



FREWAY PLAZA

212 S ATLANTIC BLVD | LOS ANGELES, CA 90022

A 14,276 SQUARE FOOT, 94% OCCUPIED VALUE-ADD SHOPPING CENTER IDEALLY LOCATED DIRECTLY off the CALIFORNIA STATE ROUTE 60 POMONA FREEWAY in the DENSE, URBAN INFILL LOS ANGELES COUNTY SUBMARKET of EAST LOS ANGELES, CA.



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FREEWAY PLAZA

212 S ATLANTIC BLVD | LOS ANGELES, CA 90022

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Area Overview

MONTEREYPARKMARKETPLACESHOPPING|3.6MILES

THESHOPSATMONTEBELLO
4.8 MILES






























POMONA FREEWAY (249,000 VPD)

FREEWAY

212 S ATLANTIC BLVD | LOS A

S ATLANTIC BLVD (38,624 VPD)



MONTEBELLO TOWN SQUARE
4.0 MILES



5
Executive
Summary

MONTEBELLO COUNTRY CLUB

PLAZA
ANGELES, CA 90022

POMONA BLVD (CA, 144 VPD)



COMMERCE CENTERS SHOPPING MALL | 1.4 MILES



BANDINI



POMONA BLVD (4,144 VPD)

S ATLANTIC BLVD (38,624 VPD)

POMONA FWY (249,000 VPD)

FREEWAY PLAZA

212 S ATLANTIC BLVD | LOS ANGELES, CA 90022

14,276 SF VALUE-ADD *Shopping Center* IN EAST LOS ANGELES, CA

A 14,276 Square Foot, 94% Occupied Value-Add Shopping Center Ideally Located Directly off the California State Route 60 Pomona Freeway in the Dense, Urban Infill Los Angeles County Submarket of East Los Angeles, CA.

The Brandon Michaels Group Marcus & Millichap has been selected to exclusively market for sale Freeway Plaza, a 14,276 square foot two-story value-add shopping center situated on 16,625 SF of land located directly off the California State Route 60 Pomona Freeway on/off ramp along high trafficked S Atlantic Boulevard in the densely populated Los Angeles County submarket of East Los Angeles, CA. The center sits just north of the signalized intersection of S. Atlantic Boulevard and Pomona Boulevard, surrounded by strong national retailers and dense residential.

Freeway Plaza is currently 94% occupied to a seasoned tenant base of local tenants that ideally serve the immediate area. The average length of occupancy of the existing tenant base is 7.91 years, with most leases being month to month or expiring in the near term. Freeway Plaza contains 13 units, seven on the ground floor and six on the second story. The average unit size of the ground floor and second story units is 1,188 square feet and 934 square feet respectively.

These are ideal unit sizes that are easily leasable with minimal tenant improvement costs required between tenants. Current ground floor rents average \$1.86 per SF, gross, with second story rents averaging \$1.36 per SF gross. The flexibility in lease terms in conjunction with below market rents creates a unique value-add opportunity.

Freeway Plaza benefits from excellent visibility and frontage along highly trafficked S. Atlantic Boulevard, with 176' of linear frontage along S. Atlantic Boulevard and daily traffic counts exceeding 38,000 vehicles per day, with an additional 250,000 vehicles passing the center along the California State Route 60 Pomona Freeway. The site offers 46 surface parking spaces, a parking ratio of 3.22 per 1,000 square feet. The site sits on 16,625 square feet of land designated MC, major commercial, in the East Los Angeles Community Standards District.

INVESTMENT HIGHLIGHTS

Value-Add Shopping Center Ideally Located Directly off the 60 Freeway

- 94% occupied shopping center with gross leases in place
- Seasoned local tenant base with an average length of occupancy of 7.91 years
- Current ground floor rents average \$1.86 per SF, gross, with second story rents averaging \$1.36 per SF, gross
- Short term or month to month leases in place
- 46 parking spaces; a parking ratio of 3.22 per 1,000 SF
- On-grade and subterranean parking
- Daily traffic counts north of 38,000 vehicles per day



Excellent Asset Fundamentals Ideally Positioned in a Dense, Urban Infill Los Angeles County Location

- Ideal unit sizes
- Ground floor units average 1,118 SF
- Second story units average 934 SF
- Excellent tenant operating history at this location
- Excellent visibility and frontage along S. Atlantic Boulevard, with more than 176' of linear frontage along E Rosecrans Avenue



Ideally Located Directly off the 60 Freeway Across from the Atlantic Metro Station

