

Marcus & Millichap

# 5006

ROSEMEAD BOULEVARD



ROSEMEAD PLAZA IS A 100% OCCUPIED SIGNALIZED CORNER MULTI-TENANT NNN STRIP CENTER IDEALLY SITUATED AS AN OUTPARCEL TO THE CROSSROADS PLAZA IN THE HEART OF PICO RIVERA, CA



BRANDON MICHAELS  
GROUP





**5004**

ROSEMEAD BOULEVARD  
PICO RIVERA, CA



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**EXCLUSIVELY LISTED BY**

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# 5006

ROSEMEAD BOULEVARD  
PICO RIVERA, CA



DOWNTOWN LA

MONTEBELLO

COMMERCE

PICO RIVERA PLAZA

TARGET	CVS/pharmacy
Food4Less	SUBWAY
baskin-BRRobbins	



# 5006

ROSEMEAD BOULEVARD

ROSEMEAD BLVD



WHITTIER BLVD



DOWNTOWN LA

MONTEBELLO

COMMERCE

PICO RIVERA PLAZA

TARGET	CVS/pharmacy
FOOD 4 LESS	SUBWAY
baskin <b>RR</b> robbins	

RIO HONDO CHANNEL

METROLINK

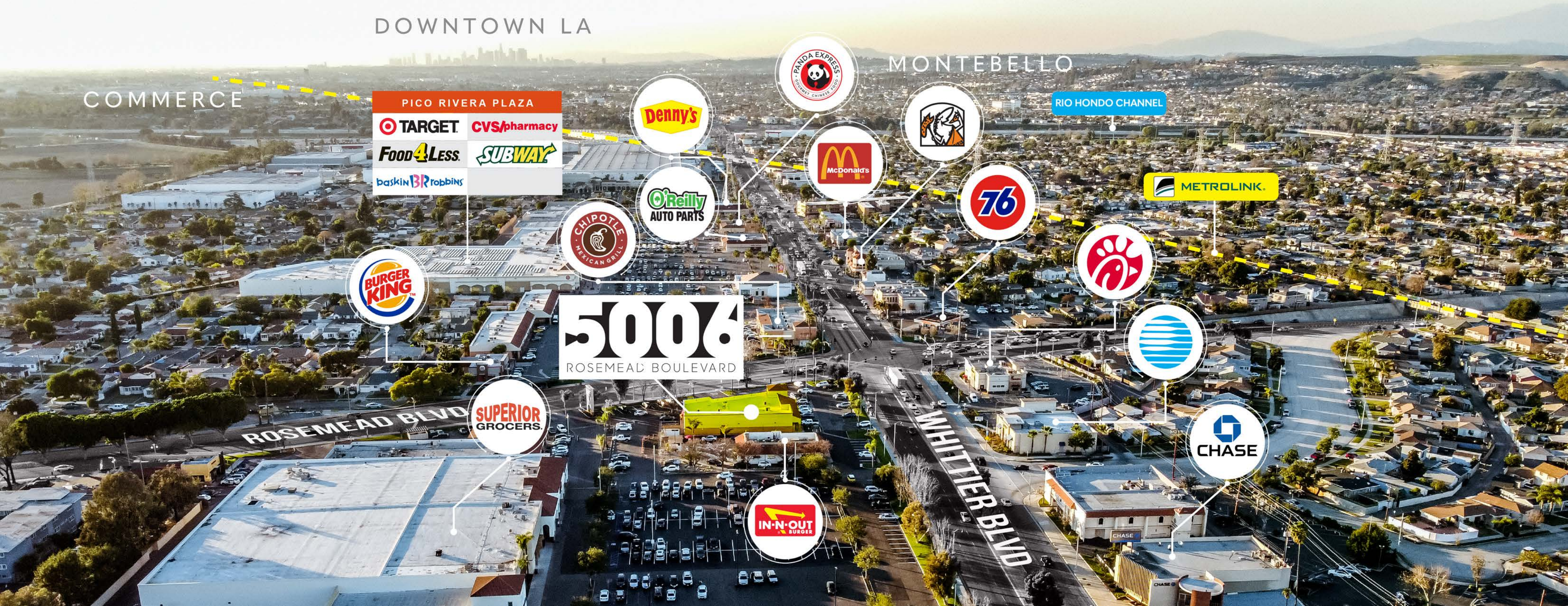


**5006**  
ROSEMEAD BOULEVARD

ROSEMEAD BLVD



WHITTIER BLVD





# PROPERTY SUMMARY

Address	5006 Rosemead Blvd Pico Rivera, CA 90660
Price	\$4,500,000
Building Size	7,893 SF
Lot Size	34,990 SF
Price/SF (Building)	\$570
Price/SF (Land)	\$129
Current CAP Rate	4.62%
Year Built	1988
Parking	40 Spaces 5.34 per 1,000 SF
APN	6377-003-036
Zoning	PR CPD





