



**IONNA™**

# NNN INVESTMENT AVAILABLE FOR SALE NEW 10 YEAR CORP LEASES

*6607 Atlantic Avenue, Bell, CA*



**\$450,000 PRICE REDUCTION**  
*Motivated Seller*

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# INVESTMENT SUMMARY



NAI Capital Commercial, Inc. is pleased to offer the opportunity to acquire a fee simple interest (land & building ownership) in a two tenant NNN leased investment including a freestanding corporate signed WSS (Warehouse Shoe Sales) and 12 EV charging stations being developed by Ionna, LLC. The WSS lease commenced in September of 2024 with a primary term of 10 years plus 4-5 year options. The lease feature 12 ½ increase every 5 years. The WSS lease is NNN with limited landlord responsibilities, making this an ideal, low management investment for a passive investor. The Ionna's lease is to commence on December 10th, 2025 with a primary term of 10 years plus 2-5 year options. The lease features 3% annual increases with the tenant responsible all maintenance of its charging stations.

The property is strategically located along the major retail corridor of Atlantic Avenue in the City of Bell, just off Gage Avenue with combined traffic counts at the intersection in excess of 42,181 vehicles per day. The site benefits from excellent visibility via significant street frontage along Atlantic Avenue and a huge monument sign. Neighboring tenants include Northgate González Market, O'Reilly Auto Parts. Total population within 3 miles contains approximately 281,091 people with a Average HH Income of \$84,944 and Total Employees of 159,332.



## ABOUT

WSS (Formerly Warehouse Shoe Sales) is a major U.S. footwear retailer known for top brand athletic, dress, fashion and casual footwear. WSS was originally founded in 1984 by Eric Alon. The company has grown to 151 stores in 5 states (California, Nevada, Arizona, Texas and Florida). WSS was acquired by Foot Locker in 2021 and Foot Locker was subsequently acquired by Dicks Sporting Goods in 2025. WSS operates as a wholly owned subsidiary of Dick's Sporting Goods and continues to grow through existing markets. WSS primarily serves urban and Latino working class neighborhoods.



## ABOUT

Ionna is a nationwide charging network founded by eight of the world's biggest automakers, BMW, General Motors, Honda, Hyundai, Mercedes-Benz, Kia, Stellantis and Toyota. With 4,000 bays contracted across the US and 1,100 bays currently under construction Ionna has plans for 30,000 charging points by 2030. Ionna recently announced over \$250 million of planned investment in California EV infrastructure.

# OFFERING SUMMARY

## OFFERING

<b>Price:</b>	<del>\$10,400,000</del> \$9,950,000
<b>Net Operating Income:</b>	\$572,400
<b>Lease Type:</b>	NNN
<b>Guarantee:</b>	WSS Corporate Signature
<b>Tenants:</b>	Eurostar, Inc. (dba WSS) Ionna, LLC
<b>Landlord Responsibility</b>	Roof and Structure (New Roof 2024)
<b>Sales Reporting</b>	No

## PROJECT SPECIFICATIONS

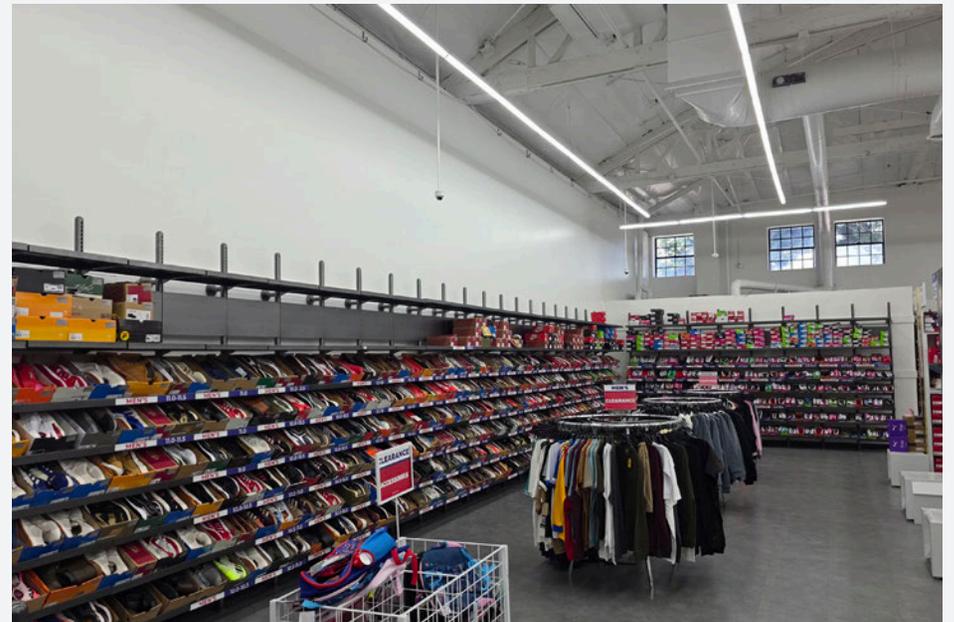
<b>Property Address:</b>	6607 Atlantic Ave., Bell, CA
<b>Building Square Footage:</b>	15,782 SF
<b>Land Area:</b>	44,621 SF
<b>Year Built / Remodeled:</b>	1947 / 1991 / 2024
<b>Parcel Number:</b>	6325-020-416

