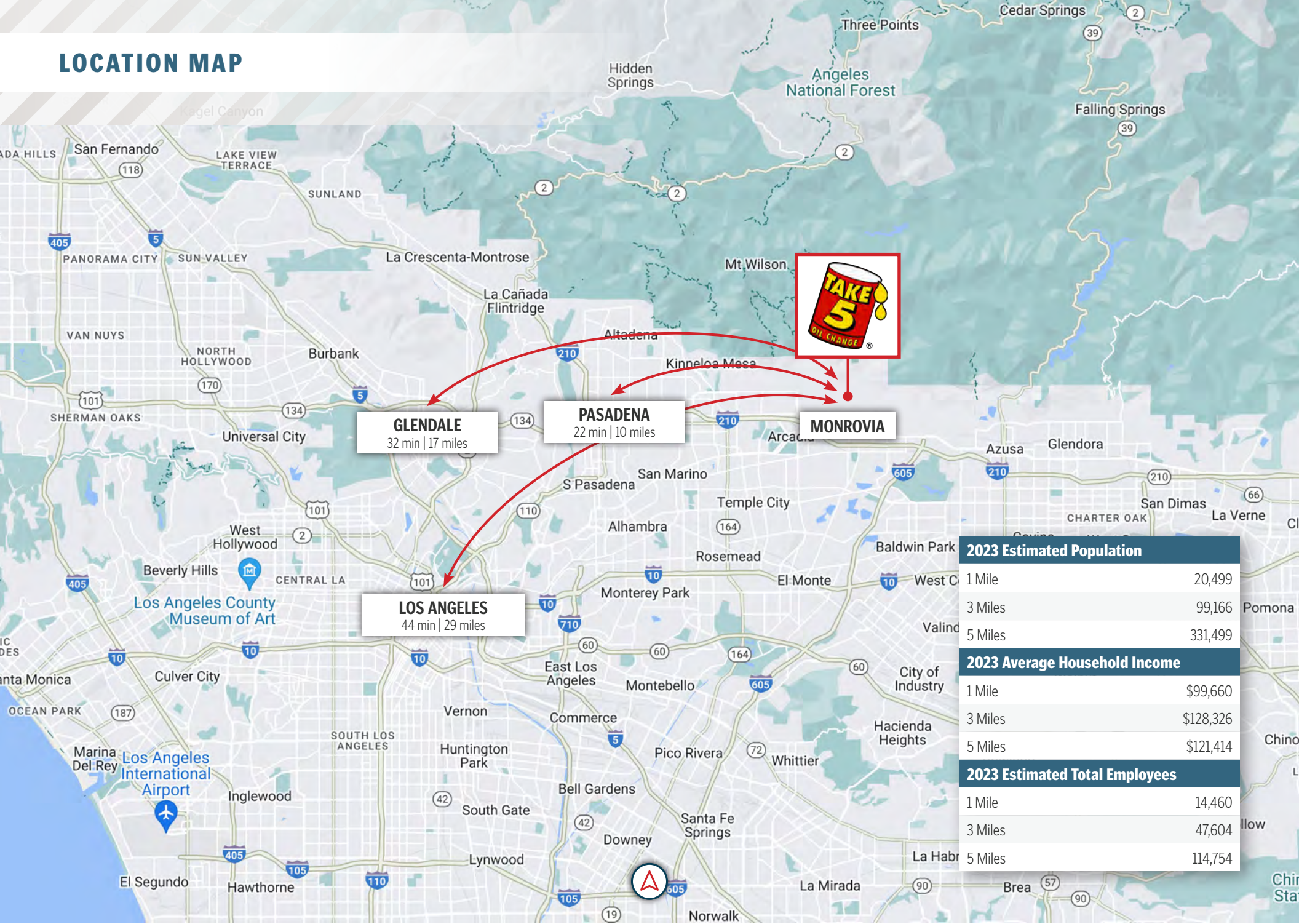








LOCATION MAP



2023 Estimated Population	
1 Mile	20,499
3 Miles	99,166
5 Miles	331,499
2023 Average Household Income	
1 Mile	\$99,660
3 Miles	\$128,326
5 Miles	\$121,414
2023 Estimated Total Employees	
1 Mile	14,460
3 Miles	47,604
5 Miles	114,754



MONROVIA, CALIFORNIA

Monrovia, California, in Los Angeles county, is 2 miles E of Arcadia, California (center to center) and 15 miles NE of Los Angeles, California. It's situated in the foothills of the San Gabriel Mountains in the San Gabriel Valley. Residents have easy access to the Southern California Freeway system. The City of Monrovia had a population of 37,940 as of July 1, 2022.