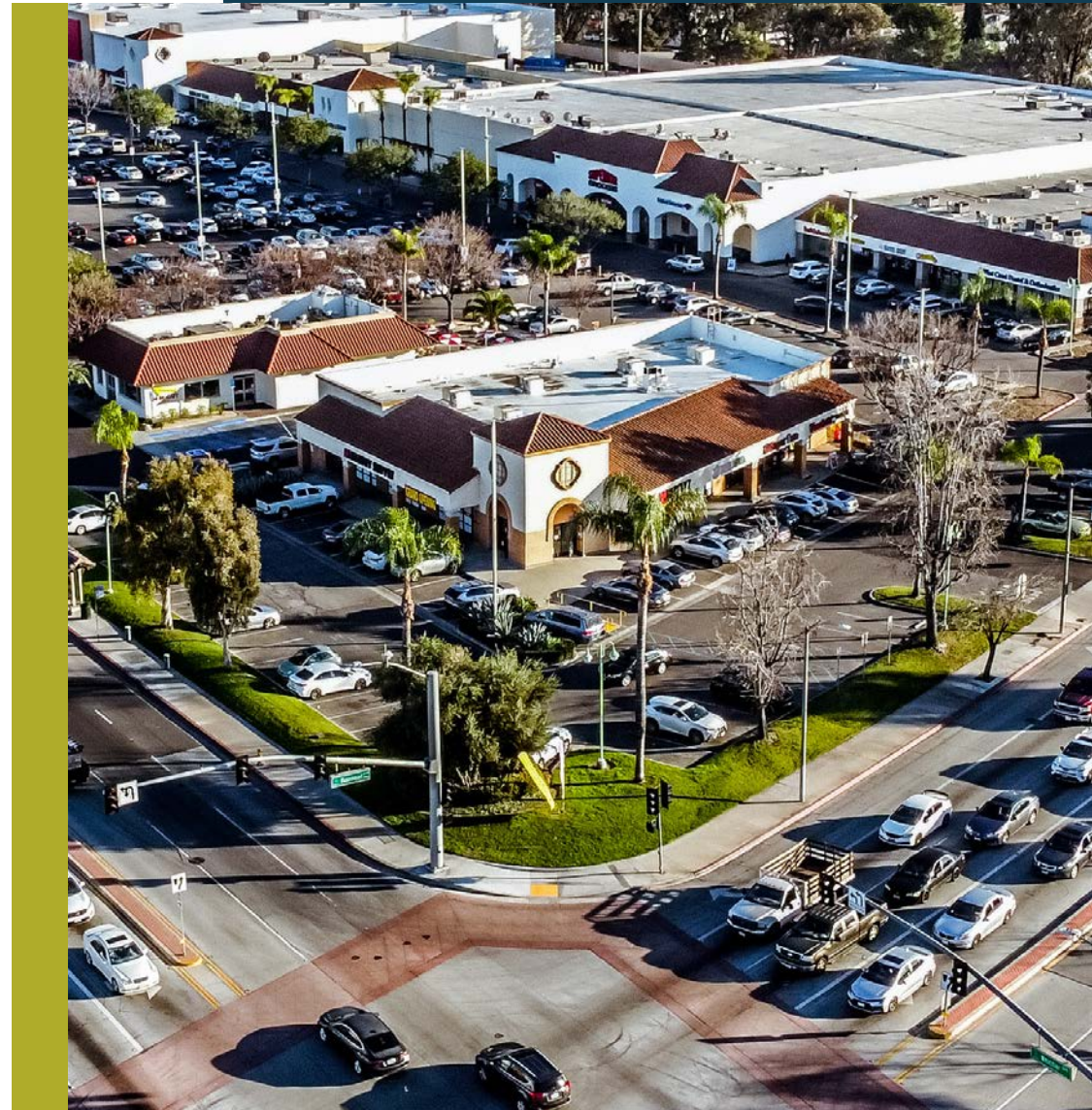
# INVESTMENT HIGHLIGHTS

## 100% OCCUPIED MULTI-TENANT NNN STRIP CENTER

- 7,893 square foot four tenant strip center
- 34,990 square feet of land zoned PR CPD
- 100% current occupancy
- Current tenants include SM Beauty Products, Sun LA Nails, El Super Taco, and Veronica's Auto Insurance Services
- NNN Leases with annual rental increases