## RENT ROLL

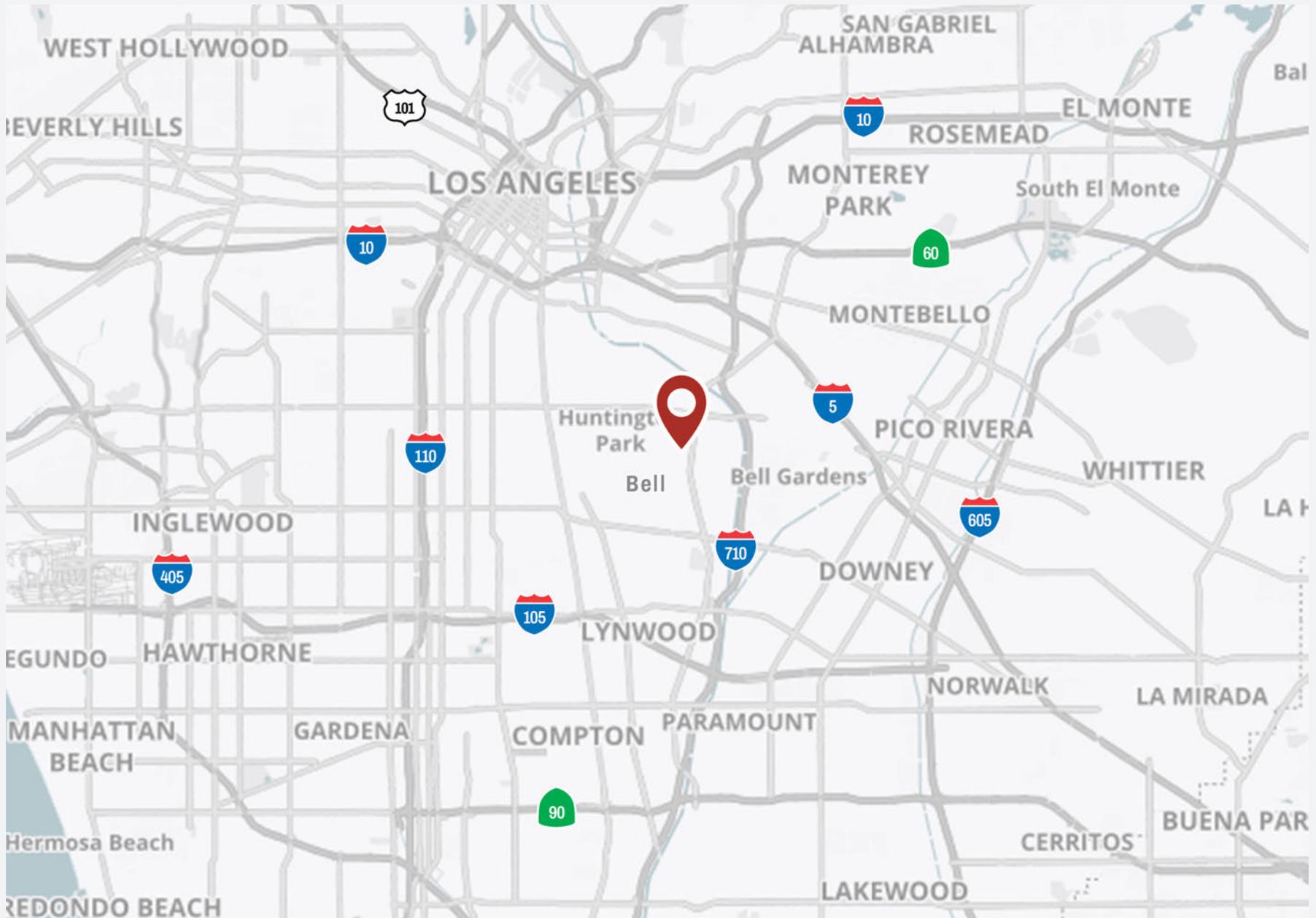
Tenant Name	Square Feet	Monthly Rent	Lease Start	Lease End	Increases	Options
Eurostar (dba WSS)	15,782	\$43,400.50	Sept. 1, 2024	Aug. 31, 2034	12.5 % / 5 years	4-5 yr. options
Ionna, Inc.	N/A	\$4,200	Dec. 10, 2025	Dec. 9, 2035	3% / yr.	2-5 year



