



1317 E WASHINGTON BLVD | LOS ANGELES, CA 90021

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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PROPERTY OVERVIEW

LEASE HIGHLIGHTS

- **7-Eleven Business & Real Estate** – Opportunity to own the real estate and operations.
- **Hard Signalized Corner** – Located right off I-10, which sees 273,000+ vehicles per day.
- **Open 24/7** – 24-Hour convenience store increasing the ability to achieve higher sales.
- **UST's** – Three (3) Total Double Walled, Steel, Underground Storage Tanks: Two (2) of the UST hold Unleaded gas (10,000 Gal), and One (1) UST holds Premium Gas (10,000 Gal).
- **New Car Wash** – Owner recently invested \$200,000 on the installation of a brand-new car wash.
- **New Coffee Program** – 7-Eleven recently installed a brand new coffee bar valued at approximately \$135,000.
- **Long-Term Fuel Contract** – ±10 years remaining on the fuel contract.
- **Consistent Growing Sales** – Inside sales and fuel sales have shown consistent annual growth since 2020.
- **Tenured Operating History** – Current operators have been operating at this location since 2006.
- **Brand New Construction** – 7-Eleven constructed a brand-new building in 2015.

LOCATION HIGHLIGHTS

- **Major MSA Market** – Located in downtown Los Angeles which is the 2nd largest MSA market in the United States.
- **Dense Urban Area** – 455,034+ within 3 miles; 1,259,616+ within 5 miles.
- **Infill Suburban Market** – 148,156+ households within 3 miles; 410,332+ households within 5 miles.
- **Fashion District:** Spanning 100 blocks, it is the hub of L.A. fashion industry, featuring more than 2,000 independently owned retail and wholesale businesses.
- **Los Angeles Convention Center:** Attracts millions of visitors annually and is renowned internationally as a prime site for conventions, trade shows, and exhibitions.
- **University of Southern California (USC):** Total student population of 49,500.
- **Los Angeles Memorial Coliseum:** Home to the USC Trojans, the official capacity of the Coliseum is 77,500.
- **The Arts District:** This area is known for its vibrant arts scene, with numerous galleries, street art, and trendy shops.
- **Little Tokyo:** A neighborhood with a rich cultural heritage, offering a variety of Japanese restaurants, shops, and cultural events.
- **Crypto.com:** A major sports and entertainment venue, home to the Los Angeles Lakers, Clippers (NBA) and the Kings (NHL). Over 92 million guests have entered this arena in 23 seasons.





FINANCIAL OVERVIEW



\$8,500,000

LIST PRICE



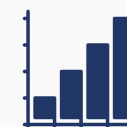
2015

YEAR BUILT



±0.39 AC

LOT SIZE



±2,500 SF

GLA

	FINANCIALS		
	2020	2021	2022
Gallons	963,241	1,140,695	1,034,852
Inside Sales (Excluding Car Wash Sales)	\$1,983,035	\$2,155,472	\$2,403,536

FINANCING INQUIRIES

For financing options reach out to:

Gregory Kavoklis

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FINANCIAL DISTRICT

DOWNTOWN LOS ANGELES

± 4.3 MILES AWAY

ART DISTRICT

± 2.3 MILES AWAY



FASHION DISTRICT

LITTLE TOKYO MARKET PLACE



± 273,000 VPD

C&I STUDIOS



E 18TH ST

VINTAGE ON POINT

UNITED FABRICS INTERNATIONAL



CDR GRAPHICS

E WASHINGTON BLVD

± 25,500 VPD

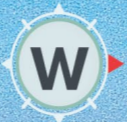


SUBJECT PROPERTY

S CENTRAL AVE

± 15,200 VPD





LOS ANGELES
MEMORIAL COLISEUM
± 3.2 MILES AWAY

UNIVERSITY OF
SOUTHERN CALIFORNIA
49,500 STUDENTS



Los Angeles
CONVENTION CENTER
HALL OF FAME

crypto.com
ARENA

FINANCIAL DISTRICT

GRAMMY
MUSEUM



DIGNITY HEALTH CALIFORNIA HOSPITAL
512 BEDS



Little Caesars

NAPA



AutoZone

ASE
INDUSTRIES

DTLA AUTO COLLISION

C&I STUDIOS

SUBWAY

CDR GRAPHICS

VINTAGE ON POINT

UNITED FABRICS
INTERNATIONAL

ESMERALDA & ROBERTS BEAUTY



Tacos Gavilan

E WASHINGTON BLVD ± 25,500 VPD

E 18TH ST

S CENTRAL AVE ± 15,200 VPD

SUBJECT PROPERTY

TENANT PROFILE



HEADQUARTERS

Dallas, TX

YEAR FOUNDED

1927

WEBSITE

7-eleven.com

LOCATIONS

13,000+ (U.S. and Canada)

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 78,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

#1 ENTREPRENEUR'S MAGAZINE TOP GLOBAL FRANCHISES LIST

#3 FORBES' TOP 20 FRANCHISES TO START

TENANT PROFILE



HEADQUARTERS

Houston, TX

YEAR FOUNDED

1907

WEBSITE

shell.com

LOCATIONS

12,000 (U.S. Fuel Stations)

Shell is an international energy company with expertise spanning the exploration, production, refining, and marketing of oil and natural gas, as well as the manufacturing and marketing of chemicals. With a global presence and a workforce of over 90,000 employees in more than 70 countries, Shell employs advanced technologies and innovative strategies to contribute to the development of a sustainable energy future. The company's diverse portfolio includes Downstream, Renewables, and Energy Solutions, serving approximately 32 million customers daily at 46,000 service stations and providing products to more than 1 million business customers across 160 countries. This comprehensive approach is underpinned by strong Trading and Supply capabilities, reinforcing Shell's commitment to addressing the world's energy challenges responsibly.