## EXCELLENT ASSET FUNDAMENTALS WITH FLEXIBILITY FOR AN OWNER-USER BUYER

- 1,995 square foot average unit size
- Stable and secure tenant mix ideally caters to the residents in the immediate area
- 40 surface parking spaces, a parking ratio of 5.07 per 1,000 square feet
- Excellent ingress and egress with access points along both Rosemead Boulevard and Whittier Boulevard
- 36% of the center is occupied on a month-to-month basis, including a fully built out restaurant space, creating flexibility for an owner-user Buyer .



## EXCELLENT PICO RIVERA SIGNALIZED CORNER LOCATION

- Ideally located at the SE signalized corner of Whittier Boulevard and Rosemead Boulevard in the heart of Pico Rivera
- Excellent frontage along both Rosemead Boulevard (176') and Whittier Boulevard (194')
- Very walkable location with a walk score of 85/100
- Excellent visibility
- Situated about a mile from the I-605 freeway
- Centralized location with direct access to the I-605, 5, and 710 freeways
- The center's prime location is bordered by Whittier Boulevard and Rosemead Boulevard (one of the area's major thoroughfares), which provides highly visible signage opportunities and exposure to a combined 64,000 average daily vehicles between the two signalized intersections



# INVESTMENT HIGHLIGHTS



## IDEALLY POSITIONED AS AN OUTPARCEL TO THE CROSSROADS PLAZA AMONGST A SEA OF NATIONAL CREDIT TENANTS

- Outparcel to the Crossroads Plaza, a 223,360 square foot class A shopping center situated on 10.4 acres of land anchored by Superior Grocers, In-N-Out Burger, and Dollar Tree
- Directly adjacent to Pico Rivera Plaza, a Target and Food 4 Less that includes tenants such as Fitness 19, O'Reilly Auto Parts, Denny's, Panda Express, KFC, Baskin Robbins, Subway, Chipotle, Jamba Juice, Menchie's, T-Mobile, and more
- Additional tenants in the immediate area include Harbor Freight Tools, Chick fil-A, AutoZone, Starbucks, Raising Cane's, CVS, and Chase Bank

