

## OFFERING MEMORANDUM



CANDLEWOOD ST  
& LAKEWOOD BLVD  
±56,111 Vehicles/Day

LAKEWOOD BLVD

CANDLEWOOD ST



# SAVERS *PREMIER* SINGLE TENANT NNN

5227 LAKEWOOD BLVD, LAKEWOOD, CA 90712





SUBJECT  
PROPERTY

CANDLEWOOD ST

LAKEWOOD BLVD



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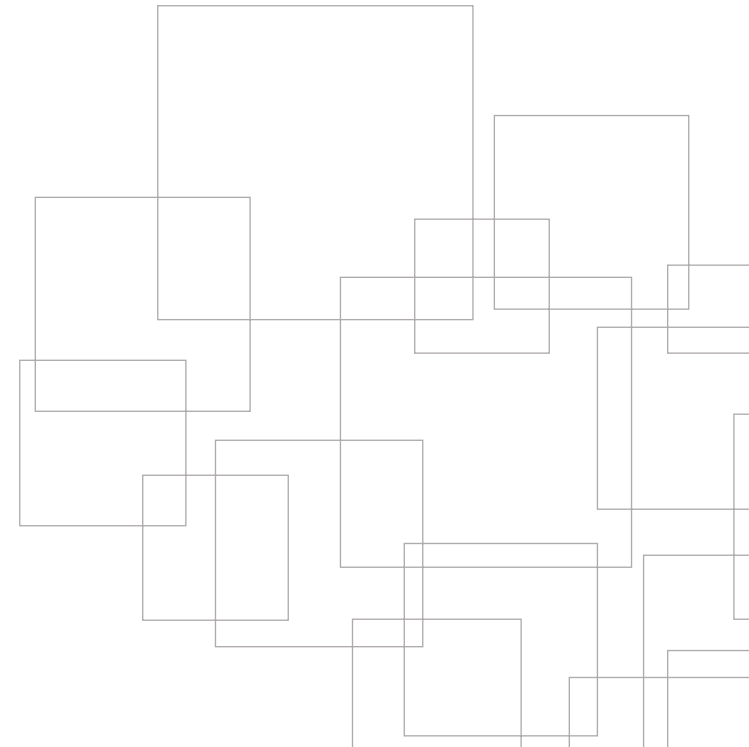
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*Exclusively listed by*

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# *PREMIER* SINGLE TENANT NNN OFFERING

*Kidder Mathews is pleased to exclusively offer for sale this exceptional Single-Tenant NNN opportunity leased to Savers, located at 5227 Lakewood Blvd, in the City of Lakewood, California 90712.*

Savers (NYSE: SVV) is the largest for-profit thrift retailer in North America, operating over 351 locations across the United States, Canada and Australia. With annual revenue exceeding \$1.65 billion, Savers continues to grow its market presence and customer base, solidifying its position as one of the fastest-growing chains in the secondhand retail sector.

The U.S secondhand market is experiencing rapid expansion, valued at approximately \$50 billion in 2024, a 30% increase from the prior year. It is projected to grow to \$59 billion in 2025 and reach \$73 billion by 2028, with an average annual growth rate of 11%.

This location opened in 2024 and is secured under a new 10-year NNN lease with two (2) five-year renewal options, featuring 10% rental increases every five years throughout the base and option periods. The lease is corporate-guaranteed, and the NNN structure provides for minimal landlord responsibilities, making this an ideal investment for a 1031 exchange or passive investor seeking dependable, long-term income.

The property consists of an approximately 29,039 square foot free standing building situated on a ±1.46 acres parcel by the high-traffic intersection of Lakewood Blvd and Del Amo Blvd—one of the

busiest corners in the Southeast Los Angeles County submarket. The site is directly across the street from Lakewood Center Mall and surrounded by a strong mix of national retailers, including Costco, Home Depot, Target, Macy, Best Buy, Hobby Lobby, Cost Plus, Petco, Starbucks, Chick-fil-A, and Red Lobster, generating year-round consumer activity.

