

ATLANTIC
7200
CUDAHY, CA 90201
AVENUE

OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY

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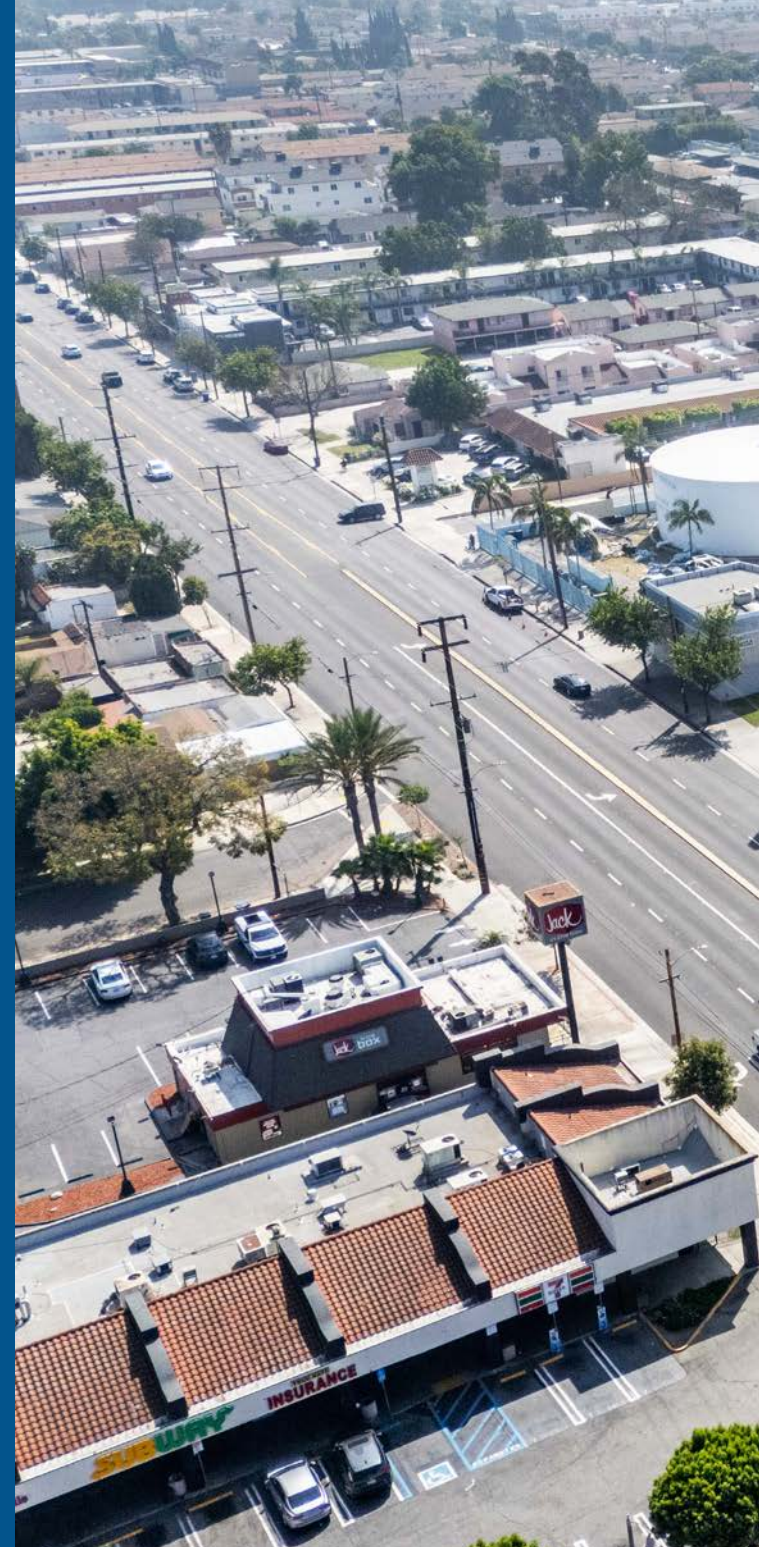
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EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 7200 Atlantic Avenue, a 4,180 SF three-unit linear strip center situated on 0.39 acres (17,087 SF) on the signalized corner of Atlantic Avenue and Florence Avenue in Cudahy, California. The property is positioned at a highly trafficked intersection with combined traffic counts exceeding 63,000 vehicles per day, providing exceptional visibility and accessibility within a dense infill Los Angeles submarket.