## DENSE IMMEDIATE POPULATION WITH STRONG UNDERLYING DEMOGRAPHICS

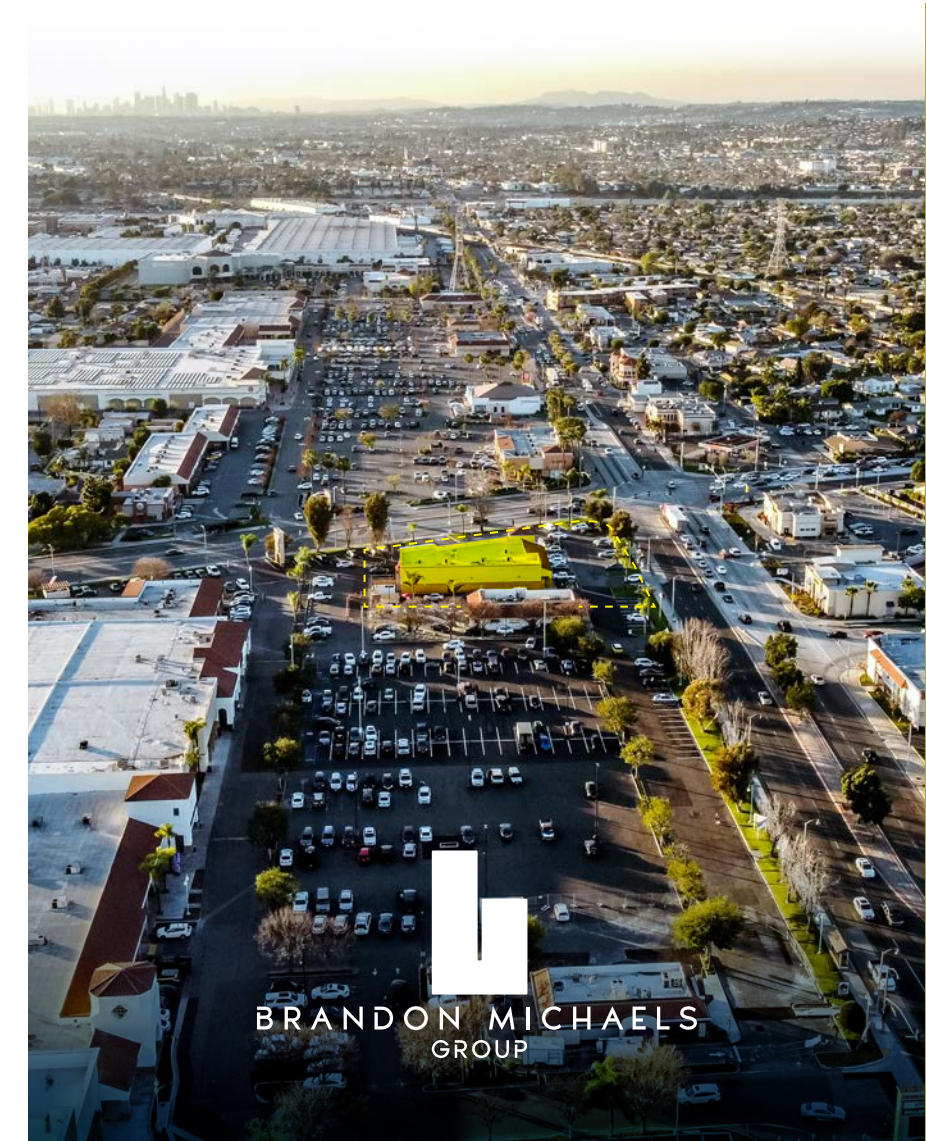
- Given the ease of access, businesses in the center can easily reach more than 177,000 residents and 59,000 daytime employees in the surrounding three-mile radius.
- This surrounding population also contributed to a staggering consumer spending total of more than \$1.8 billion.
- Average household income north of \$81,000 within one mile and over \$87,000 within three miles
- Median household income within one and three miles north of \$68,000 and \$70,000 respectively

## PICO RIVERA IS A THRIVING SUB-MARKET CENTRALLY LOCATED WITHIN LOS ANGELES COUNTY

- Pico Rivera is a thriving community that offers opportunities to all who live and work in the City.
- Situated on the eastern edge of the Los Angeles basin and the southern edge of the area known as the San Gabriel Valley, Pico Rivera is approximately 13 miles southeast of downtown Los Angeles.
- Industrial and commercial uses continue to be attracted to Pico Rivera, thanks in large part to the easy access provided by three freeways, major railroads and the close proximity of world-class port and airport facilities.
- 57% of the Pico Rivera population is under the age of 39. 28% of the total population are millennials

500%

ROSEMEAD BOULEVARD



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## AREA OVERVIEW

The first European land exploration of Alta California, the Spanish Portolá expedition, discovered Whittier Narrows on its return journey to San Diego. On the outbound journey, the party had followed San Jose Creek, reaching the San Gabriel River north of the Narrows. Franciscan missionary Juan Crespi noted in his diary, "We started out in the morning through the gap of the valley of San Miguel [now San Gabriel], which is very full of trees. We traveled a long while to the southwest on the edge of the stream, which, rising from a copious spring of water in the same gap, merits now the name of river; its plain is covered with willows and some slender cotton woods." From the exploration Mission Vieja was built at Whittier Narrows in 1771. A flood in 1776 caused Mission Vieja to move to Mission San Gabriel Arcángel in San Gabriel.

5006  
ROSEMEAD BOULEVARD



The street is one of the main thoroughfares in both Whittier and East Los Angeles. At various times, portions of Whittier Boulevard carried the designation of U.S. Route 101. Whittier Boulevard also carries a portion of El Camino Real. Its west section leading from the Sixth Street Viaduct was demolished in 2016. Currently, Whittier Boulevard carries two Caltrans controlled highways. The portion between Rosemead Boulevard and Beach Boulevard carries State Route 72 and the portion between Beach and Harbor Boulevards carries California State Route 39. The portion of State Route 72 up to State Route 19 was relinquished back to Pico Rivera in the early 2000s and the portion of State Route 72 between State Route 19 and Downey Road was deleted from SR 72 in 1992.