- Located directly off the 60 Freeway on/off ramps
- Just north of the signalized corner of S Atlantic Boulevard and Pomona Avenue
- 0.9 miles from East Los Angeles College, home to more than 37,000 students
- Within walking distance to the Atlantic Metro Station
- Strong retail trade area
- National retailers in the immediate area include, McDonald's, Pep Boys, Ralph's, Starbucks, Chipotle, Panda Express, Jamba Juice, Thrifty Drugs, AT& T, IHOP, Big 5, Boston Market, and CVS Pharmacy



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Executive
Summary

Dense Immediate Submarket with Strong Underlying Demographics

- Over 38,519 people within one mile of the subject property, over 262,004 people within three miles, and over 713,407 people within five miles
- The immediate submarket boasts an average household income within one, three, and five miles of \$75,339, \$78,766, and \$77,881, respectively
- Median income within one, three, and five miles \$55,817, \$58,491, and \$57,729, respectively
- There are over 10,720 households within one mile of the subject property, and over 72,280 households within three miles
- The median home value in the immediate area is \$572,356



PROPERTY PHOTOS





SUMMARY of terms

Address	212 S Atlantic Blvd Los Angeles, CA 90022
Price	\$4,000,000
Building SF	14,276 SF
Lot Size	16,625 SF
Price/SF (Bldg)	\$280
Price/SF (Land)	\$241
Current CAP Rate	3.83%
ProForma CAP Rate	5.59%
Occupancy	94%
Zoning	SP
APN	5250-022-034
Year Built	1989
Parking	3.22 Space(s) per 1000
Nearest Cross Streets	S Atlantic Blvd & Pomona Blvd
Traffic Counts	35,316 VPD
APN Number	142-081-01