Strategically positioned in the heart of the Southeast Los Angeles County metro area, adjacent to Long Beach and just minutes from Orange County. Lakewood offers investors access to a dense, established trade area with strong regional connectivity. The property is supported by a population of over 671,000 within a 5 miles radius, boasting an average household income exceeding \$117,000. With direct access to major Southern California arteries—including the 405, I-5, 605, and 710 Freeway—the site is just ±20 minutes away from LAX, ±20 minutes away from Downtown Los Angeles, and ±20 minutes to Orange County. This high visible, high-performing retail asset is surrounded by a dynamic mix of national retailers, commercial activity, and established residential neighborhoods, driving consistent traffic and long-term demand.

**\$12,368,000**

PRICE

**\$425.91**

PRICE/SF

**\$667,897**

NOI

**5.4%**

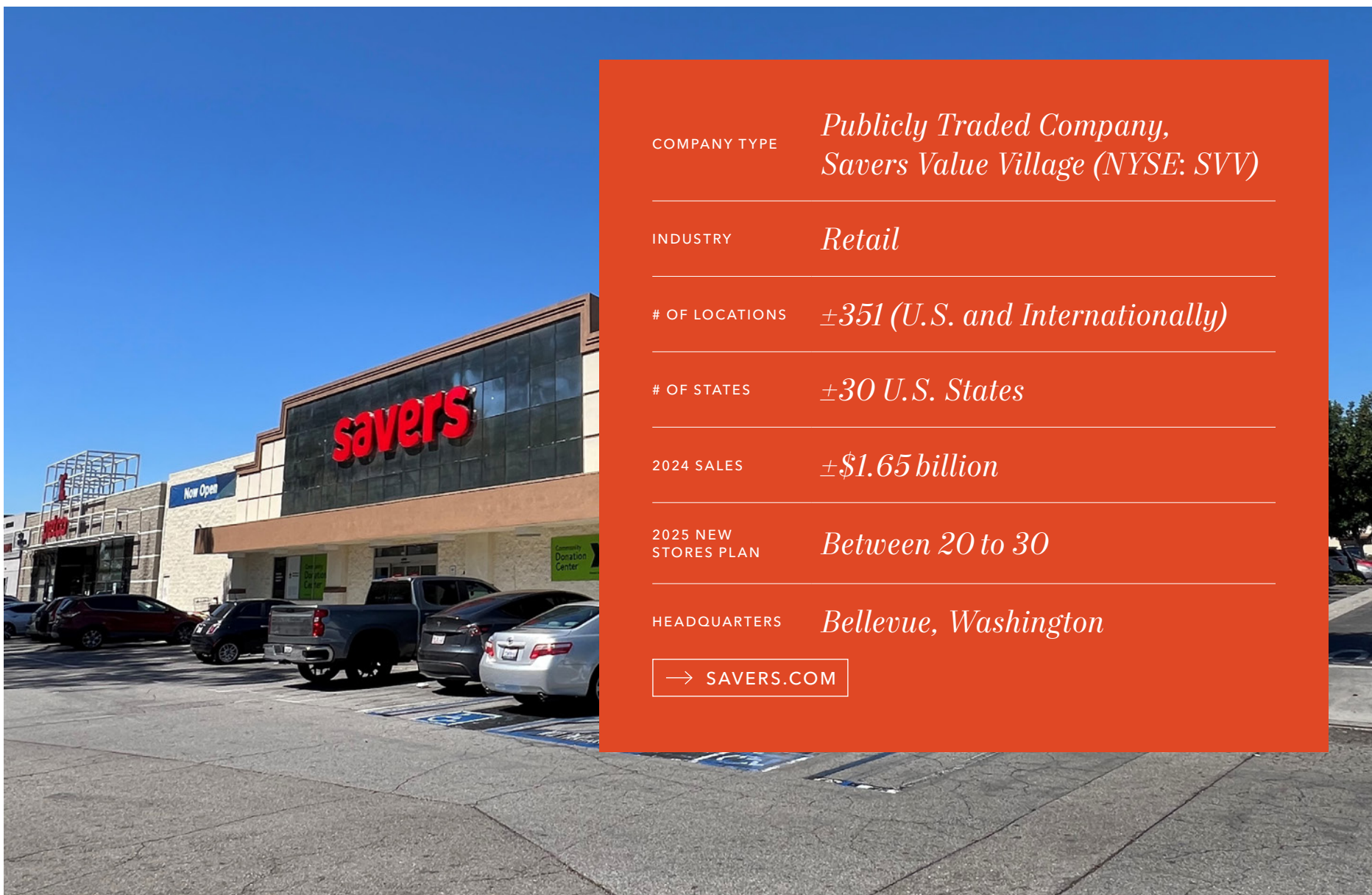
CAP RATE

**±29,039 SF**

BUILDING SIZE

**NNN**

LEASE TYPE



COMPANY TYPE

*Publicly Traded Company,  
Savers Value Village (NYSE: SVV)*

INDUSTRY

*Retail*

# OF LOCATIONS

*±351 (U.S. and Internationally)*

# OF STATES

*±30 U.S. States*

2024 SALES

*±\$1.65 billion*

2025 NEW  
STORES PLAN

*Between 20 to 30*

HEADQUARTERS

*Bellevue, Washington*

→ [SAVERS.COM](https://www.savers.com)



*\$12,368,000*

PRICE

*5.4%*

CAP RATE

*\$667,897*

NOI

*NNN*

LEASE TYPE

PROPERTY OVERVIEW

ADDRESS	5227 Lakewood Blvd, Lakewood, CA 90712
PROPERTY TYPE	Class-A Single Tenant Retail
YEAR BUILT	2000, Renovated 2024