7200 Atlantic Avenue will be delivered with a 1,500 SF corner vacancy, representing approximately 36% of the gross leasable area, with the remaining 2,672 SF occupied by Verge Mobile and ASAP Staffing. Both tenants have demonstrated long-term commitment to the site, with an average tenure of approximately 12 years, providing in-place income stability. The tenants currently pay \$8,244.00 per month (\$3.09/SF) on NNN leases with fixed CAM reimbursements that exceed their pro rata share of operating expenses, creating an attractive expense recovery profile for ownership.

The lease structure provides a clear path to near-term control and value creation. Verge Mobile's lease expires on April 4, 2028, and ASAP Staffing's lease expires on June 30, 2029, with no remaining renewal options, allowing a new owner the ability to fully reposition the asset in the near term. Both leases include scheduled rent increases, while current rents remain below market for comparable high-traffic corner retail locations, further supporting upside potential.

The offering presents a compelling owner-user or value-add investment opportunity. A buyer can immediately occupy the vacant corner suite while offsetting operating expenses through in-place income, or lease the space at market rates to capitalize on the property's strong visibility and location. The asset's efficient unit sizes, averaging approximately 1,391 SF, allow for flexible leasing to a wide range of retail, service, or medical users with minimal downtime and limited capital requirements.

The property benefits from multiple points of ingress and egress along both Atlantic Avenue and Florence Avenue, enhancing accessibility and circulation. The site includes approximately 16 surface parking spaces, equating to a parking ratio of 3.83 spaces per 1,000 SF, supporting a variety of high-volume retail uses.



Signalized
Corner



Dense Infill
Submarket



High-Traffic
Intersection



63,869
Vehicles Per Day

7200 Atlantic Ave

PROPERTY HIGHLIGHTS

Price \$2,500,000

Building Size 4,180 SF

Lot Size 17,087 SF

Price/SF (BLDG) \$598

Price/SF (LAND) \$146

Current Cap Rate 3.62%

Proforma CAP Rate 6.48%

Year Built 2005

Occupancy 64.0%

Parking 16 Spaces

Parking Ratio 3.83 Space(s) per 1000

Cross Streets Atlantic Ave & Florence Ave





E FLORENCE AVE (36,137 VPD)





SANTA FE SPRINGS



ATLANTIC AVE (27,732 VPD)



INVESTMENT HIGHLIGHTS

Owner-User or Value-Add Opportunity with Immediate Upside

36% Corner Vacancy

1,500 SF vacant corner suite offering immediate occupancy for an owner-user or lease-up opportunity at a high-visibility intersection.

Below-Market In-Place Rents

Existing tenants paying \$3.09/SF average, with clear mark-to-market opportunity for both the vacant and occupied units.

Short-Term Lease Profile

Verge Mobile and ASAP Staffing leases expire on 4/4/2028 and 6/30/2029, respectively, with no remaining options, allowing near-term control of the asset.

In-Place Income to Offset Carry

Current income of \$8,244/month provides holding income while executing a lease-up or repositioning strategy.

Flexible Unit Sizes

Units average approximately 1,391 SF, ideal for retail, service, or medical users with minimal downtime and capital requirements.





SUPERIOR GROCERS

TACO BELL

usbank

AT&T

Auto Zone

ATLANTIC 7200 AVENUE

E AV (36,137 VPD)

ATLANTIC AVE (27,732 VPD)





HUNTINGTON PARK



SUPERIOR GROCERS



MAYWOOD



ATLANTIC AVE (27,732 VPD)

E FLORENCE AV (36,137 VPD)





High-Exposure Corner Asset with Strong Site Fundamentals

Signalized Corner Location

Positioned at Atlantic Avenue and Florence Avenue, two of Southeast LA's primary commercial corridors.

63,000+ Vehicles Per Day

Combined traffic counts provide strong visibility, signage exposure, and customer capture.

