



COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT OPPORTUNITY



CORNER STRIP CENTER IN MAYWOOD—FOR SALE

At the Intersection of Atlantic & 61st—Maywood

FEATURES

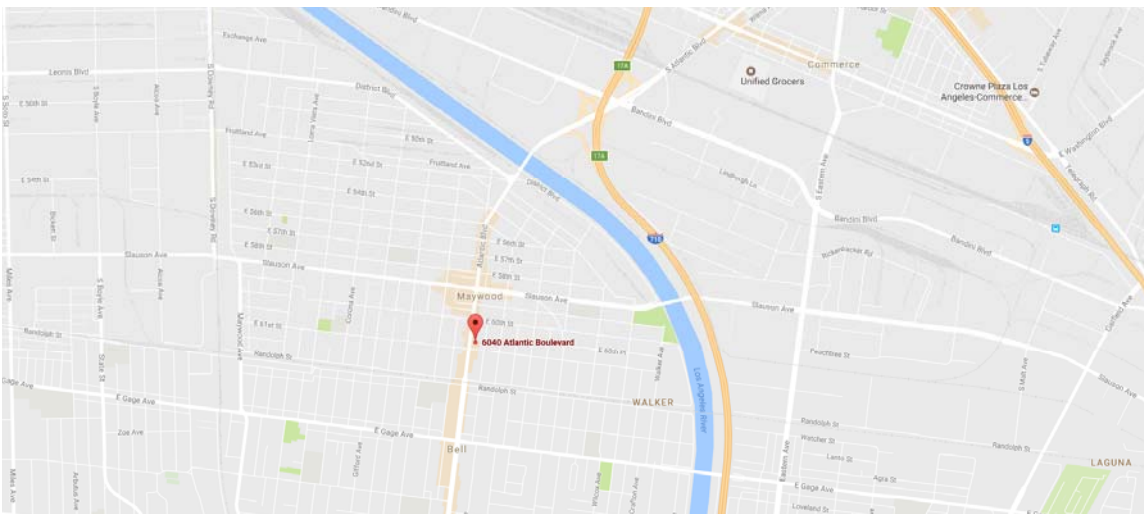
- Approx. 7,226 SQFT Building
- Newer Distinctively Designed Neighborhood Shopping Center with Excellent Curb Appeal
- APN: 6316-006-019

LOCATION HIGHLIGHTS

- Prime Maywood Location
- Freeway Close, Adjacent to 10 Freeway
- Situated on Major East-West Thoroughfare Amid Strong Retail Trade Area

**Offered at
\$3,250,000**

**6040-6048 Atlantic Blvd.
Maywood, CA 90270**



CONTACT..

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Income Schedule

6040-6048 Atlantic Blvd. Maywood, CA 90270

Tenant	SF	Monthly Rent	CAM	Annual Rent	Security Deposit
CHARTWELL STAFFING 6/1/15-7/31/18 Triple Net With 3% Annual Increases (8/1/17), Plus One 3-Year Options With 3% Annual Increases.	1,250	\$2,060	\$800	\$24,700	\$2,921
TAPIA LAW FIRM 1/6/15-2/28/19 Triple Net, Plus Two 3-Year Options With 3% Annual Increases	1,250	\$1,763	\$1,012	\$21,156	\$2,625
ADRIANA'S INSURANCE 4/1/13-3/31/18 Triple Net, Plus Two 5-Year Options @ FMV.	1,390	\$1,955	\$1,043	\$23,460	\$2,998
PIZZA, SUB SANDWICHES 10/15/12-1/31/18 Triple, Plus One 5-Year Option with 3% Annual Increases	1,020	\$1,538	\$714	\$18,456	\$2,138
THE MEDICINE CABINET INC 7/1/06-6/30/19 Triple Net, With 3% Annual Increases, Plus One 5-Year Option	1,139	\$3,578	*Pay Annually	\$42,936	\$3,986
CALIFORNIA CHECK CHASHING 6/1/06-6/30/21 Triple Net, Plus One 5-Year Option	1,177	\$4,495	\$1,427	\$53,942	\$4,528
TOTAL:	7,226	\$15,389	\$4,996	\$184,650	\$15,198

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Financial Prospectus

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SALE PRICE: **\$3,250,000**

TRIPLE NET INCOME: **\$184,650**

CAP RATE: **5.75%**

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West LA | Encino | Orange County | Downtown LA | San Diego | Oxnard

Additional Photos

6040-6048 Atlantic Blvd. Maywood, CA 90270



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Demographics

6040-6048 Atlantic Blvd. Maywood, CA 90270

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2016B			
Total Population	54,882	315,531	967,044
Female Population	49.45%	49.99%	50.47%
Male Population	50.55%	50.01%	49.53%
Population Density	17,467	11,158	12,311
Population Median Age	29.3	29.5	29.8
Employed Civilian Population 16+	21,907	124,801	378,741
% White Collar	29.6%	35.6%	39.5%
% Blue Collar	70.4%	64.4%	60.5%
Total Q4 2016 Employees	13,468	121,051	302,952
Total Q4 2016 Establishments*	1,083	8,794	25,222
Population Growth 2000-2010	-4.55%	-2.34%	0.92%
Population Growth 2016B-2021	-3.45%	-2.71%	-1.58%
Income: 2016B			
Average Household Income	\$48,920	\$49,989	\$53,492
Median Household Income	\$37,768	\$38,118	\$39,153
Per Capita Income	\$11,968	\$12,258	\$13,385
Avg Income Growth 2000-2010	28.00%	28.82%	31.13%
Avg Income Growth 2016B-2021	15.77%	15.94%	16.47%
Households: 2016B			
Households	13,358	76,849	239,199
Average Household Size	4.02	4.03	3.93
Hhld Growth 2000-2010	-0.96%	1.01%	1.95%
Hhld Growth 2016B-2021	0.27%	0.45%	1.20%
Housing Units: 2016B			
Occupied Units	13,358	76,849	239,199
% Occupied Units	98.84%	98.59%	97.62%
% Vacant Housing Units	1.16%	1.41%	2.38%
Owner Occ Housing Growth 2000-2010	-2.06%	0.11%	0.02%
Owner Occ Housing Growth 2000-2021	-10.59%	-5.70%	-1.20%
Owner Occ Housing Growth 2016B-2021	-1.19%	-0.68%	0.46%
Occ Housing Growth 2000-2010	-0.96%	1.01%	1.95%
Occ Housing Growth 2010-2021	2.57%	3.16%	4.64%
Occ Housing Growth 2016B-2021	0.27%	0.45%	1.20%
Race and Ethnicity: 2016B			
% American Indian or Alaska Native Population	0.82%	1.10%	0.99%
% Asian Population	0.53%	0.63%	2.29%
% Black Population	0.55%	0.81%	4.86%
% Hawaiian or Pacific Islander Population	0.05%	0.07%	0.10%
% Multirace Population	4.23%	3.86%	3.82%
% Other Race Population	41.67%	43.26%	42.38%
% White Population	52.15%	50.27%	45.57%
% Hispanic Population	95.89%	96.41%	89.73%
% Non Hispanic Population	4.11%	3.59%	10.27%

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