BUILDING SIZE	±29,039 SF
LAND AREA	±1.89 Acres
APN	7155-001-014
OCCUPANCY	100%
LEASE TYPE	NNN
PARKING	±108 Spaces
ACCESS	2 curb cuts with ingress/egress
ZONING	C4
SIGNAGE	Building & Monument



# INVESTMENT HIGHLIGHTS

## LONG-TERM CORPORATE LEASE & HIGH-IMAGE ASSET

- Brand-New, Fully Renovated Store (Opened 2024) - Modern high quality retail build-out completed in 2024, enhancing tenant presentation and customer experience.
- 10-Year Corporate NNN Lease - Includes two (2) five-year renewal options with 10% rent increases every five years, providing reliable and predictable income growth.
- Strong Retail Category - The U.S. secondhand market reached approximately \$50 billion in 2024, reflecting 30% year-over-year growth.
- High Barriers to Entry - Located in a supply-constrained, infill trade area with virtually no available sites for future retail development.

## INVESTMENT-GRADE TENANCY & STRONG CREDIT TENANT

- Corporate-Guaranteed Lease- Leased to Savers (NYSE: SVV), the largest for-profit thrift retailer in North America with over 351 locations across the United States, Canada and Australia. The company reported over \$1.65 billion in revenue in 2024.
- Strong Industry Tailwinds - The U.S. secondhand is projected to grow to \$59 billion in 2025 and reach \$73 billion by 2028, supported by an average annual growth of 11%.

- 1031 Exchange Ready - Ideal for investors seeking a secure, long-term passive income stream.
- Debt-Free Offering - Delivered free and clear, allowing for an all-cash purchase or the opportunity to secure new financing.