NNN Lease Structure with Strong Expense Recovery

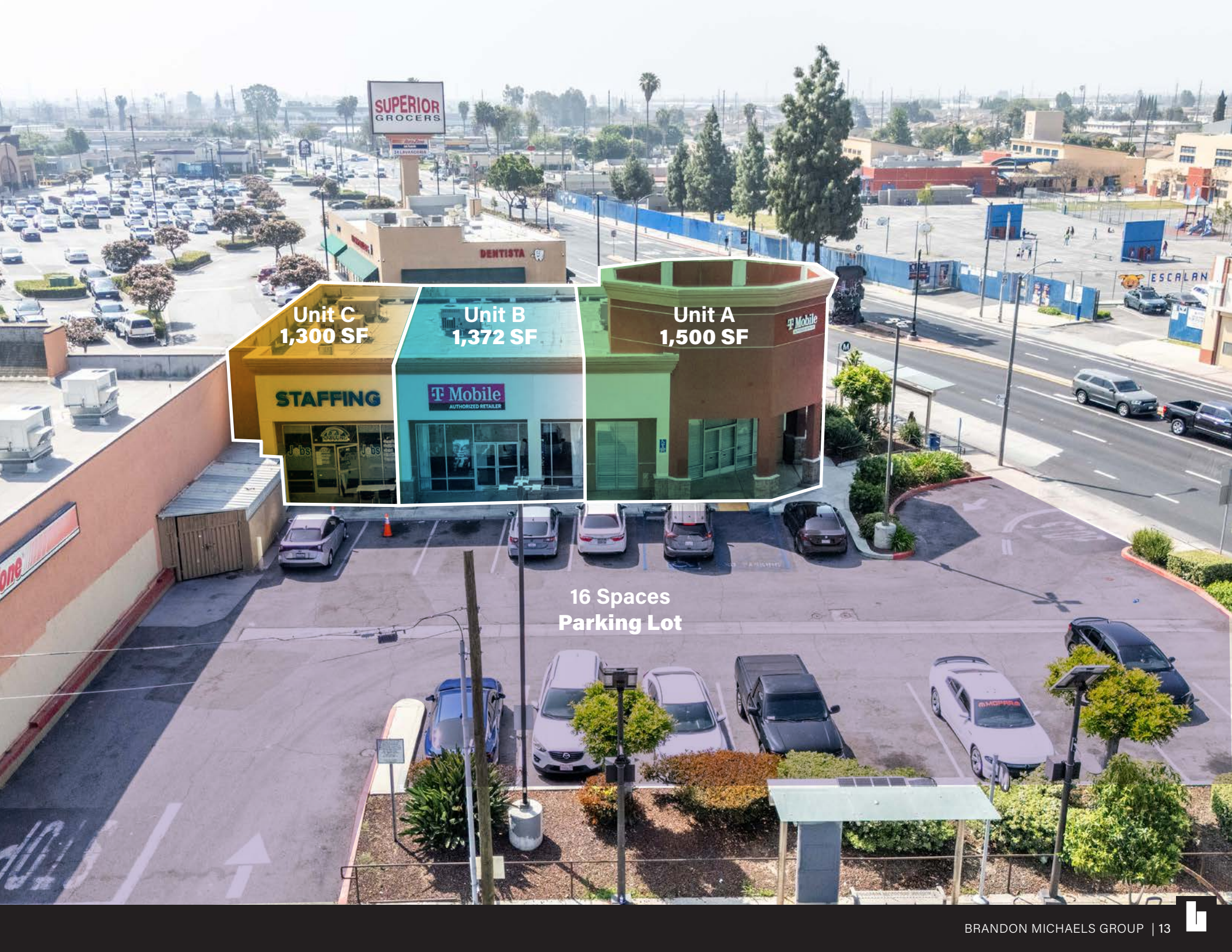
Tenants pay fixed CAM reimbursements exceeding pro rata share, creating favorable expense coverage for ownership.

Multiple Points of Ingress/Egress

Access along both Atlantic Avenue and Florence Avenue enhances circulation and usability.

On-Site Parking

16 surface parking spaces (3.83 per 1,000 SF) supporting a variety of retail and service uses.



Unit C
1,300 SF

Unit B
1,372 SF

Unit A
1,500 SF

STAFFING

T-Mobile
AUTHORIZED RETAILER

T-Mobile

DENTISTA

ESCALAN

16 Spaces
Parking Lot



INVESTMENT HIGHLIGHTS

High-Traffic Southeast Los Angeles Retail Node with Proven Tenant Demand

Immediate National & Regional Co-Tenancy

The corridor is lined with high-performing daily-needs retailers including El Super, Superior Grocers, Walgreens, CVS, McDonald's, Taco Bell, Burger King, and AutoZone, validating strong tenant demand and consistent leasing activity.