FREEWAY PLAZA
212 S ATLANTIC BLVD | LOS ANGELES, CA 90022





DOWNTOWN LOS ANGELES

CITY TERRACE



East Los Angeles Courthouse



McDonald's



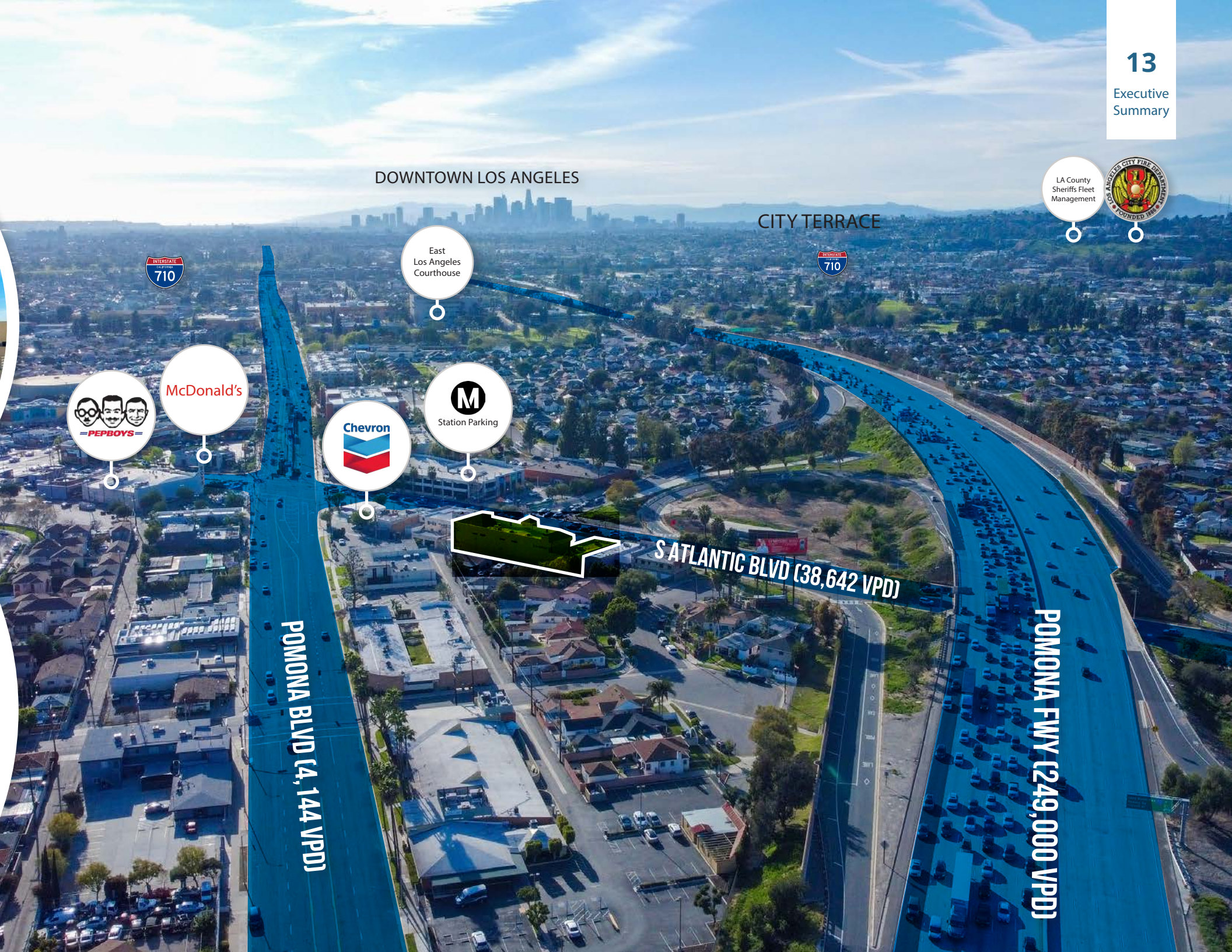
M
Station Parking



S ATLANTIC BLVD (38,642 VPD)

POMONA BLVD (4,144 VPD)

POMONA FWY (249,000 VPD)



FINANCIAL Analysis

RENT ROLL

#	TENANT	SF	FLR	%	LEASE START	LEASE EXP	OPTIONS	INCREASES	TIME AT CENTER	TERM REMAINING	RENT	RENT/SF	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
101	Infinite Glow Makeup	1,738	1	12.5%	6/15/2021	MTM	-	-	1.80 Year(s)	0.00 Year(s)	\$2,500.00	\$1.44	Gross	\$3,041.50	\$1.75	NNN
102	Care Ambulance	2,314	1	16.6%	11/1/2017	10/31/2027	-	-	5.42 Year(s)	4.58 Year(s)	\$4,745.00	\$2.05	Gross	\$4,049.50	\$1.75	NNN
103	Dentist	1,010	1	7.3%	9/1/2000	10/12/2025	-	-	22.60 Year(s)	2.53 Year(s)	\$1,890.00	\$1.87	Gross	\$1,767.50	\$1.75	NNN
104	Garita	801	1	5.8%	5/1/2017	MTM	-	-	5.93 Year(s)	0.00 Year(s)	\$1,200.00	\$1.50	Gross	\$1,401.75	\$1.75	NNN
105	DC Fancy Nails	800	1	5.7%	4/1/2021	3/31/2024	-	-	2.01 Year(s)	0.99 Year(s)	\$1,225.00	\$1.53	Gross	\$1,400.00	\$1.75	NNN
106	Gabrie	750	1	5.4%		10/12/2025	-	-		2.53 Year(s)	\$1,100.00	\$1.47	Gross	\$1,312.50	\$1.75	NNN
107	Flores	900	1	6.5%	3/8/2014	MTM	-	-	9.08 Year(s)	0.00 Year(s)	\$1,300.00	\$1.44	Gross	\$1,575.00	\$1.75	NNN
201	Baldelomar	1,357	2	9.8%	10/1/2012	MTM	-	-	10.51 Year(s)	0.00 Year(s)	\$1,530.00	\$1.13	Gross	\$2,035.50	\$1.50	Gross
202	Vacant	833	2	6.0%							\$-	\$-	Gross	\$1,249.50	\$1.50	Gross
203	Rayas	967	2	6.9%	7/15/2022	7/31/2023	1 x 1yr	CPI (Min 3%)	0.72 Year(s)	0.32 Year(s)	\$1,450.00	\$1.50	Gross	\$1,493.50	\$1.54	Gross
204	Arias	803	2	5.8%	8/5/2011	MTM	-	-	11.67 Year(s)	0.00 Year(s)	\$1,050.00	\$1.31	Gross	\$1,204.50	\$1.50	Gross
205	Rodriguez/State Farm	810	2	5.8%	6/1/2007	MTM	-	-	15.85 Year(s)	0.00 Year(s)	\$1,100.00	\$1.36	Gross	\$1,215.00	\$1.50	Gross
206	Atlantic Injury Center	833	2	6.0%	5/15/2021	MTM	-	-	1.89 Year(s)	0.00 Year(s)	\$1,350.00	\$1.62	Gross	\$1,350.00	\$1.62	Gross
TOTAL		13,916		100%					7.95 Year(s)	0.91 Year(s)	\$20,440.00	\$1.56		\$23,095.75	\$1.66	