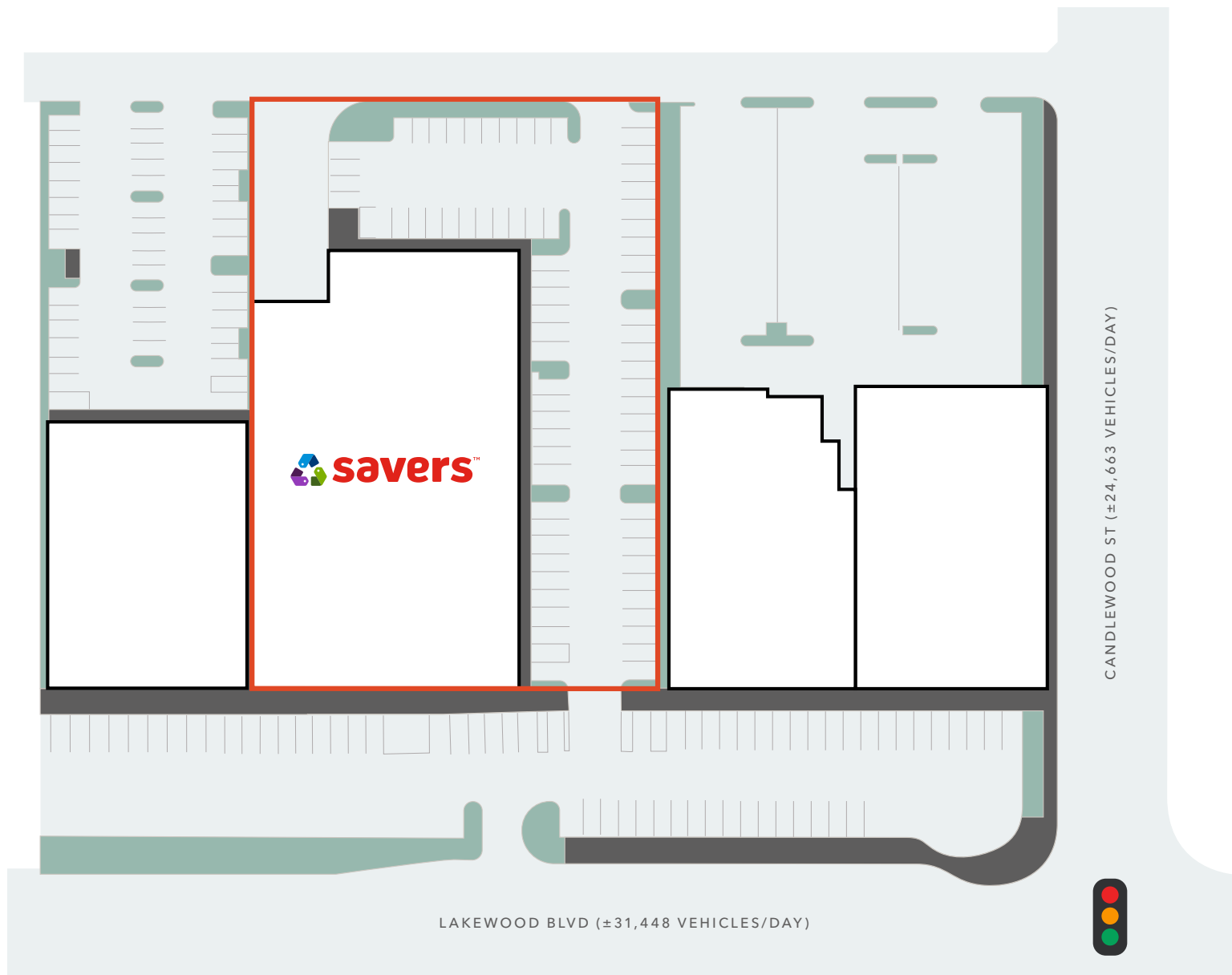
## PHENOMENAL, IRREPLACEABLE SOUTHEAST LA INFILL LOCATION

- Superior Visibility & Access - Located on high-profile signalized intersection with average traffic counts  $\pm 31,448$  (N Lakewood Blvd) and  $\pm 24,663$  (Candlewood St) cars per day.
- Dominant Retail Trade Area - Situated across from Lakewood Center Mall and surrounded by top national retailers including Costco, Home Depot, Target, Macy, and Hobby Lobby
- Exceptional Regional Access - Central location with excellent access to:
  - $\pm 20$  minutes to Orange County
  - $\pm 20$  minutes to Downtown Los Angeles
  - $\pm 20$  minutes to LAX

## EXCEPTIONAL DEMOGRAPHIC & HIGH-TRAFFIC TRADE AREA

- Prime Southeast Los Angeles County Location - Located within one of the region's most active and established retail corridors, ensuring strong, year-round consumer traffic.
- Strong Demographics - Over 671,000 residents within a 5-mile radius with an average household income exceeding \$117,000.
- Excellent Freeway Access - Immediate access to 405, 605, 5, and 710 Freeways.
- Established Trade Area - Surrounded by a synergistic mix of national retailers, universities, commercial businesses, and residential communities.