# NEW DEVELOPMENTS

## 605 WAREHOUSE PROJECT

The City has received an application by Insite Property Group to develop a warehouse and distribution facility on a 19 acre site located at the southwest corner of Beverly Boulevard and Interstate 605. The applicant proposes the construction of an industrial warehouse, distribution and office facility totaling 357,903 square feet and a 2,500 square-foot print shop facility; both facilities include surface parking, landscaping, and other ancillary improvements. West of the site is an RV storage and public utility facility and to the south is a small residential neighborhood in unincorporated County.



## 6605 ROSEMEAD BOULEVARD

Madison Capital Group, LLC a private developer submitted an application for the development of a self-storage facility located at 6605 Rosemead Boulevard. The project consists of new construction of 63,066 square feet, four story (52 feet), self-storage facility on a 28,208 square foot site. The development includes seven vehicular parking spaces and three loading bays.



## 8825 WASHINGTON BOULEVARD

The City of Pico Rivera received an application for the development of a 255 unit mixed-use development on a 2.85 acre site located at 8825 Washington Boulevard. The proposed project includes 255 units and approximately 5,420 square feet of commercial space. The mixed-use development is six stories in height and is a “wrap” style building that wraps an internal parking structure which includes 427 parking spaces. The project includes 13,340 square feet of rooftop recreation and a pool deck. The site is located along a major commercial corridor which includes the Pico Rivera Towne Center to the north and the Pico Rivera Market Place to the east. To the west is a Wells Fargo bank and to the south are single family homes.



## 9036 BEVERLY BOULEVARD

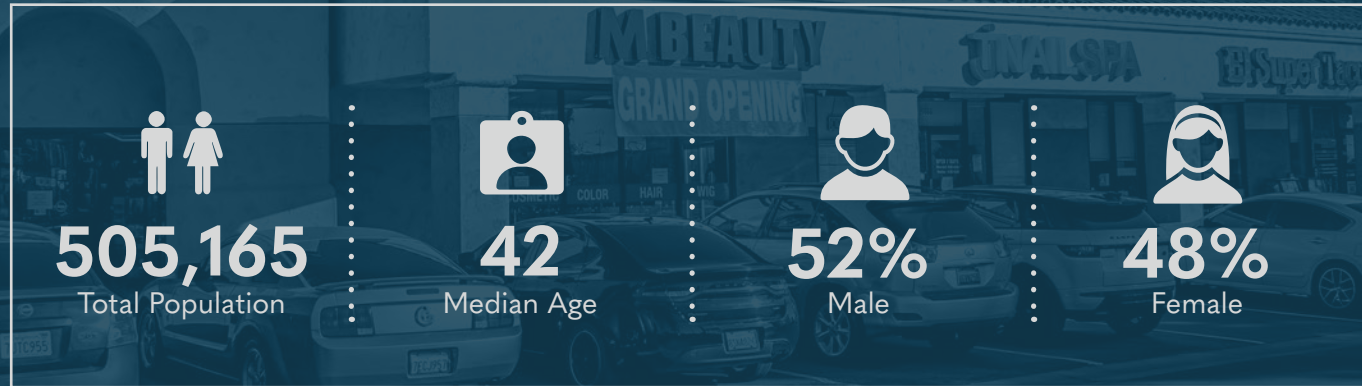
Pico Rivera Development LLC is developing a project at the vacant lot on the corner of Rosemead Blvd. and Beverly Blvd. The Beverly Crossing Project is a state-of-the-art commercial retail space featuring approximately 53,960 square feet of neighborhood shopping, dining, plus health and wellness spaces.