OCCUPANCY	ENTIRE CENTER	GROUND FLOOR (60%)	SECOND FLOOR (40%)
Occupancy	94.0%	100.0%	85.1%
Vacancy	6.0%	0.0%	14.9%
# of Units	13	7	6
Occupied Units	12	7	5
Occupied SF	13,083	8,313	4,770
Vacant SF	833	0	833
Leaseable SF	13,916	8,313	5,603
Average Unit SF	1,070	1,188	934
Rent/Month	\$20,440	\$13,960	\$6,480
Rent/SF	\$1.56	\$1.68	\$1.36

LEASE ROLLOVER SCHEDULE	MTM	2023	2024	2025	2026	2027+
SF	7,242	967	800	1,760	0	2,314
%	52.04%	6.95%	5.75%	12.65%	0.00%	16.63%

OCCUPANCY HISTORY	< 1 YEAR	1 - 3 YEARS	3 - 5 YEARS	5 - 10 YEARS	> 10 YEARS
SF	967	3,371	0	4,015	3,980
%	6.95%	24.22%	0.00%	28.85%	28.60%

ANNUALIZED OPERATING DATA

INCOME AND EXPENSE	CURRENT	PRO FORMA
Scheduled Lease Income	\$245,280	\$277,149
CAM Reimbursement	\$0	\$55,065
Additional Income	\$0	\$0
Effective Gross Income	\$245,280	\$332,214
Vacancy	\$0	\$16,611
Expenses	\$92,179	\$92,179
Net Operating Income	\$153,101	\$223,424

EXPENSE BREAKDOWN	PER YEAR	PER SF
Property Taxes @ 1.25%	\$50,000	\$3.50/SF
Management	\$11,086	\$0.78/SF
Insurance	\$7,249	\$0.51/SF
Gardening	\$4,800	\$0.34/SF
Pest	\$804	\$0.06/SF
Trash	\$2,844	\$0.20/SF
Elevator	\$2,184	\$0.15/SF
Utilites	\$13,212	\$0.93/SF
Total	\$92,179	\$6.46 / \$0.54

PRICING

Price	\$4,000,000
Building SF	14,276 SF
Lot Size	16,625 SF
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Occupancy:	94%
Zoning	SP
APN:	5250-022-034
Year Built	1989
Parking:	3.22 Space(s) per 1000
Nearest Cross Street:	S Atlantic Blvd & Pomona Blvd
Traffic Counts	35,316 VPD

EAST LOS ANGELES, CA Location

Freeway Plaza is ideally located in the heart of East Los Angeles directly off the California State Route 60 Pomona Freeway amongst a sea of national credit tenants, less than one mile from East Los Angeles College.

Freeway Plaza is located in East Los Angeles, CA, or East L.A., often referred to by locals as "East Los", an unincorporated area in Los Angeles County, California, United States. Freeway Plaza is ideally positioned along S. Atlantic Boulevard in one of East L.A.'s primary retail trade areas, just north of the signalized intersection of S. Atlantic Boulevard and Pomona Boulevard.

Freeway Plaza is located 0.9 of a mile from East Los Angeles College, a public community college home to over 37,000 students. The signalized intersection of S. Atlantic Boulevard and Pomona Boulevard, just two parcels south of the center, is home to McDonald's and Pep Boys. Directly across from the center sits a three-story metro station parking structure. The Atlantic Metro Station is within walking distance to the



center at the corner of S. Atlantic Boulevard and Pomona Boulevard. Adjacent to East LA College, directly northeast of the center is a Ralph's anchored shopping center home to national tenants including Starbucks, Chipotle, Panda Express, Jamba Juice, Thrifty Drugs, AT& T, IHOP, Big 5, and Boston Market. Across from that center sits a CVS Pharmacy anchored center with features a strong mix of retailers.

The property's excellent access to a variety of Southern California freeways including the 60 Freeway via S. Atlantic Boulevard as well as the 710 Freeway to its north and the 5 Freeway to the west. The center is east of the Citadel Outlets and The Commerce Casino & Hotel, both strong Los Angeles County destinations. The city of Commerce, CA sits west of the center, and features dense industrial along the 5 and 710 Freeways.