## QUICK FACTS



### *Location*

5227 Lakewood Blvd  
Lakewood, CA 90712



### *Access*

Lakewood Blvd  
2 access points



### *Traffic Counts*

N Lakewood Blvd  
& Carson St  
±31,448 vehicles per day

Candlewood St  
& Lakewood Blvd  
±24,663 vehicles per day



### *Building Size*

±29,039 SF



### *Parking*

±108 Spaces



### *Parcel Size*

±1.89 Acres



### *Year Built*

2000, Renovated 2024



### *Zoning*

C4

## OFFERING SUMMARY





# OFFERING SUMMARY





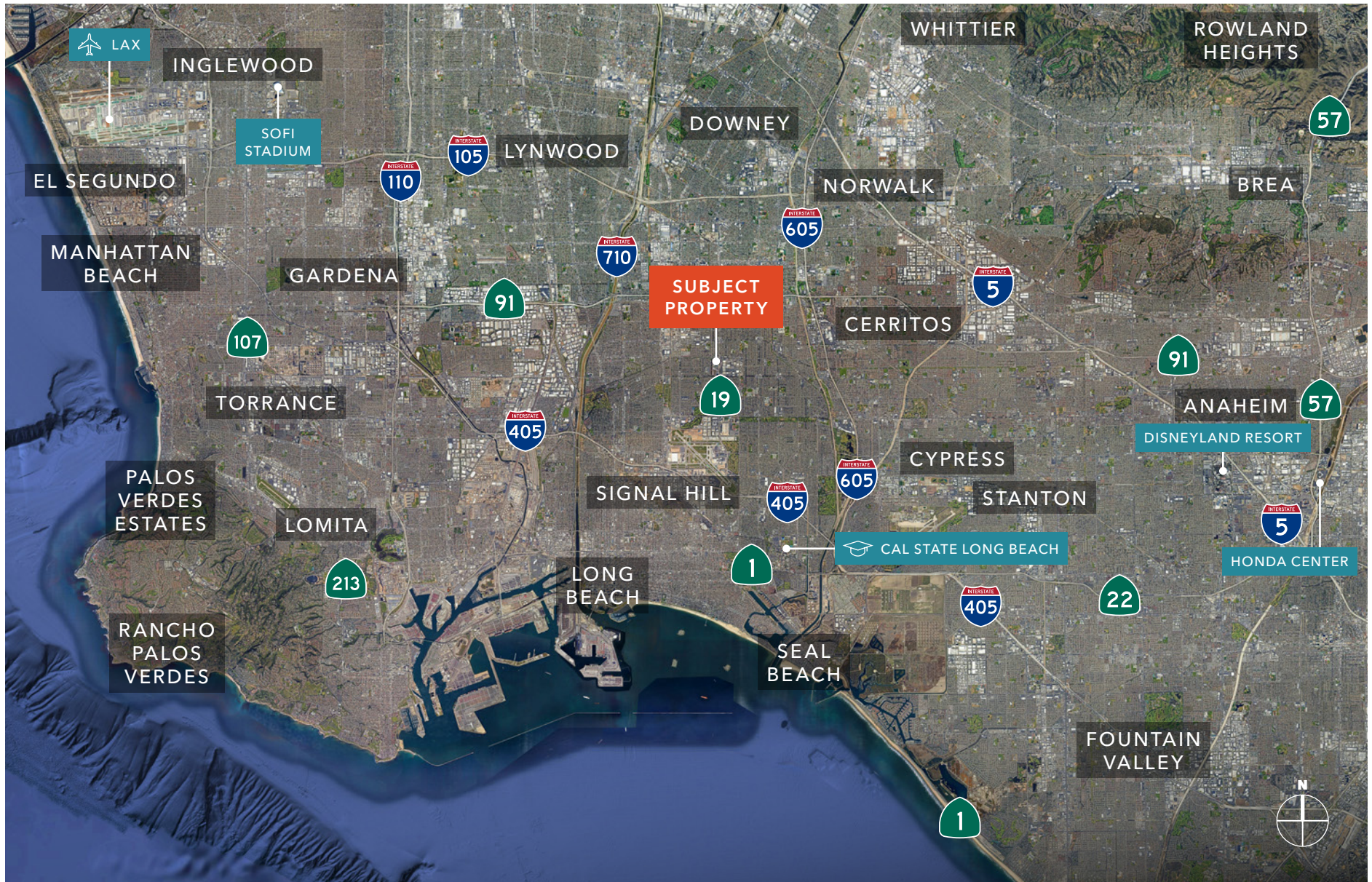
## OFFERING SUMMARY



















## LAKEWOOD, CA

*Lakewood is a city in Los Angeles County, CA and is located near Long Beach and Cerritos.*