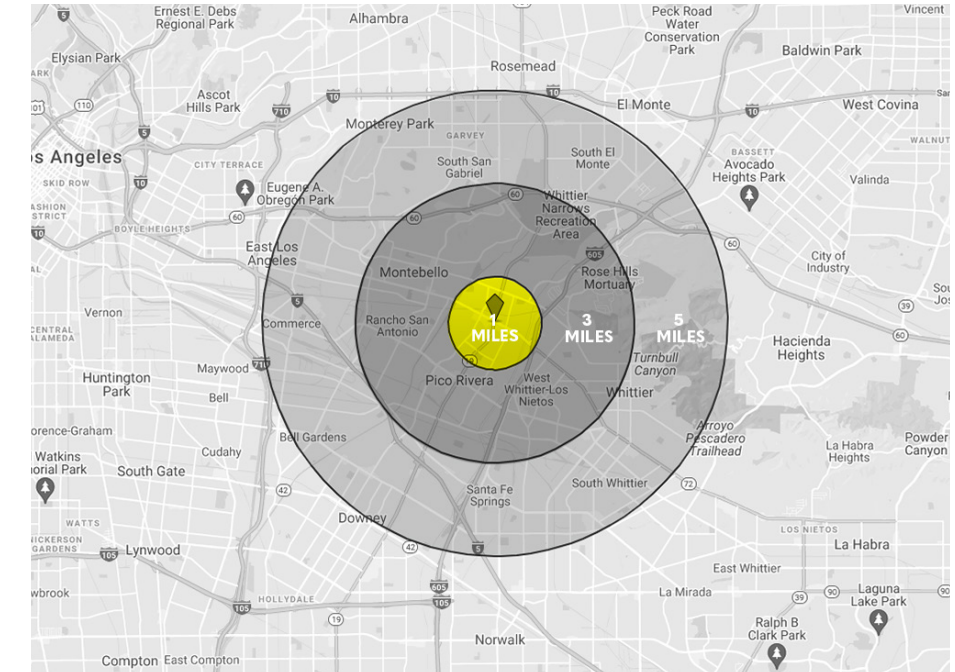
# PICO RIVERA, CALIFORNIA

## DEMOGRAPHICS

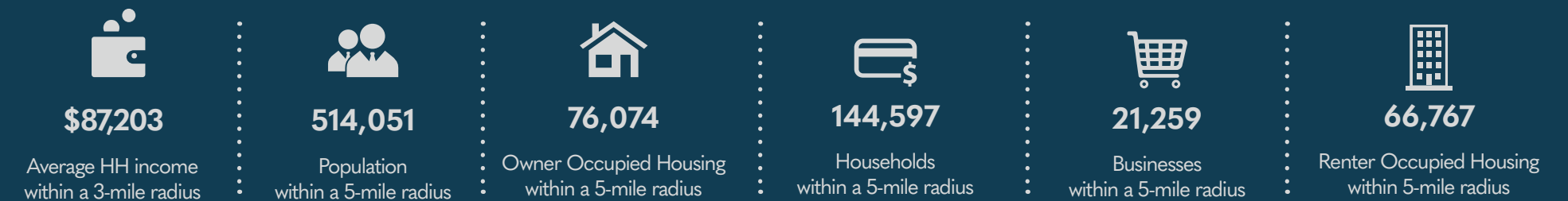
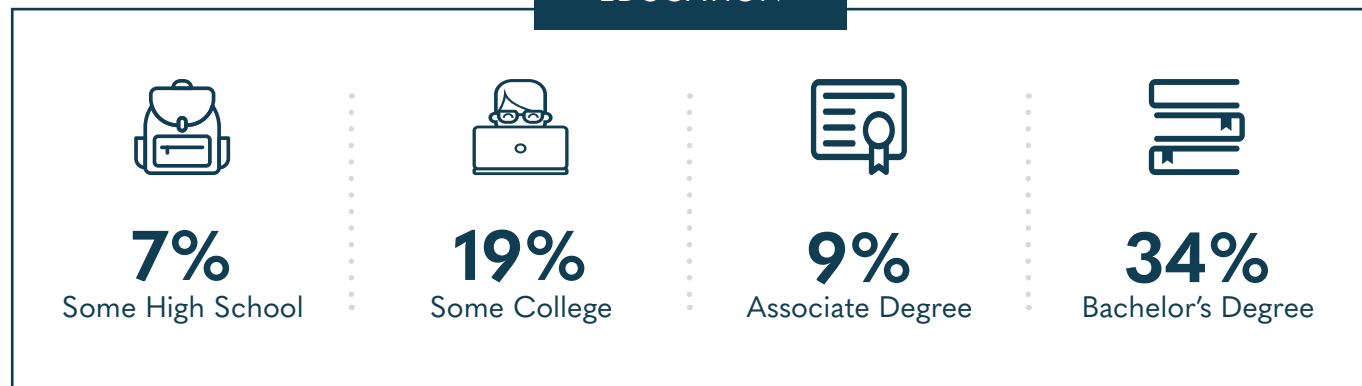