# INTERIOR PHOTOS



## LOCATION MAP



# AREA RETAILERS MAP



# SITE MAP



# SITE PLAN

© 2024, Wetmore Professional Services, Inc. N005348103/DONNA LITTE/CAD/6607 ATLANTIC AVENUE, BELL, CA, US/AS/CS/GEN/02/SURVEY/CD/2024/04/01/01/US/GEN/24/01

Call 48 Hours before digging:  
811 or call 811.com  
Common Ground Alliance



**LEGEND**

○	SANITARY MANHOLE	---	BOUNDARY LINE
○	TRUCKING MANHOLE	---	EASEMENT LINE
○	ELECTRIC MANHOLE	---	ASBEST CEMING BUILDING
○	FIRE CONTROL VALVE	---	WATER MAIN
○	WATER DOUBLE VALVE	---	UNDERGROUND ELECTRIC LINE
○	FIRE HYDRANT	---	OVERHEAD POWER LINE
○	WATER METER	---	STORM LINE
○	IRRIGATION VALVE	---	SANITARY SEWER LINE
○	STREET LIGHT	---	GAS LINE
○	ELECTRIC MANHOLE	---	FIBER OPTIC LINE
○	ELECTRIC METER	---	CLUB & GUTTER
○	POWER POLE	---	PIPE OFFSET
○	POWER POLE WITH LIGHT	---	ASBEST
○	STREET LIGHT	---	CONCRETE BLOCK WALL
○	ELECTRIC JUNCTION BOX	---	CONCRETE SURFACE
○	BOLLARD	---	ASPHALT SURFACE
○	STOP SIGN LABEL	---	FOUND MONUMENT (AS NOTED)
○	HANDICAP PARKING	---	PAVING
○	DISCOURAGE TREE	---	PAVING
○	PALM TREE	---	CONCRETE SURFACE
○	SHRUBBERY	---	ASPHALT SURFACE
○	GAS VALVE	---	
○	STORM CATCH-BASIN	---	

**TABLE A OPTIONAL ITEM NOTES**

- The address of the subject property is 6607 Atlantic Avenue, Bell, California 90201.
- The foregoing property is located within Zone X (Unshaded) (area of Minimal Flood Hazard), areas determined to be outside the 0.2% chance floodplain, according to the Flood Insurance Rate Map 06037C1805F with an effective date of September 26, 2006.
- Subject tract area is 1.025 Acres of 44,628 Sq. Ft.
- Elevations and contours shown hereon are based on Los Angeles County Public Works Benchmark (BM) number P11540L, Elevation=143.707', derived from an on the ground survey displaying 1'-3' contour intervals. Site benchmark shown hereon.
- Subject tract is in the City Limits of Bell, California, located in zone C-3 according to the Official Zoning Map of the City of Bell, no zoning report provided to the surveyor as of this date.
- The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey.
- 63 marked parking spaces were found within the surveyed area, 4 handicap stalls, and 61 regular stalls.
- Evidence of underground utilities existing on or serving the surveyed property as determined by visible appearances and markings is shown hereon. No plans or reports were provided by the client.
- A private utility marking request was made by the client. The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned, nor do we guarantee the accuracy or completeness of the markings and markings provided.
- Names of adjoining owners are shown according to Los Angeles County Assessor.
- The surveyor is not aware of any proposed changes in street right of way lines and there was no observable evidence of recent street or sidewalk construction or repairs at the time of survey.
- Any glottable offsite easements provided in the Title Insurance Commitment are shown hereon.
- No evidence of soil borings were found on the subject property at the time of the survey. (WITHIN DESIGN AREA ONLY)
- No wetland delineation markers were observed in the process at the time of the survey. The surveyor is not aware of any recent wetland delineation taking place on the subject property. (WITHIN DESIGN AREA ONLY)

**CERTIFICATION**

TO BE PRINTED AMONG THE INSTRUMENT AND TO REMAIN IN PLACE UNTIL THE INSTRUMENT IS RECORDED.