Freeway Plaza benefits from a dense population in the immediate area, with over 38,519 people within one mile of the subject property, over 262,004 people within three miles, and over 713,407 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles of \$75,339, \$78,766, and \$77,881, respectively, with a median income within one, three, and five miles \$55,817, \$58,491, and \$57,729 respectively. There are over 10m720 households within one mile of the subject property, and over 72,280 households within three miles. The median home value in the immediate area is \$572,356.

FREEWAY PLAZA
212 S ATLANTIC BLVD | LOS ANGELES, CA 90022



**EAST LOS
ANGELES COLLEGE**

EAST LOS ANGELES COLLEGE ▶
1.0 Miles from the Subject Property

CLOSE PROXIMITY to Popular Destinations

Freeway Plaza is located 0.9 of a mile from East Los Angeles College, a public community college home to over 37,000 students. The signalized intersection of S. Atlantic Boulevard and Pomona Boulevard, just two parcels south of the center, is home to McDonald's and Pep Boys. Directly across from the center sits a three-story metro station parking structure. The Atlantic Metro Station is within walking distance to the center at the corner of S. Atlantic Boulevard and Pomona Boulevard. Adjacent to East LA College, directly northeast of the center is a Ralph's anchored shopping center home to national tenants including Starbucks, Chipotle, Panda Express, Jamba Juice, Thrifty Drugs, AT&T, IHOP, Big 5, and Boston Market. Across from that center sits a CVS Pharmacy anchored center with features a strong mix of retailers.



◀ **MONTEBELLO COUNTRY CLUB**
1.7 Miles from the Subject Property

THE SHOPS AT MONTEBELLO ▶
4.8 Miles from the Subject Property

◀ **QUIET CANNON EVENT CENTER**
1.9 Miles from the Subject Property





EAST LOS ANGELES COLLEGE

TACO BELL

Jersey Mike's

CVS

STARBUCKS

Walgreens

Chevron

CHIPOTLE

VANS

CHEVROLET

STAPLES

BIG 5 SPORTING GOODS

Ralphs

GameStop

Jamba

AT&T

M Station Parking

Chevron

S ATLANTIC BLVD (38,624 VPD)

POMONA BLVD (4,144 VPD)