Proximity to Major Retail Hubs

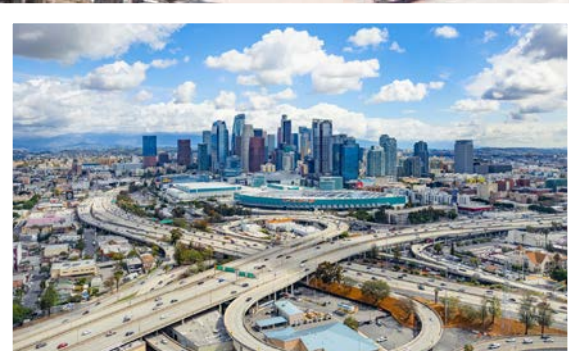
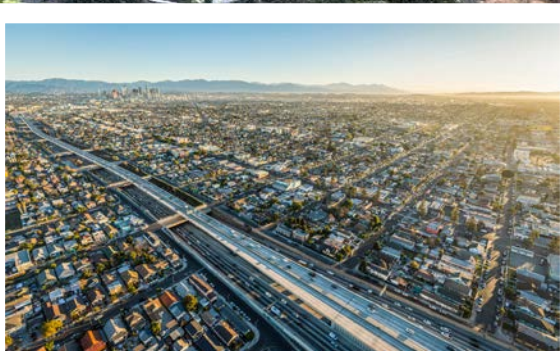
Located minutes from Huntington Park's Pacific Boulevard retail corridor and South Gate's Azalea Shopping Center, both of which draw significant regional traffic and reinforce the area's retail ecosystem.

Workforce-Driven Daytime Population

Immediate access to Vernon and Commerce, two of the largest industrial and manufacturing employment centers in Southern California, generating consistent daytime demand for quick-service food, service retail, and convenience uses.

Supply-Constrained Infill Market

Highly built-out urban environment with limited availability of new retail development, supporting long-term occupancy and rent growth for well-located storefront assets.



Densely Populated Area

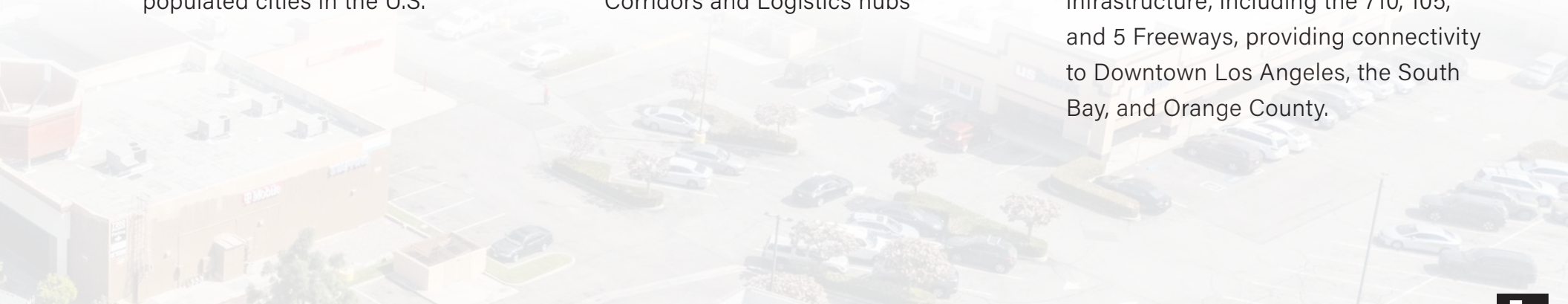
Cudahy is one of the most densely populated cities in the U.S.

Proximity to Employers

Near Downtown Los Angeles, Industrial Corridors and Logistics hubs

Access to Freeways

Supported by regional transportation infrastructure, including the 710, 105, and 5 Freeways, providing connectivity to Downtown Los Angeles, the South Bay, and Orange County.