I, DONNA LITTE, being duly sworn, depose and say that I am the duly Licensed Professional Surveyor who prepared the foregoing map and that I am duly Licensed Professional Surveyor in the State of California, License No. 3895.

Date: 01/15/2024

**LEGAL DESCRIPTION, PER TITLE COMMITMENT**

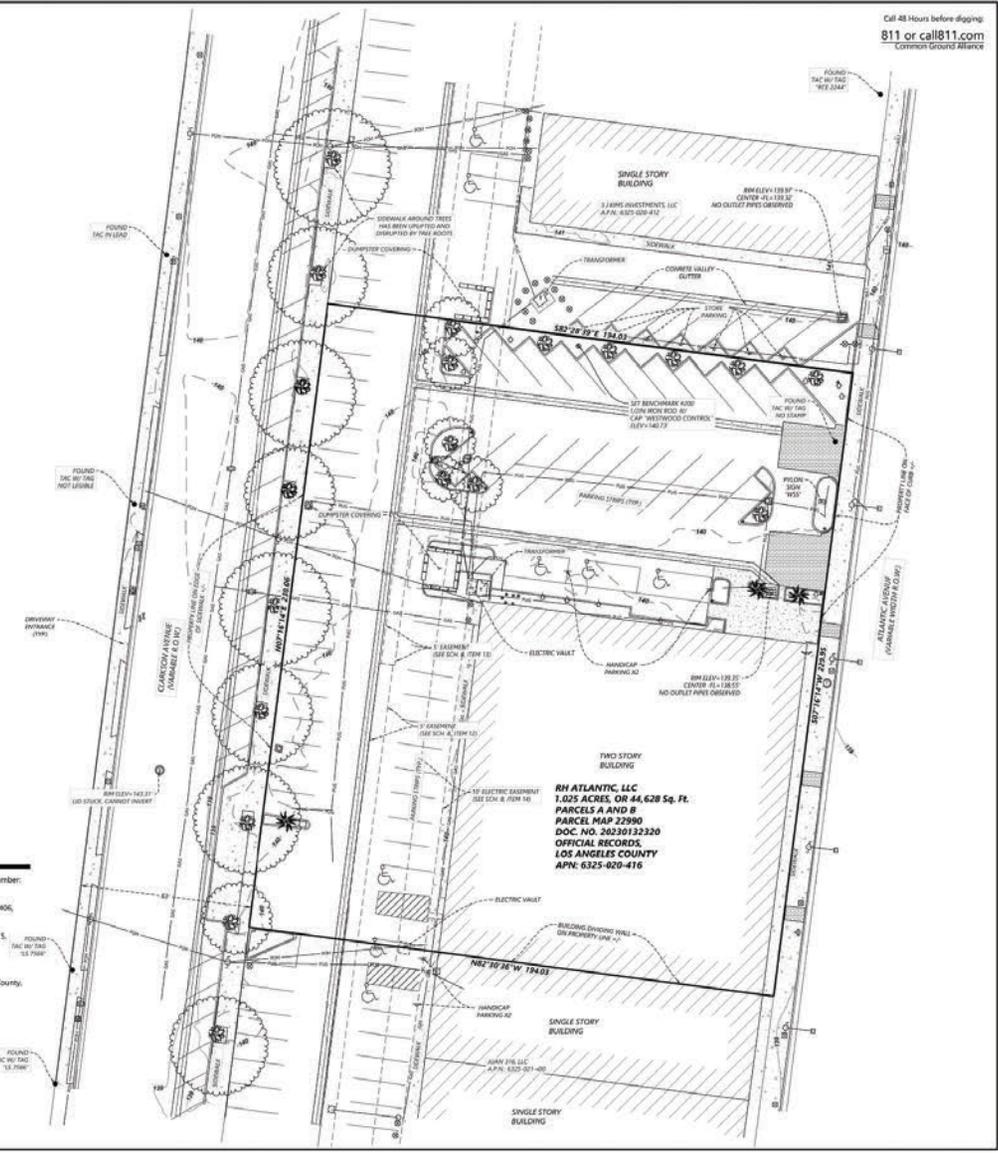
The Land referred to herein below is situated in the City of Bell, County of Los Angeles, State of California, and is described as follows:  
 Parcel A:  
 Parcel 1 of Parcel Map No. 22990, in the City of Bell, County of Los Angeles, State of California, as per map filed in Book 257, Page(s) 66 and 67 of parcel maps, in the office of the County Recorder of said County.  
 Parcel B: **EASEMENT BENEFITS AND BURDENS SUBJECT, EXTENT OF EASEMENT NOT SHOWN HEREON**  
 A perpetual and appurtenant easement for the parking of automobiles and other vehicles and for ingress and egress over that certain "parking area" as disclosed, created and set forth by that certain Parking Declaration, dated April 1, 1949 and recorded August 9, 1949 in Book 30736 Page 21, of Official Records as Instrument No. 2118, as modified by that certain modification thereof, dated June 26, 1951 and recorded September 4, 1951 in Book 37132 Page 8, of Official Records, as Instrument No. 1266, within those portions of Lots 16, 17, 18, 19 and 20 of Tract 7787, as per map recorded in Book 62 Page 49 of Maps, in the office of the County Recorder of said county, and of Lots 1, 2, 3, 4 and 5 of Tract 4300, as per map recorded in Book 47 Page 34, of Maps and a portion of Lot 6 of Tract 10510, as per map recorded in Book 186 Page 41 and 42 of Maps, and being bounded on the North by the Northernly line of said Lot 20 of Tract 7787, on the South by the South line 50 feet wide on the West by Clifton Avenue, 50 feet wide, and on the East by a line parallel with and distant Westerly 134.11 feet from the Westerly line of Atlantic Avenue, 90 feet wide. Except that portion lying within Parcel A described above. For conveyancing purposes only: APN 6325-020-416

