







PROPERTY WEBSITE

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PROPERTY HIGHLIGHTS

- **SECURE INVESTMENT GRADE CREDIT TENANT |
LARGEST U.S. FINANCIAL INSTITUTION**
- **ABSOLUTE NNN LEASE | ZERO LANDLORD
EXPENSE RESPONSIBILITIES | NOI GROWTH**
- **TOP PERFORMING BRANCH | STRONG DEPOSITS
& MULTIPLE BUSINESS UNITS**
- **SOLID REAL ESTATE FUNDAMENTALS
& IRREPLACEABLE LOCATION | POTENTIAL
FUTURE MIXED USE REDEVELOPMENT
OPPORTUNITY (MU40)**
- **DESIRABLE TRADE AREA & DEMOGRAPHICS**

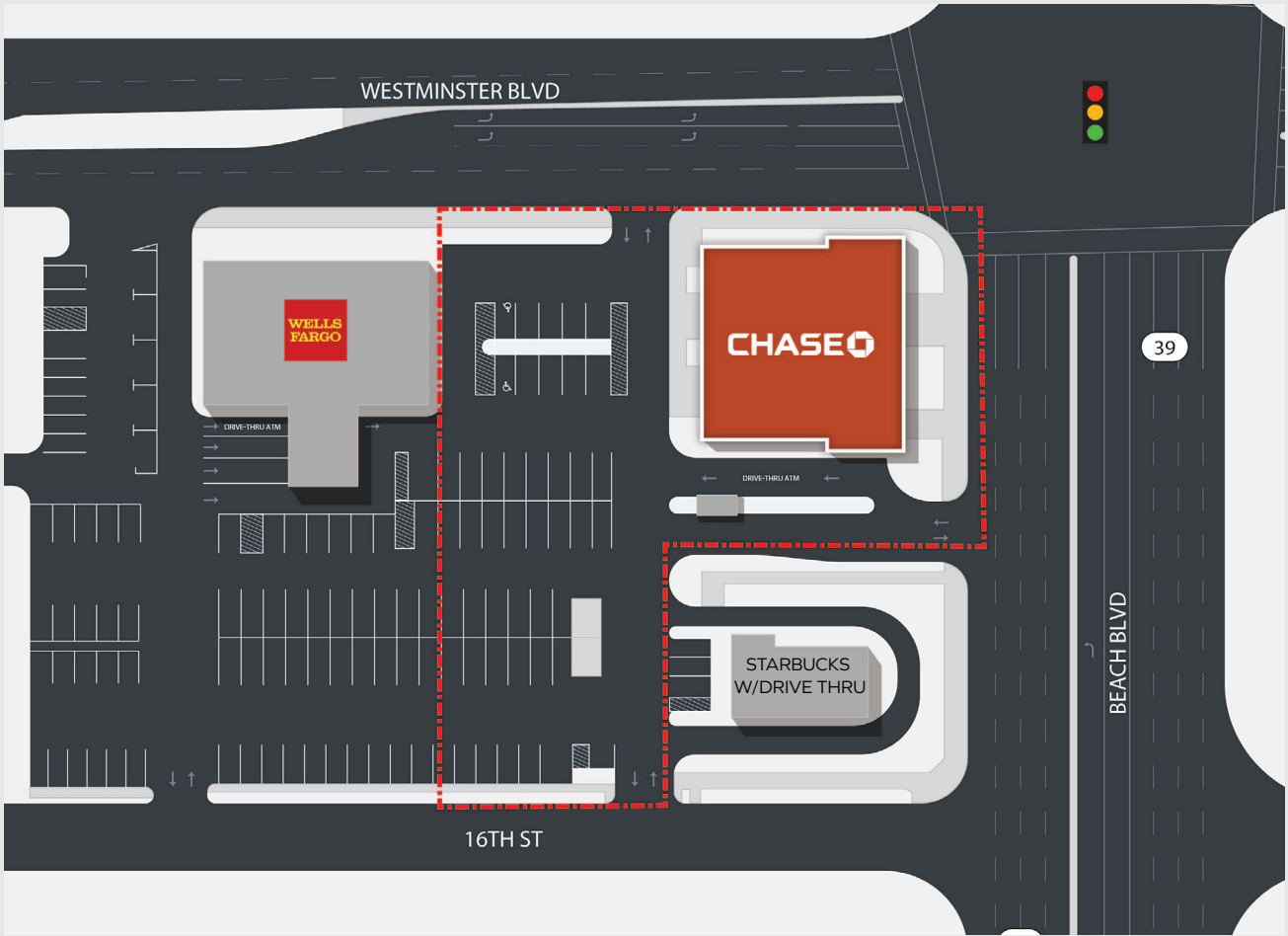
			
OFFERING PRICE	CAP RATE	CAP RATE (1ST OPTION)	\$/SF/BLDG.
\$5,825,000	5.20%	5.70%	\$394

(*) Solid deposits of over \$407 M support the strong likelihood of JPMC exercising remaining options.

Address:	14011 Beach Boulevard, Westminster, CA 92683
Tenant/Lessee:	JP Morgan Chase Bank, National Association
Offering Price:	\$5,825,000
NOI (In Place):	\$302,643
Cap Rate:	5.20%
Rent Commencement Date:	03/01/17 (Original Sublease Occupancy From +/-8/4/89)
Lease Expiration:	02/28/2027 (+/2.8 Years Remaining + Four 5-Yr. Options) ^[1]
Increases:	10% Increases / 5 Years Including Options
Lease Type:	Absolute NNN Fee Simple Lease (ZERO LL Expense Responsibilities)
Building Area:	±14,774 SF
Land Area:	±45,738 SF (+/-1.05 Acres - 3 Parcels)
Ownership:	Fee Simple (Land & Building)
Zoning:	C-1 with MU40 (Mixed Use Overlay)
Branch Deposits:	\$407 M (*)

[1] JPMC must give option notice no later than 2/28/26 providing buyer with either locked in 6-yr lease term or 1-yr. notice to reposition property

SITE PLAN



INVESTMENT
CONTACTS

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