## DEMOGRAPHICS BY RADIUS

Demographics	1 Mile	3 Mile	5 Mile
2021 Population	24,625	177,005	514,051
2021 Households	6,340	50,858	144,597
2021 Avg. Household Size	3.8	3.4	3.5
Annual Growth 2021-2026	-0.3%	-0.3%	-0.2%
2021 Median Age	35.3	36.3	36.2
2021 Owner Occupied Households	3,997	29,330	76,074
2021 Renter Occupied Households	2,235	20,876	66,767
2021 Avg. Household Income	\$81,883	\$87,203	\$85,488
2021 Median Household Income	\$68,738	\$70,001	\$66,749
Businesses	640	5,791	21,259



## EDUCATION





# FINANCIAL ANALYSIS

Tenant	Unit	SF	SF%	Lease Start	Lease Exp	Term Remaining (Years)	Increases	Inc Date	Lease Type	Options	Rent	Rent/SF	Lease Type
SM Beauty Products	5006	3,450	43.22%	2/1/2021	7/31/2026	4.3	See Table Below	Feb 1st	NNN	(1) 5-Year	\$6,382.50	\$1.85	NNN
Sun LA Nails	5008	1,677	21.01%	6/1/2019	5/31/2024	2.1	3% Annual	June 1st, 2023	NNN	None	\$4,249.00	\$2.46	NNN
El Super Taco	5010	1,675	20.98%	10/1/1993	M2M	M2M**	None	None	NNN*	None	\$4,871.98	\$2.91	NNN
Veronica's Auto Insurance Services	5012	1,180	14.78%	11/1/2011	4/31/2027	5.00	See Table Below	May 1, 2023	NNN	None	\$3,420.00	\$2.90	NNN
<b>Total</b>		<b>7,982</b>	<b>100.0%</b>								<b>\$18,799.48</b>	<b>\$2.36</b>	

\*Tenant is not currently paying their CAMS  
 \*\*Tenant has expressed interest in signing a lease

## RENT SCHEDULE - VERONICA'S AUTO INSURANCE SERVICE

5/1/2022 - 4/30/2023	\$3,420.00
5/1/2022 - 4/30/2024	\$3,520.00
5/1/2022 - 4/30/2025	\$3,625.00
5/1/2022 - 4/30/2026	\$3,735.00
5/1/2022 - 4/30/2027	\$3,850.00

## RENT SCHEDULE - SM BEAUTY PRODUCTS

2/1/2021 - 4/30/2021	\$0.00
5/1/2021 - 10/31/2021	\$3,416.25 + NNN \$1,293.75
11/1/2021 - 1/31/2022	\$6,382.50 + NNN \$2,587.50
2/1/2022 - 1/31/2023	\$6,382.50 + NNN \$2,587.50
2/1/2023 - 1/31/2024	\$6,542.06 + NNN
2/1/2024 - 1/31/2025	\$6,705.61 + NNN
2/1/2025 - 1/31/2026	\$6,873.25 + NNN
2/1/2026 - 7/31/2026	\$7,045.09 + NNN

## ANNUALIZED OPERATING DATA

Income And Expense	Current
Scheduled Lease Income	\$227,082
NNN Charges	\$72,018
Total Income	\$299,099
Vacancy @ 5%	-
Expenses	\$91,144
Net Operating Income	\$207,955

\*El Super Taco is not currently paying their CAMS

## PRICING

Address	5006 Rosemead Blvd Pico Rivera, CA 90660
Price	\$4,500,000
Building Size	7,893 SF
Lot Size	34,990 SF
Price/SF (Building)	\$570
Price/SF (Land)	\$129
Current CAP Rate	4.62%
Current Occupancy	100%

## EXPENSES

Expense Breakdown	Per Year	Per SF
Property Taxes @ 1.25%	\$56,250	\$7.13
Insurance	\$6,225	\$0.79
Condo/Associatio Fees	\$14,128	\$1.79
Management	\$9,083	\$1.15
Misc. Repairs	\$187	\$0.02
Plumbing/Electric Repairs	\$67	\$0.01
HVAC Repairs	\$200	\$0.03
Repair & Maintenance Supplies	\$53	\$0.01
Waste Management	\$4,531	\$0.57
Misc. Maintenance	\$420	\$0.05
<b>Total</b>	<b>\$91,144</b>	<b>\$11.55 / \$0.96</b>





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