**SCHEDULE B, PART II-EXCEPTIONS, PER TITLE COMMITMENT**

- SURVEYOR'S NOTE:** The following notes correspond to the numbering system of Easements and other Encumbrances of the above mentioned Title Commitment, Items 1-10, 18-25 are not survey related and are not addressed hereon.
- SURVEYOR'S NOTES SHOWN IN ITALICS**
- An easement for Furnishing and Supplying Water for Domestic, Irrigation, Commercial and incidental purposes, recorded June 22, 1942 as Instrument No. 277 in Book 19437 Page 10 of Official Records. In Favor of Southern California Water Company affects, as described therein.  
*AFFECTS, BLANKET EASEMENT, NOT PLOTTABLE*
  - An easement for Poles, Anchors, Cables, Conduits, Manholes and Markers and incidental purposes in the document recorded June 21, 1945 as Book 23324, Page 272 of Official Records.  
*AFFECTS, AS SHOWN HEREON*
  - An easement for Poles, Anchors, Cables, Conduits, Manholes and Markers and incidental purposes in the documents recorded June 21, 1945 as Book 23324, Page 146 of Official Records.  
*AFFECTS, AS SHOWN HEREON*
  - An easement for Conduits, Vents, Manholes and Vaults and incidental purposes in the document recorded August 09, 1949 as Book 31483, Page 333 of Official Records.  
*AFFECTS, AS SHOWN HEREON*
  - Covenants, conditions, restrictions and easements in the document recorded August 09, 1949 as Instrument No. 2118, in Book 30736, Page 21 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but creating any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Code or Section 12955 of the California Government Code. Landfall restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.  
*AFFECTS, BLANKET IN NATURE, NO NEW EASEMENTS*
  - An easement for Public Road and Highway and incidental purposes in the document recorded July 24, 1961 as Instrument Nos. 3326, 3327, 3328, 3329, 3340, 3341 and 3362, all of Official Records.  
*DOES NOT AFFECT, ROAD DEEDS FOR WIDENING OF CLARKSON AVENUE SHOWN HEREON*
  - Covenants, conditions, restrictions and easements in the document recorded August 21, 1991 as Instrument No. 1991-1311702 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but creating any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Code or Section 12955 of the California Government Code. Landfall restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.  
*AFFECTS, BLANKET IN NATURE, NO NEW EASEMENTS*

**SURVEYOR'S GENERAL NOTES**

- This survey was prepared using First American Title Insurance Company, Commitment Number: NCS-124907-00C, dated December 3, 2024.
- Elevations are based on Los Angeles County Public Works Benchmark (BM) number P11540L, Elevation=143.707', Local site benchmark shown hereon.
- The basis of bearing for this survey is the California State Plane Coordinate System, Zone 5, NAD83(2011).
- 1 buildings were observed within the subject area.
- Deed Reference: Doc. No. 20230132320, Official Records Recorder's Office, Los Angeles County, California.
- Plot Reference: Parcel Map 22990, Parcel Maps, Los Angeles County, California.