The East Huntington Drive technology corridor is one of the area's prominent high-tech, bio-tech and nanotech research and development centers. Sun Microsystems, Xerox Special Information Systems, Genzyme, Silverlake Research, ITT Deep Space Division, Aeronvironment and Dynametric are some of the prominent companies located in the city. Original Tommy's, Trader Joe's, Green Dot and Naked Juice are based in Monrovia. Monrovia has a "Technology Corridor," primarily on Huntington Drive east of Primrose Avenue, which includes AeroVironment, Tanner Research, Parasoft, Xencor, and ITT Deep Space Division. The City's Vibrant economy fosters enhanced job creation while a commitment to revitalization and development ensures that Monrovia maintains its attractive and historic neighborhoods.



Monrovia's Canyon Park includes a nature center and scenic hiking trails and is a popular location for outdoor enthusiasts. From March through December, every Friday night a party takes place on Myrtle Avenue in Old Town which attracts a large crowd. It's a family festival and offers crafts, rides for children, live entertainment and a farmers market. The well known Santa Anita Race Track, Disneyland and Irwindale Speedway are nearby. The Los Angeles Arboretum & Botanic Garden Arboretum Trail located in nearby Arcadia is a great place to visit for nature enthusiasts. The scenic San Gabriel Mountains offer a variety of recreational opportunities.

Monrovia Unified School District operates public schools. Cal Tech, Mt. Sierra College and the Claremont Colleges are nearby. Monrovia's main roads include Foothill Boulevard and Huntington Drive (historic Route 66). It is also served by the Foothill Freeway. Major airports near Monrovia, California are Bob Hope Airport & LA/Ontario International Airport.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	20,499	99,166	331,499
2028 Projected Population	21,288	101,739	331,757
2010 Census Population	20,485	99,073	335,549
Projected Annual Growth 2023 to 2028	0.76%	0.51%	0.02%
Households & Growth			
2023 Estimated Households	7,104	34,311	103,466
2028 Projected Households	7,397	35,617	104,629
2010 Census Households	6,528	33,104	101,179
Projected Annual Growth 2023 to 2028	0.81%	0.75%	0.22%
Historical Annual Growth 2010 to 2020	0.61%	0.36%	0.26%
Race & Ethnicity			
2023 Estimated White	45.16%	37.49%	28.36%
2023 Estimated Black or African American	6.35%	4.18%	2.30%
2023 Estimated Asian or Pacific Islander	15.22%	29.88%	32.37%
2023 Estimated American Indian or Native Alaskan	1.77%	1.34%	1.57%
2023 Estimated Other Races	29.91%	20.40%	25.50%
2023 Estimated Hispanic	55.29%	40.58%	48.59%
Income			
2023 Estimated Average Household Income	\$99,660	\$128,326	\$121,414
2023 Estimated Median Household Income	\$74,037	\$95,160	\$87,347
2023 Estimated Per Capita Income	\$35,562	\$44,422	\$37,945
Businesses & Employees			
2023 Estimated Total Businesses	1,263	5,515	12,763
2023 Estimated Total Employees	14,460	47,604	114,754



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Take 5 Oil Change	824	TBD	15-Year Term	Current	-	\$9,167	\$11.12	\$110,000	\$133.50	Absolute NNN	4 (5-Year)
(Franchisee)				Year 6	10%	\$10,083	\$12.24	\$121,000	\$146.84		10% Increases at Beg. of Each Option Period
				Year 11	10%	\$11,092	\$13.46	\$133,100	\$161.53		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



TAKE 5 OIL CHANGE

drivenbrands.com

Company Type: Subsidiary

Parent: Driven Brands, Inc.

Locations: 4,700+

Established in 1984, Take 5 Oil Change is a quick lube franchise under Driven Brands™ featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and four ancillary services such as air filter, wiper blade changes, and transmission and radiator fluid replacements. Take 5 has over 800 company-owned and franchised service centers throughout the United States and Canada. Driven Brands™, headquartered in Charlotte, NC, is the largest automotive services company in North America, providing a range of consumer and commercial automotive needs, including paint, collision, glass, vehicle repair, oil change, maintenance and car wash. Driven Brands has more than 4,700 locations across 15 countries, and services over 50 million vehicles annually.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

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#1

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REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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