#9 IN THE FORBES' TOP FORTUNE 500 COMPANIES

41% INCREASE IN REVENUE IN 2022



AREA OVERVIEW

LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



Los Angeles County employs over 913,000 people in several growing industries



A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Estimate	31,523	455,034	1,259,616
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Estimate	7,528	148,156	410,332

UNIVERSITY OF SOUTHERN CALIFORNIA

The University of Southern California (USC) stands as a leading private research institution in Los Angeles, California. Boasting a diverse student body of over 49,500 across 23 academic schools and units, USC is a comprehensive university with a rich history and a significant impact on the local and state economies. Beyond its classrooms, the university leaves an indelible mark on the Los Angeles area, generating a substantial \$8 billion in economic activity annually in the region and an estimated \$80 billion statewide through 2028. USC has made notable contributions to research, securing \$697 million in sponsored funding for studies in areas such as biotech, public health, biomedical engineering, cancer, and Alzheimer's disease. It's renowned for its athletic programs, and its sports teams, known as the USC Trojans, compete in the NCAA Division I Pacific-12 Conference. The university's cultural imprint extends through events like football games at the iconic L.A. Memorial Coliseum, the L.A. Times Festival of Books, and USC's commencement ceremony, collectively infusing an estimated \$37.9 million into the local economy. USC's influence also extends to sports, with a robust athletic tradition and competitive programs contributing to its overall prominence in the academic and cultural landscape.



80TH

GLOBAL RANKINGS

-U.S. NEWS & WORLD REPORT



28TH

"BEST COLLEGES"

-U.S. NEWS & WORLD REPORT



\$7.44B

IMPACT ON THE CALIFORNIA
ECONOMY



\$697M

SPONSORED RESEARCH TO
FUND STUDIES



ENROLLMENT

- ±21,000 Undergraduate Students
- ±28,500 Postgraduate Students
- ±4,624 Academic Staff
- ±17,216 Administrative Staff



QUICK FACTS

- Established in 1880
- USC received 80,808 applications for academic year 2023-24: 8,094 were admitted
- Over 25% of the incoming class are first-generation college students
- Over \$773.4 million was awarded in the fiscal year 2021-22
- USC invests \$35 million annually to support community initiatives, serving 40,000 community members

ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the “Movie Capital of the United States” due to the region’s extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping and international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States’ busiest seaport. L.A. County is also a major hub for manufacturing, aerospace, a fast-growing high-tech and digital media industry, petroleum, fashion, and tourism. The major industries include entertainment, aerospace, tourism, and technology.

MAJOR EMPLOYERS IN LOS ANGELES



WITH \$807 BILLION IN ANNUAL OUTPUT, LOS ANGELES COUNTY RANKS AMONG THE WORLD’S LARGEST ECONOMIES. ITS GDP, WHICH WOULD RANK NO. 19 IN THE WORLD IF IT WERE A STANDALONE NATION, IS LARGER THAN SWITZERLAND AND SAUDI ARABIA, AND RIGHT BEHIND NETHERLANDS AND TURKEY, UNDERSCORING THE MAGNITUDE OF THE REGION’S ECONOMY.





ARTS & CULTURE

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums and theatres than any other city in the U.S., making it the perfect place to be immersed in arts and culture. Los Angeles is home to more than 105 museums, 225 theaters, 55 magnificent structures by the world's top architects and 16 of the world's most beautiful gardens. It also boasts more than 1,500 theatrical productions annually.

TOURISM

With famous venues like the Crypto.com Arena at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.



LOS ANGELES LAKERS

(National Basketball Association)

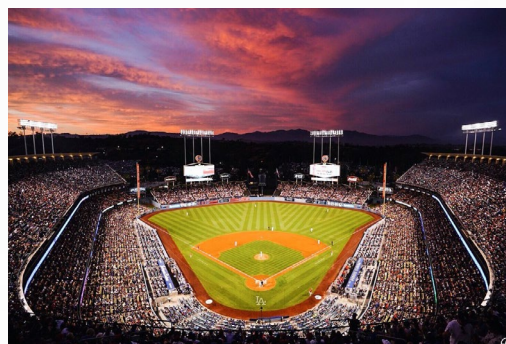
18,997 Avg. Attendance



LOS ANGELES RAMS

(National Football League)

71,229 Avg. Attendance



LOS ANGELES DODGERS

(Major League Baseball)

49,065 Avg. Attendance



LOS ANGELES KINGS

(National Hockey League)

18,000 Avg. Attendance

TOURISM

A culturally diverse city, with a growing culinary scene, shopping museums, and a reputation for being the creative center of America. According to data compiled by Tourism Economics, Los Angeles visitors spent \$24.7 billion on tourism in 2019, generating a record of \$37.8 billion in total economic impact. In 2021, 927,000 jobs were supported by the travel industry, which was a 6.4% increase from 2020. 1 in every 8.4 workers in the county were employed. (NBC Los Angeles, 2020)



ATTRACTIONS

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.



50 MILLION

50 Million people traveled to Los Angeles last year



\$22 BILLION

L.A. visitors spent \$22 billion on hotels, restaurants, shopping, attractions and more



525,000

There are 525,000 jobs supported by the Los Angeles tourism industry



8 YEARS

L.A. has celebrated 8 consecutive years of record growth

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1317 E Washington Blvd, Los Angeles, CA 90021** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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