Lakewood is bordered by Long Beach on the west, northwest and south, Bellflower on the north, Cerritos on the northeast, Cypress on the east, and Hawaiian Gardens on the southeast. Major thoroughfares include Lakewood (SR 19), Bellflower, and Del Amo Boulevards and Carson and South Streets. The San Gabriel River Freeway (I-605) runs through the city's eastern regions.

According to the United States Census Bureau, the city has a total area of  $\pm 9.5$  square miles ( $\pm 25$  km<sup>2</sup>).  $\pm 9.4$  square miles ( $\pm 24$  km<sup>2</sup>) of it is land and  $\pm 0.1$  square miles ( $\pm 0.26$  km<sup>2</sup>) of it ( $\pm 0.54\%$ ) is water.

Lakewood is served by two County Of Los Angeles Public Libraries: the George Nye, Jr. Library, and the Angelo M. Iacoboni Library. Iacoboni Library, named after the city's first mayor, opened in 1954. In 1959 it shifted to another building, and it received its current name in 1965, before, in 1973, moving to its current facility. Nye, located in the east of the city and named after another mayor, George H. Nye, Jr. (died May 1971), opened on February 22, 1973.

A five-member city council governs Lakewood. The mayor is appointed annually by the council from among its members. The city attorney and city manager are also appointed by the council.

Lakewood is served primarily by three school districts: Long Beach Unified School District (LBUSD), Bellflower Unified School District (BUSD), and ABC Unified School District (ABCUSD). Small portions are served by Paramount Unified School District (PUSD).

Fire protection in Lakewood is provided by the Los Angeles County Fire Department with ambulance transport by Care Ambulance Service. The Los Angeles County Sheriff's Department operates the Lakewood Station in Lakewood.

Source: [https://en.wikipedia.org/wiki/Lakewood,\\_California](https://en.wikipedia.org/wiki/Lakewood,_California)



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 ESTIMATED	26,335	248,390	699,139
2024 ESTIMATED	25,266	239,009	671,917
2029 PROJECTED	24,366	231,314	652,049
2024 - 2029 ANNUAL RATE	-0.72%	-0.65%	-0.60%
2024 DAYTIME POPULATION	23,880	213,528	613,900
2024 MEDIAN AGE	40.6	38.5	37.6

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	8,907	79,775	213,383
2029 PROJECTED	8,822	79,350	212,821
2024 - 2029 ANNUAL RATE	-0.19%	-0.11%	-0.05%
2024 FAMILIES	6,454	58,491	157,582

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$143,511	\$119,055	\$117,981
2024 MEDIAN HH INCOME	\$111,952	\$90,737	\$88,440
2024 PER CAPITA INCOME	\$51,033	\$39,845	\$37,568
2024 TOTAL EMPLOYEES	11,199	78,799	228,622





# FINANCIAL ANALYSIS

## LEASE SUMMARY

COMMENCEMENT	December 14, 2023
EXPIRATION	December 13, 2033
LEASE TYPE	NNN
LEASE TERMS	10 Years Lease with 2x5 years options
BASE RENT	\$667,896.96
RENT INCREASES	10% Every 5 years including Options
PROPERTY TAXES	Tenant pays
INSURANCE	Tenant pays
CAM	Tenant pays





# RENT SCHEDULE

Years	Date	Monthly	Annual
1-5	12/14/2023-12/13/2028	\$55,658.08	\$667,896.96
6-10	12/14/2028-12/13/2033	\$61,223.92	\$734,687.04
Option 1	12/14/2033-12/13/2038	\$67,346.33	\$808,155.96
Option 2	12/14/2038-12/13/2043	\$74,081.00	\$888,972.00





*Exclusively listed by*

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