

Walmart Supercenter QSR Pad | 10-Year Absolute NNN Lease



OFFERING MEMORANDUM
1120 S Brawley Ave, Brawley, CA 92227

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OFFERING SUMMARY

LOCATION

1120 S Brawley Ave
Brawley, CA 92227
APN: 048-430-016-000

OFFERING SUMMARY

Price:	\$2,600,000
Net Operating Income (NOI):	\$150,000
Capitalization Rate:	5.77%
Net Rentable Area:	± 3,147 SF
Year Built:	2013
Lot Size:	±29,621 SF

LEASE TERMS (1)

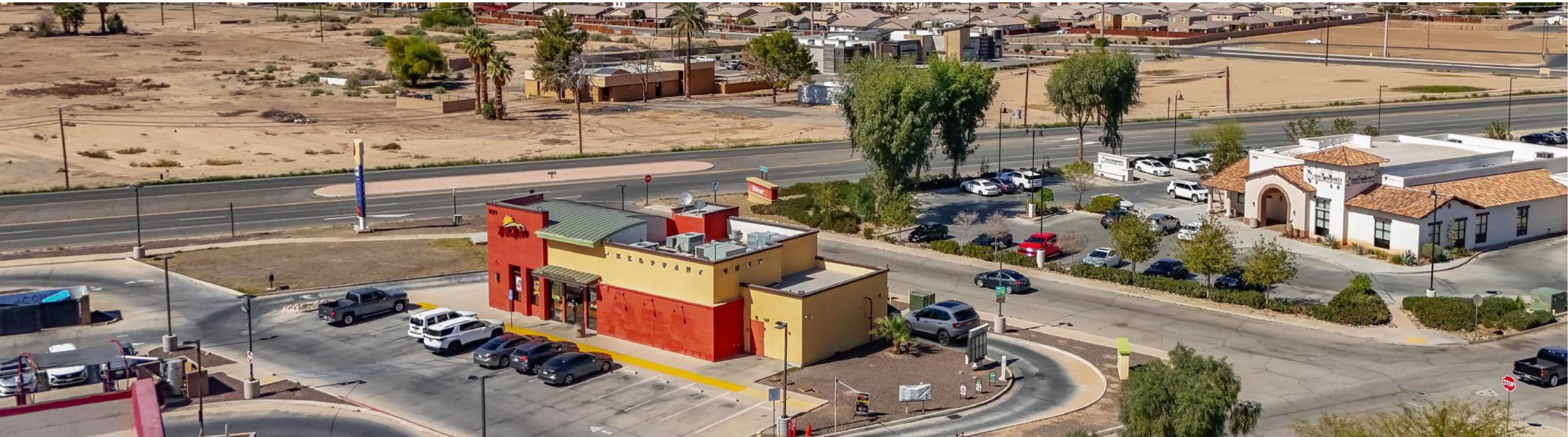
Guarantor:	Personal Guarantee
Lease Commencement:	Close of Escrow
Lease Term:	10 yrs
Lease Type:	Absolute NNN
Roof & Structure:	Tenant Responsibility
Monthly Rent:	\$12,500
Annual Rent:	\$150,000
Rental Increase:	10% every 5 years
Renewal Options:	None

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



INVESTMENT HIGHLIGHTS

- **Dominant Retail Anchor Walmart Supercenter** - Freestanding Drive-Thru QSR pad adjacent to Walmart, the primary retail destination serving the greater Brawley trade area.
- **Strong Traffic & Regional Connectivity** - Located on S. Brawley Ave near the SR-86 and I-8 corridor, offering high vehicular exposure and excellent accessibility.
- **High Visibility & Easy Access** - Prominent street frontage with convenient ingress and egress serving both local residents and regional traffic.
- **New 10-Year Absolute NNN Lease** - Zero landlord responsibilities with tenant responsible for roof, structure, and real estate operating costs.
- **Stable Passive Income** - \$150,000 annual rent at a 5.77% cap rate providing reliable, long-term cash flow.
- **Built-In Rent Increases** - 10% rent bumps every five years, providing steady income growth and a hedge against inflation.



Demographics	1 mile	3 mile	5 mile
2024 Population	6,032	27,769	27,989
2029 Population	6,144	27,887	28,099
Avg Household Size	3.1	3.2	3.2

VONS **KFC** **SUBWAY** **DOLLAR TREE** **7-ELEVEN**
Pizza Hut **Jack in the box** **McDonald's** **O'Reilly AUTO PARTS** **Little Caesars** **WESTERN UNION WU** **EV RANGE**
Starbucks COFFEE **Carl's Jr.** **TACO BELL** **Domino's PIZZA** **MoneyGram** **T Mobile**

IMPERIAL HEIGHTS
 HEALTHCARE AND WELLNESS CENTER
 ± 225-300 visits daily
 Cattle Call Dr

BRAWLEY AVE - 19,083 VPD
 FUTURE RESIDENTIAL DEVELOPMENT

Walmart **STARBUCKS COFFEE** **AT&T**
ampm **ARCO** **SUBWAY**
SUN COMMUNITY FEDERAL CREDIT UNION **Quick Lane TIRE & AUTO CENTER** **GROCERY OUTLET**
cricket **Quick Quack CAR WASH** **jamba**

PIONEERS
 IMPERIAL VALLEY HEALTHCARE DISTRICT
 ± 40,000-60,000 ER visits annually
 Startup Storage

Walmart
SUPERCENTER



cricket



jamba

Best NAILS

FRED LOYA
INSURANCE

SUN COMMUNITY
FEDERAL CREDIT UNION

Walmart

ARCO
ampm

iClean
CAR WASH



PROPERTY PHOTOS



SITE DETAILS AND DEMOGRAPHICS

ASKING PRICE **\$2,600,000**

LOT SIZE **±29,621 SF**

BUILDING SIZE **± 3,147 SF**

ZONING **C-2**

No Renewal Options – Provides future ownership flexibility to re-tenant the property at market rents upon lease expiration.



Demographics	1 Mile	3 Mile	5 Mile
Population	6,032	27,769	27,989
Consumer Spending	\$68M	\$265M	\$268M
Median Household Income	\$89,050	\$57,781	\$57,860
2024 Households	1,937	8,639	8,713
Avg Household Size	3.1	3.2	3.2



[CLICK HERE FOR THE DRONE FOOTAGE](#)

**[1120 S BRAWLEY AVE,
BRAWLEY, CA 92227](#)**



TRADE AREA OVERVIEW

Located in the heart of Imperial County, Brawley serves as a key commercial and agricultural hub for the northern Imperial Valley. The city functions as a regional retail destination for surrounding farming communities and nearby population centers, drawing consistent consumer traffic to its primary retail corridors. Its strategic location along California State Route 86 with convenient access to Interstate 8 connects Brawley to major markets including San Diego, Yuma, and the broader Southern California region.

Agriculture remains the economic backbone of the Imperial Valley, with year-round farming operations supporting employment and population stability. Brawley's retail sector benefits from this steady workforce and regional consumer base, anchored by national retailers including Walmart Supercenter and other major national brands that serve the surrounding communities.

The property is positioned within Brawley's primary retail corridor, where national retailers, service businesses, and quick-service restaurants cluster to capture daily consumer demand. This established retail node attracts consistent local traffic as well as regional visitors traveling throughout Imperial County.





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