



## COMMERCIAL REAL ESTATE SERVICES

# NNN INVESTMENT OPPORTUNITY



### MULTI-TENANT CENTER ON WALMART PAD IN NORWALK—FOR SALE

*At the Intersection of Imperial & Pioneer—Norwalk*

#### FEATURES

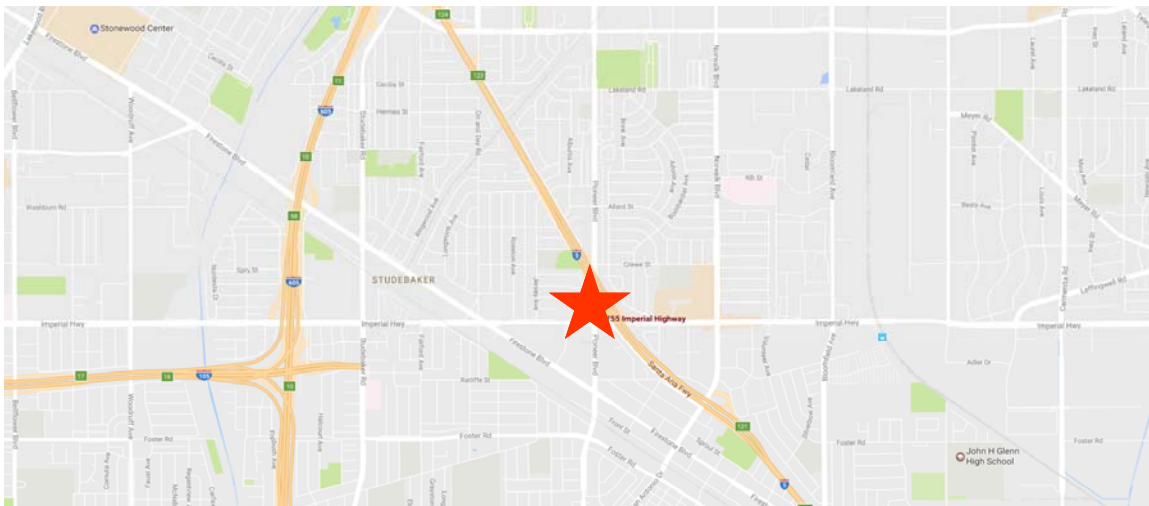
- Approx. 4,192 SQFT Building
- Approx. 19,000 Lot Size
- Retail PAD Building on the Hard Corner of Walmart Store
- APN: 8023-026-034

#### LOCATION HIGHLIGHTS

- Prime Norwalk Location
- Freeway Close, Adjacent to 5 & 605 Freeways
- On Walmart PAD, Near Target Store

**Offered at  
\$4,040,000**

**11755 Imperial Hwy  
Norwalk, CA 90650**



### **CONTACT..**

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**1517 S. Sepulveda Blvd.**  
**Los Angeles, CA 90025**

# Income Schedule

11755 Imperial Hwy, Norwalk, CA 90806

Tenant	SF	Monthly Rent	CAM	Annual Rent	Security Deposit
<b>NAIL SALON</b> 12/2/13-2/28/19 Triple Net Plus 3% Annual Increases, Plus 1 –5 year Option With 3% Annual Increases.	1,320	\$3,291	\$1,003	\$39,490	\$4,105
<b>WE THE PEOPLE (LEGAL SRVS)</b> 8/1/14-7/31/19 Triple Net Plus 3% Annual Increases	1,072	\$3,036	\$991	\$36,437	\$5,360
<b>ACE CASH EXPRESS</b> 1/1/14-12/31/18 Triple Net Plus 3% Annual Increases, Plus 3 —3 year options with 3% Annual Increases	1,800	\$6,064	\$1,664	\$72,775	0.00
<b>AT&amp;T WIRELESS CELL TOWER</b> 8/1/16-7/30/26 Triple Net Plus 3% Annual Increases, Plus 3 —5 year options with 3% Annual Increases	0	\$2,250	N/A	\$27,000	0.00
<b>T-MOBILE CELL TOWER</b> 12/1/13-11/30/18 Triple Net Plus 3% Annual Increases, Plus 4 –Five Year Options with 3% Annual Increases	0	\$2,652	N/A	\$31,824	0.00
<b>SPRINT PCS CELL TOWER</b> 8/17/15-4/30/21 Triple Net Plus 3% Annual Increases, Plus 5 –5 year Options with 3% Annual Increases	0	\$2,050	N/A	\$26,400	0.00
<b>TOTAL:</b>	<b>4,192</b>	<b>\$19,344</b>	<b>\$3,658</b>	<b>\$232,128</b>	<b>\$9,465</b>