INVESTMENT HIGHLIGHTS

HIGHLY DENSE CUDAHY SUBMARKET WITH STRONG DEMOGRAPHICS AND CONSUMER SPENDING

Dense Nearby Population

More than 55,000 residents within one mile, 294,800 within three miles, and 853,200 within five miles of the subject property.

Strong Residential Real Estate Fundamentals

Median home values in the immediate area are ~\$642,000, supporting a high-income consumer base.

Significant Household Density

Over 14,400 households within one mile and more than 76,900 households within three miles.

High Household Incomes

Average household incomes of approximately \$72,900 within one mile, \$81,900 within three miles, and \$85,200 within five miles.

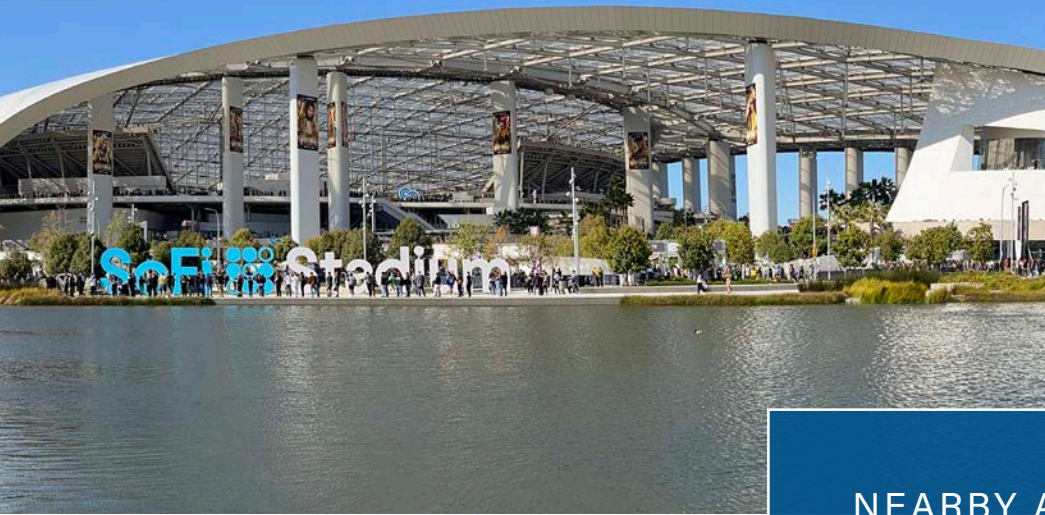
Robust Business and Retail Environment

More than 1,100 businesses operate within a one-mile radius, generating approximately \$418 million in annual consumer spending.



SOFI STADIUM

10.3 MILES FROM THE SUBJECT PROPERTY



DODGER STADIUM

13.1 MILES FROM THE SUBJECT PROPERTY



NEARBY AMENITIES

LAX AIRPORT

16.7 MILES FROM THE SUBJECT PROPERTY



CITADEL OUTLETS

4.0 MILES FROM THE SUBJECT PROPERTY



CUDAHY, CALIFORNIA

7200 Atlantic Avenue is located in Cudahy, California, a dense infill community within Southeast Los Angeles County positioned between the cities of Bell, Huntington Park, South Gate, and Maywood. The area is characterized by a high-density residential population, strong workforce employment base, and established neighborhood-serving retail corridors that support consistent daily consumer activity.

The property sits at the intersection of Atlantic Avenue and Florence Avenue, two of the most prominent commercial thoroughfares in Southeast Los Angeles. Atlantic Avenue serves as a primary north-south corridor connecting multiple densely populated communities, while Florence Avenue functions as a major east-west artery linking the area to Inglewood, Huntington Park, and Whittier. Together, these corridors support traffic counts exceeding 63,000 vehicles per day and form a key retail node within the submarket.

The surrounding area is anchored by a mix of national and regional retailers, including grocery stores, quick-service restaurants, discount retailers, and service-oriented businesses. This concentration of daily-

needs retail reflects the area's strong consumer demand and reliance on neighborhood-serving commercial uses. Larger retail concentrations can be found in nearby Huntington Park and South Gate, reinforcing the broader retail ecosystem and drawing consumers from across the region.

Cudahy and the surrounding Southeast Los Angeles communities benefit from proximity to one of the largest industrial and logistics employment hubs in Southern California. The nearby cities of Vernon and Commerce are home to hundreds of manufacturing, distribution, and food processing facilities, employing tens of thousands of workers. This employment base supports a strong daytime population and consistent demand for food, service, and convenience retail along corridors such as Atlantic Avenue and Florence Avenue.