# SITE PLAN AERIAL



PARKING COUNT WITHIN CONSTRUCTION AREA	
EXISTING STALLS (TO BE MODIFIED)	21 STALLS
PROPOSED NONVA STALLS	12 STALLS
NET PARKING STALL CHANGE	-9 STALLS
ACCESSIBLE CHARGING STALLS	3 STALLS
DEDICATED CHARGING STALLS	0 STALLS



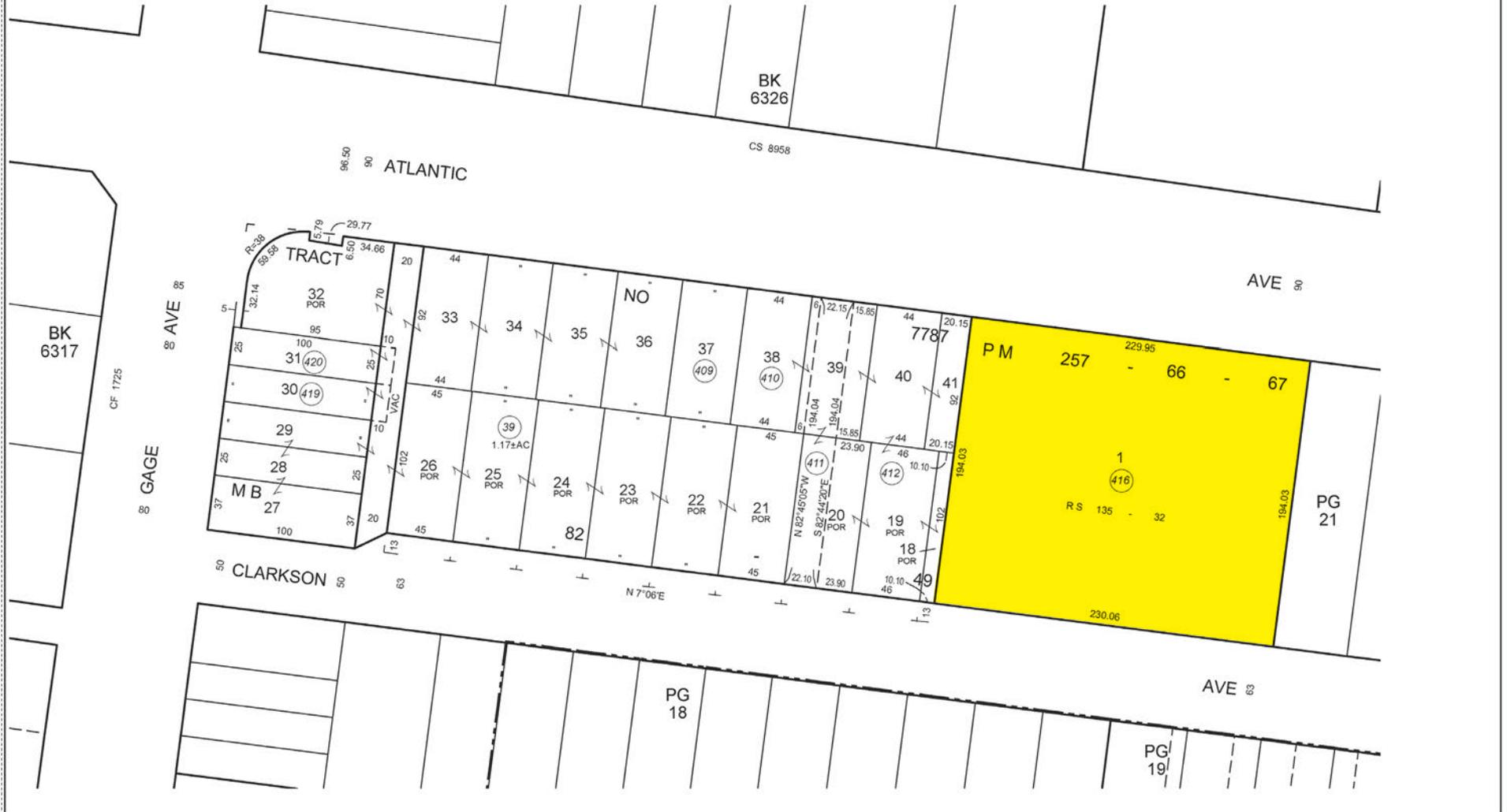
# PARCEL MAP

6325	20 SHEET	P. A. 6325-20	TRA 518	REVISED 2009072110007001-26 2024082802008001-26	2024082802010001-26 2025052702017001-26 2025052702018001-26	2025052702019001-26	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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MAPPING AND GIS  
SERVICES  
SCALE 1" = 60'

## 2026



## AREA OVERVIEW

### The City of Bell, CA

Bell is an incorporated charter city in the greater Los Angeles metropolitan area, located approximately 10 miles southeast of downtown Los Angeles. Situated along the west bank of the Los Angeles River in southeast Los Angeles County, Bell is an industrial hub that calls itself the “key to industry,” reflecting its central location in Los Angeles’ industrial market. The city covers a land area of 2.5 square miles. Bell’s central location makes it an ideal venue for businesses. The city offers easy access to key transportation corridors, including Interstate 5, Interstate 710, and the Union Pacific Railroad. It is also just 20 miles north of the ports of Los Angeles and Long Beach, making it well-suited for distribution, warehousing, and logistics. In addition to its strong industrial base, Bell is home to a number of major employers. World-class cultural and sports attractions—including Dodger Stadium, the Staples Center, and Walt Disney Concert Hall—are only minutes away in nearby downtown Los Angeles.

#### Principal Property Taxpayers 2024 (aka Employers)

Taxpayer	Taxable Value (\$)
Cheli Distribution Center Inc	126,684,588