PEPEBOYS

DEMOGRAPHICS

POPULATION



38,519

Population within a 1-mile radius



262,004

Population within a 3-mile radius



713,407

Population within a 5-mile radius

HOUSEHOLDS



10,720

2022 Households within a 1-mile radius



72,280

2022 Households within a 3-mile radius



199,021

2022 Households within a 5-mile radius

AVGERAGE INCOME



\$75,339

Average HH income within a 1-mile radius



\$78,766

Average HH income within a 3-mile radius



\$77,881

Average HH income within a 5-mile radius

MEDIAN INCOME



\$55,817

Median HH income within a 1-mile radius



\$58,491

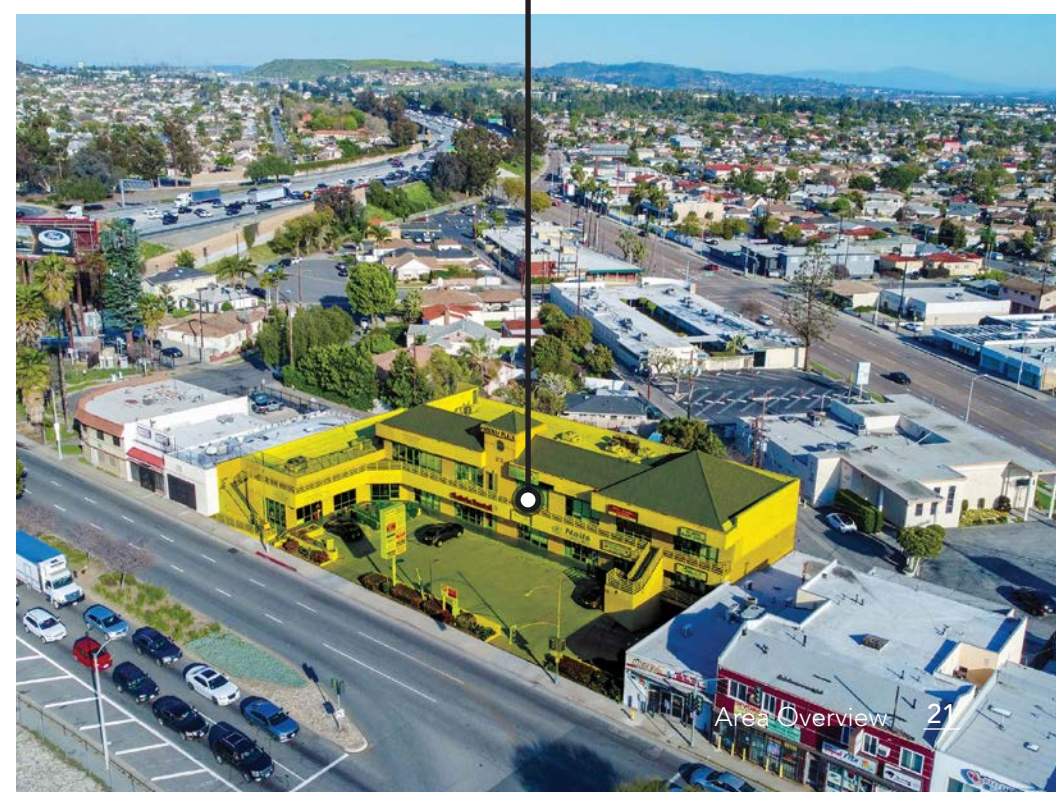
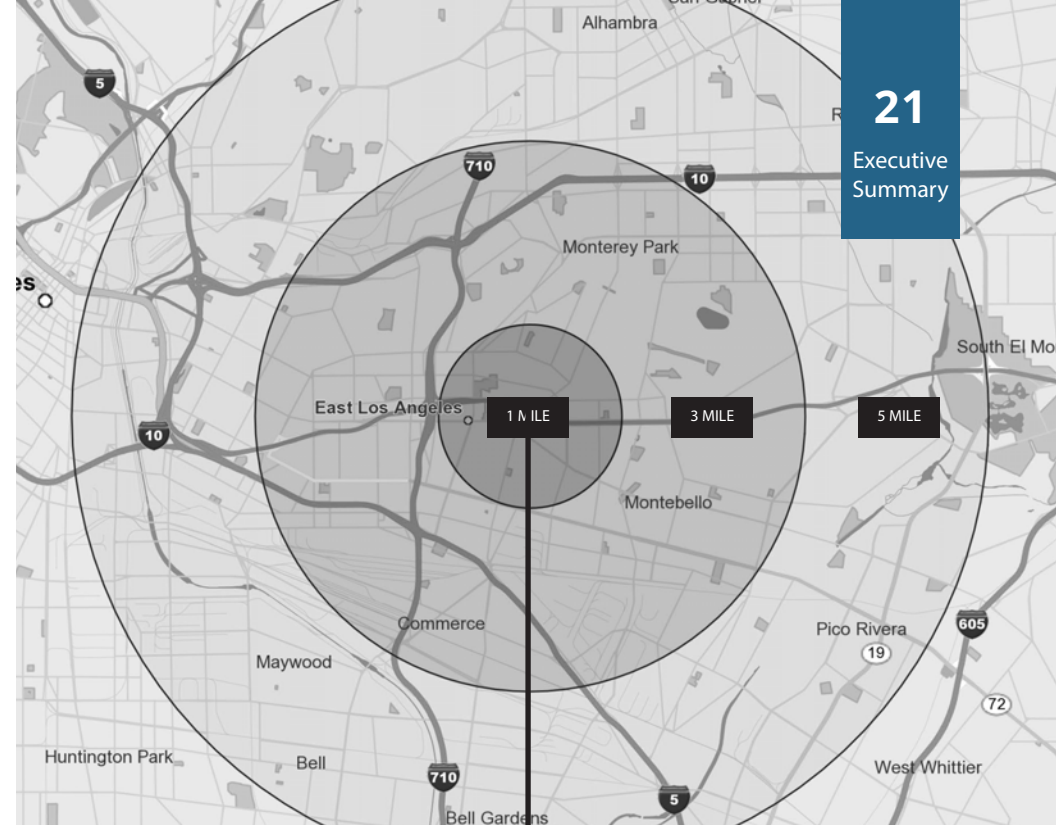
Median HH income within a 3-mile radius



\$57,729

Median HH income within a 5-mile radius

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	38,519	262,004	713,407
Households	10,720	72,280	199,021
Average Household Size	3.5	3.5	3.5
Median Age	35.7	36.5	36.6
Owner Occupied Households	4,630	31,999	79,663
Renter Occupied Households	5,800	38,388	115,059
Average Household Income	\$75,339	\$78,766	\$77,881
Median Household Income	\$55,817	\$58,491	\$57,729
Businesses	1,256	9,505	29,000



FREEWAY PLAZA

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Marcus & Millichap
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GROUP

FREEWAY PLAZA

212 S ATLANTIC BLVD | LOS ANGELES, CA 90022

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