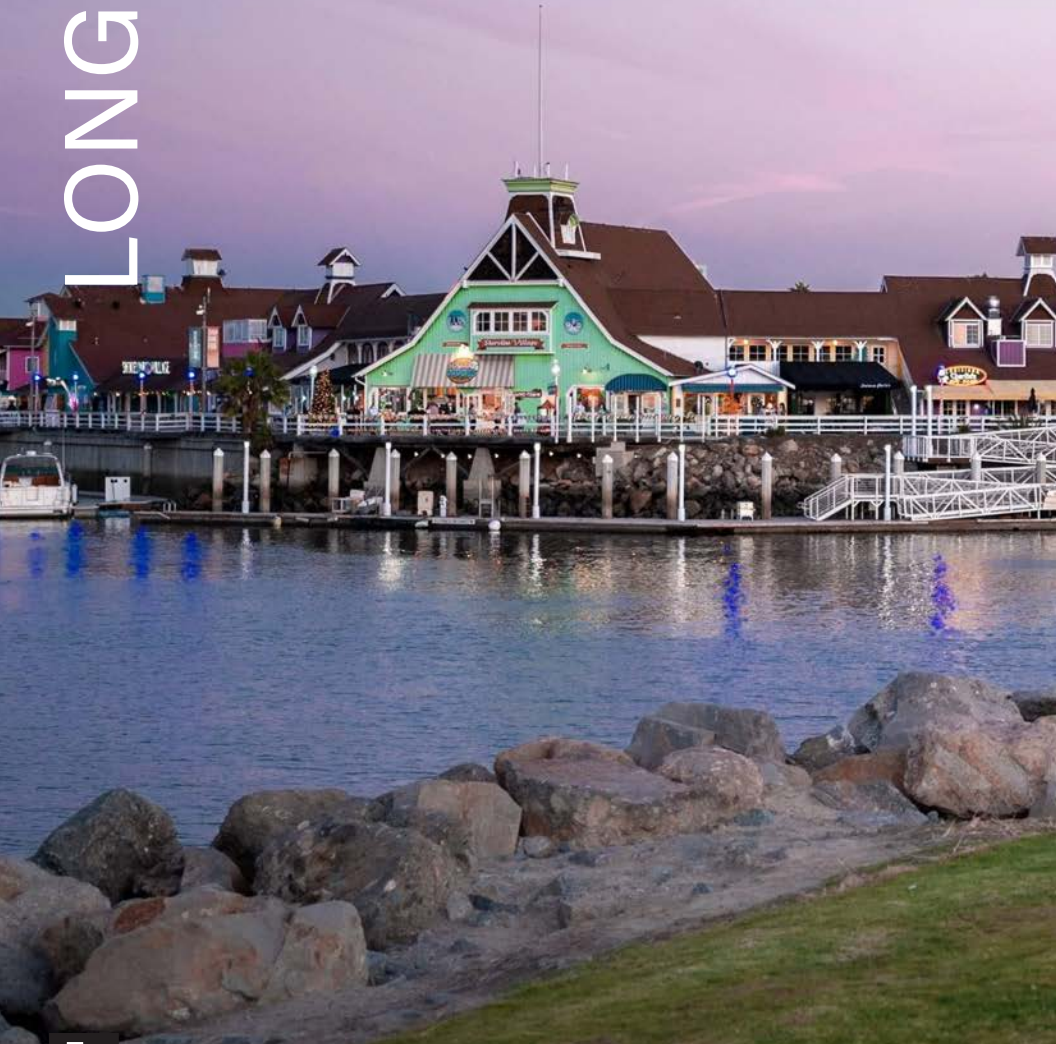
The area is also supported by regional transportation infrastructure, including the 710, 105, and 5 Freeways, providing connectivity to Downtown Los Angeles, the South Bay, and Orange County. Public transit options, including Metro bus routes and nearby light rail access, further enhance accessibility for both employees and consumers.