Supowitz Holdings Inc	109,242,000
PI Bell Parcel I LLC	65,163,541
First Industrial LP	64,298,925
Rexford Industrial-6000 Bandini	32,500,000
PR I Bell Tech Industrial CA LLC	24,081,174
Blueprint Cleanse	19,549,907
Bell Container	18,767,082
Bell Palm Plaza	17,184,941
AMB Property LP	16,462,544
6015 6025 Bandini LLC	15,392,804
Los Altos XI LP	11,111,518
Senior Citizens Housing Dev	9,773,185
6317 Flora Ave LLC	9,697,119
Rodriguez Horacio Zoraida	9,542,096
Salvation Army - Bell Oasis	8,703,345
Bandini Partners LLC	8,584,860
Palm Pacific LLC	8,419,934
Shelter Partnership Inc	8,250,405
United Parcel Service Inc	7,198,021
Bilek Mike A	7,140,000
Calderon J Vladimir	6,969,311
Inland Container Corp	6,861,114
Sintra Property LLC	6,753,028
Yoo Jun Youn	6,249,400

Source: City of Bell 2024 Annual Comprehensive Financial Report

#### Principal Sales Tax Producers

Taxpayer	Business Type
7-Eleven Food Stores	Food Markets
Advantage Auto Sales	Auto Sales – Used
Bell Thrift Store	Miscellaneous Retail
Carl's Jr.	Restaurants
Chevron	Service Stations
Culichitown Bell	Restaurants
CVS/Pharmacy	Drug Stores
Eurostar	Apparel Stores
Individual Foodservice	Food Processing Equipment
La Casita Mexicana	Restaurants
Labarca Restaurantes	Restaurants
Las Playitas Auto Sales	Auto Sales – Used
McDonald's	Restaurants
Northgate Market	Food Markets
O'Reilly Auto Parts	Auto Parts/Repair
Paradise Buffet	Restaurants
Prosource Facility Supply	Light Industry
Ragab Enterprise	Service Stations
Rexel USA	Electronic Equipment
Smart & Final	Food Markets
Socal Cars	Auto Sales – Used
Speedway	Service Stations
Tee Pee Automotive	Auto Parts/Repair
United Pacific	Service Stations
Wendy's Old Fashion Hamburgers	Restaurants

# 6607 ATLANTIC AVE

BELL, CA 90201

—  
Offering Memorandum

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