

SINGLE TENANT ABSOLUTE NNN GROUND LEASE

CLASS A INVESTMENT

3340 SANTA ANITA AVENUE | El Monte, CA 91731



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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DEAL SUMMARY



\$9,950,000
SALE PRICE

4.3%
CAP RATE

CHICK-FIL-A INC
TENANT NAME

CHICK-FIL-A INC
CORPORATE LEASE GUARANTEE

NNN
LEASE TYPE

15-YEAR
LEASE TERM

(4) 5-YEAR
OPTIONS TO RENEW

1/29/24
LEASE COMMENCEMENT

| RENT SCHEDULE | ANNUAL | MONTHLY |
|---------------|-----------|-------------|
| YEAR 1-5 | \$425,000 | \$35,416.76 |
| YEAR 6-10 | \$475,000 | \$39,583.33 |
| YEAR 11-15 | \$522,500 | \$43,541.67 |

| OPTIONS | ANNUAL | MONTHLY |
|---------------------|--------------|--------------|
| YEAR 16-20 | \$574,750.00 | \$ 47,895.83 |
| YEAR 21-25 | \$632,225.00 | \$52,685.42 |
| YEAR 26-30 | \$695,447.50 | \$57,953.96 |
| YEAR 31-TERMINATION | \$764,992.25 | \$63,749.35 |

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

PROPERTY INFORMATION

ADDRESS 3340 Santa Anita Avenue | El Monte, CA 91731

BUILDING SIZE ±4,200

LAND ACRES ±1.89 AC (±49,920 SF)

PROPERTIES 1

STORIES 1

TENANCY Single

YEAR BUILT 2024

PARKING 35 (Surface) | 8.33/1,000 SF Ratio

LOCATION Suburban

FRONTAGE I-10 Freeway & Santa Anita Avenue Frontage

TRAFFIC COUNTS ±308,042 ADT @ I-10



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CORPORATE PROFILE

Atlanta-based Chick-fil-A Inc. is a family owned and privately held restaurant company dedicated to serving communities in which its restaurants operate. Credited with inventing the chicken sandwich, Chick-fil-A serves nutritious, freshly prepared food in more than 1800 restaurants in 40 states and Washington D.C.



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INDUSTRY
RESTAURANTS

140,000
EMPLOYEES

1,800
LOCATIONS

FOUNDED
1946

HQ
ATLANTA, GA

AERIAL VIEW



3340 SANTA ANITA AVE



±308,042
ADT

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AERIAL MAP



Chick-fil-®
3340 SANTA ANITA AVE

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EL MONTE OVERVIEW

El Monte sits approximately 12 miles east of downtown Los Angeles and is located at the interchange of Interstates 10 and 605. It covers about 10 square miles and is a mix of residential, retail, industrial and office land uses.

The city markets itself as business-friendly, with retail/tourism elements (notably auto dealerships), industrial/manufacturing presence, and logistics/distribution due to freeway access and proximity to major Southern California freight routes.

TOP INDUSTRIES

1. MANUFACTURING
2. HEALTHCARE
3. RETAIL TRADE
4. ACCOMODATION & FOOD SERVICES
5. CONSTRUCTION

109,450
POPULATION

64.2%
HIGH SCHOOL GRADUATE+

\$64,991
MED. HOUSEHOLD INCOME

29,540
HOUSEHOLDS

60.8%
LABOR FORCE

\$687,813
MED. HOME VALUE

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2029 PROJECTION | 31,831 | 201,710 | 507,793 |
| 2024 ESTIMATE | 33,120 | 209,604 | 526,923 |
| 2020 CENSUS | 35,604 | 223,944 | 559,303 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|----------|----------|----------|
| 2029 PROJECTION | 8,493 | 55,128 | 147,302 |
| 2024 ESTIMATE | 8,865 | 57,455 | 153,227 |
| 2020 CENSUS | 9,644 | 62,039 | 164,038 |
| 2024 AVG HOUSEHOLD INCOME | \$73,535 | \$87,682 | \$98,481 |
| 2024 MED HOUSEHOLD INCOME | \$55,499 | \$67,219 | \$75,966 |

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DO NOT DISTURB THE TENANTS. PLEASE CONSULT JIM RIDENS OR NEIL RIDENS FOR MORE DETAILS

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EL MONTE, CA 91731

FOR MORE INFORMATION

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