LONG BEACH

16.1

MILES FROM
SUBJECT PROPERTY



BEVERLY HILLS

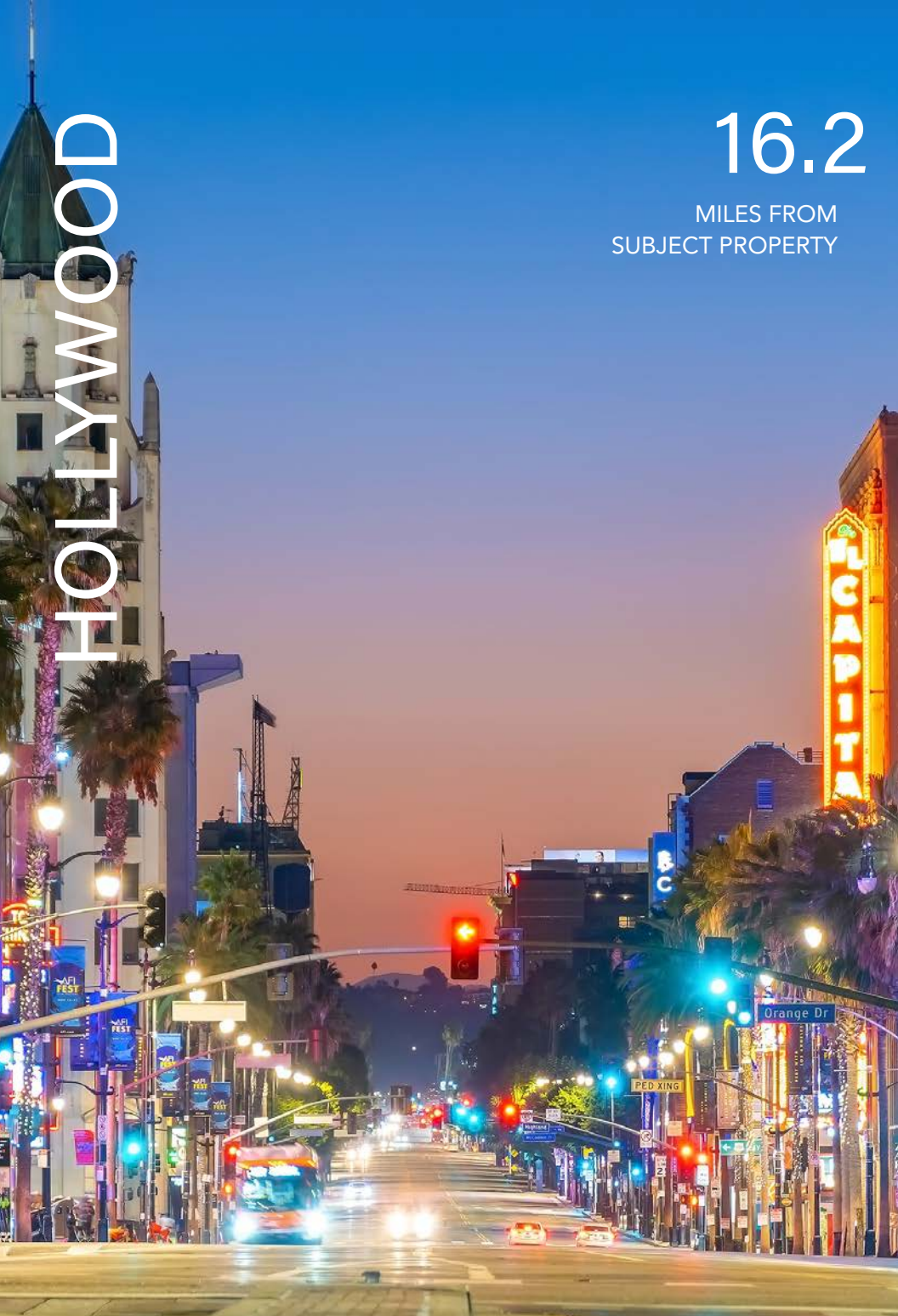
18.1

MILES FROM
SUBJECT PROPERTY



HOLLYWOOD

16.2
MILES FROM
SUBJECT PROPERTY



DTLA

9.4
MILES FROM
SUBJECT PROPERTY



DEMOGRAPHICS

POPULATION



853,200

Total Population
within a 5-mile radius



35.0

Median Age
within a 5-mile radius



49.6%

Male



50.4%

Female

EDUCATION



5.1%

Some High School



30.3%

Some College



5.0%

Bachelor's Degree



10.7%

Graduate Degree

Demographics	1 Mile	3 Mile	5 Mile
Population	55,000	294,800	853,200
Households	14,400	76,900	218,800
Average Household Size	3.7	3.7	3.7
Median Age	34.6	35.5	35
Owner Occupied Households	3,700	25,600	80,300
Renter Occupied Households	10,200	49,000	132,900
Average Household Income	\$72,900	\$81,900	\$85,200
Median Household Income	\$59,200	\$65,600	\$66,700
Businesses	1,100	10,400	29,800