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# Financial Prospectus

11755 Imperial Hwy, Norwalk, CA 90806

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**SALE PRICE:** **\$4,040,000**

**TRIPLE NET INCOME:** **\$232,128**

**CAP RATE:** **5.75%**

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

# Additional Photos

11755 Imperial Hwy, Norwalk, CA 90806



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# Demographics

11755 Imperial Hwy, Norwalk, CA 90806

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2016B</b>			
Total Population	36,076	221,958	655,150
Female Population	51.04%	50.69%	51.18%
Male Population	48.96%	49.31%	48.82%
Population Density	11,482	7,849	8,341
Population Median Age	34.1	34.1	35.1
Employed Civilian Population 16+	15,885	95,258	284,415
% White Collar	48.6%	53.0%	57.7%
% Blue Collar	51.4%	47.0%	42.3%
Total Q4 2016 Employees	11,249	94,624	248,154
Total Q4 2016 Establishments*	763	7,128	21,922
Population Growth 2000-2010	3.06%	2.06%	1.49%
Population Growth 2016B-2021	-1.57%	-1.45%	-0.98%
<b>Income: 2016B</b>			
Average Household Income	\$69,644	\$75,909	\$79,799
Median Household Income	\$59,974	\$63,056	\$63,289
Per Capita Income	\$18,987	\$20,769	\$23,310
Avg Income Growth 2000-2010	27.18%	32.88%	35.66%
Avg Income Growth 2016B-2021	13.12%	14.23%	14.50%
<b>Households: 2016B</b>			
Households	9,608	60,191	189,322
Average Household Size	3.66	3.60	3.39
Hhld Growth 2000-2010	2.08%	1.26%	0.36%
Hhld Growth 2016B-2021	2.49%	1.05%	1.08%
<b>Housing Units: 2016B</b>			
Occupied Units	9,608	60,191	189,322
% Occupied Units	98.63%	98.37%	98.48%
% Vacant Housing Units	1.37%	1.63%	1.52%
Owner Occ Housing Growth 2000-2010	-0.92%	-0.91%	-1.17%
Owner Occ Housing Growth 2000-2021	2.12%	1.54%	0.97%
Owner Occ Housing Growth 2016B-2021	1.57%	0.88%	0.78%
Occ Housing Growth 2000-2010	2.08%	1.26%	0.36%
Occ Housing Growth 2010-2021	4.26%	4.26%	4.43%
Occ Housing Growth 2016B-2021	2.49%	1.05%	1.08%
<b>Race and Ethnicity: 2016B</b>			
% American Indian or Alaska Native Population	1.29%	1.08%	0.98%
% Asian Population	10.77%	11.90%	13.54%
% Black Population	4.13%	4.59%	4.96%
% Hawaiian or Pacific Islander Population	0.35%	0.34%	0.38%
% Multirace Population	4.45%	4.28%	4.36%
% Other Race Population	28.76%	28.42%	25.92%
% White Population	50.25%	49.40%	49.86%
% Hispanic Population	74.10%	70.84%	64.70%
% Non Hispanic Population	25.90%	29.16%	35.30%

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