\$85,200

Average HH income within a 5-mile radius



853,200

Population within a 5-mile radius



80,300

Owner Occupied Housing within a 5-mile radius



218,800

Households within a 5-mile radius



29,800

Businesses within a 5-mile radius



132,900

Renter Occupied Housing within 5-mile radius



RENT ROLL

Unit	Tenant	Sf	Floor	%	Lease Start	Lease Expiration	Rent*	Rent/Sf	Increases
A	Vacant	1,500	1	36.0%			\$-	\$-	
B	Verge Mobile	1,372	1	32.9%	2/24/2010	4/4/2028	\$4,869.00	\$3.55	See Schedule
C	ASAP Staffing	1,300	1	31.2%	7/1/2018	6/30/2029	\$3,375.00	\$2.60	See Schedule
		4,172		100%			\$8,244.00	\$3.09	

*Rent as of 7/1/2026

OPERATING EXPENSES

	Current	Per SF	Proforma	Per SF
Property Taxes @ 1.25%	\$31,250	\$7.48/SF	\$31,250	\$7.48/SF
Management	\$3,957	\$0.95/SF	\$6,477	\$1.55/SF
Insurance	\$6,561	\$1.57/SF	\$6,561	\$1.57/SF
Utilities	\$11,492	\$2.75/SF	\$11,492	\$2.75/SF
Trash Removal	\$6,000	\$1.44/SF	\$6,000	\$1.44/SF
Grounds Maintenance	\$3,840	\$0.92/SF	\$3,840	\$0.92/SF
Repairs & Maintenance	\$9,648	\$2.31/SF	\$9,648	\$2.31/SF
TOTAL EXPENSES	\$72,748	\$17.40	\$75,268	\$18.01
EXPENSES/SF/MONTH		\$1.45		\$1.50

OPERATING DATA

	Current	Proforma
Scheduled Lease Income:	\$98,928	\$161,928
CAM Reimbursement:	\$64,284	\$75,268
Additional Income:	\$0	\$0
Effective Gross Income:	\$163,212	\$237,196
Expenses:	\$72,748	\$75,268
NET OPERATING INCOME:	\$90,464	\$161,928

Options	Time At Center	Term Remaining	Lease Type	Pf Rent	Pf Rent/Sf	Pf Lease Type
-	16.1 Year(s)	2.0 Year(s)	NNN*	\$5,250.00	\$3.50	NNN
-	7.8 Year(s)	3.2 Year(s)	NNN**	\$4,869.00	\$3.55	NNN
	12.0 Year(s)	2.6 Year(s)		\$13,494.00	\$3.23	

**Pays CAMs of \$2,732.00/month

***Pays CAMs of \$2,625.00/month

RENT SCHEDULES

Verge Mobile

Period Start	Period End	Monthly Rent	Rent/SF	Monthly CAMs	CAMs/SF
4/5/2025	4/4/2026	\$4,727.00	\$3.64	\$2,652.00	\$2.04
4/5/2026	4/4/2027	\$4,869.00	\$3.75	\$2,732.00	\$2.10
4/5/2027	4/4/2028	\$5,015.00	\$3.86	\$2,814.00	\$2.16

ASAP Staffing

Period Start	Period End	Monthly Rent	Rent/SF	Monthly CAMs	CAMs/SF
7/1/2025	6/30/2026	\$2,977.00	\$2.29	\$2,425.00	\$1.87
7/1/2026	6/30/2027	\$3,375.00	\$2.60	\$2,625.00	\$2.02
7/1/2027	6/30/2028	\$3,476.00	\$2.67	\$2,704.00	\$2.08
7/1/2028	6/30/2029	\$3,580.00	\$2.75	\$2,785.00	\$2.14





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