

FOR SALE

OFFICE & RETAIL BUILDING ANCHORED BY CHASE

2333 North Lake Avenue Altadena, CA 91001



real



Christine Li
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Harvest Realty

Confidentiality Agreement

2333 North Lake Avenue Altadena, CA 91001



HARVEST REALTY DEVELOPMENT INC has been retained as the exclusive broker regarding the sale of 2333 North Lake Avenue, Altadena, CA 91001 (the “Property”). This Offering has been prepared by HARVEST REALTY DEVELOPMENT INC for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by HARVEST REALTY DEVELOPMENT INC, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by HARVEST REALTY DEVELOPMENT INC or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, HARVEST REALTY DEVELOPMENT INC, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. Owner and HARVEST REALTY DEVELOPMENT INC each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. HARVEST REALTY DEVELOPMENT INC is not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or HARVEST REALTY DEVELOPMENT INC, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or HARVEST REALTY DEVELOPMENT INC, and (v) to return it to HARVEST REALTY DEVELOPMENT INC immediately upon request of HARVEST REALTY DEVELOPMENT INC or Owner. If you have no further interest in the Property, please return this Investment Offering forthwith.

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Corporate guaranteed anchor tenant



Long term leases



Excellent Passive Income Investment



Investment Grade Quality Construction



Prime Signalized Corner Location

PROPERTY OVERVIEW

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BUILDING INFORMATION:

Year Built: 1959 (Renovated 2001)*
Building Area: ±26,249 SF
Leasable Area: ±25,941 SF
Lot Size: ±51,130 SF
Parking: 92 Spaces
APN: 5845-019-017
Zoning: C3
Property Type: Retail/Office
Anchor Tenant: Chase Bank
Sale Price: \$9,980,000
Cap Rate: 5.68%**
Price Per Sq. Ft.: \$380

BUILDING HIGHLIGHTS:

- Signalized-corner retail/office shopping center on busy Lake Avenue
- Anchor tenants are stable and long term
- Secure investment leased to corporate guaranteed tenants
- 1.5 miles northeast of the 210 Freeway
- Abundant parking available and easy access to spaces for each Tenant

* Complete Seismic Retrofit, New Parking Lot, New Electrical Service, New HVAC Units, Façade Upgrades and much more.

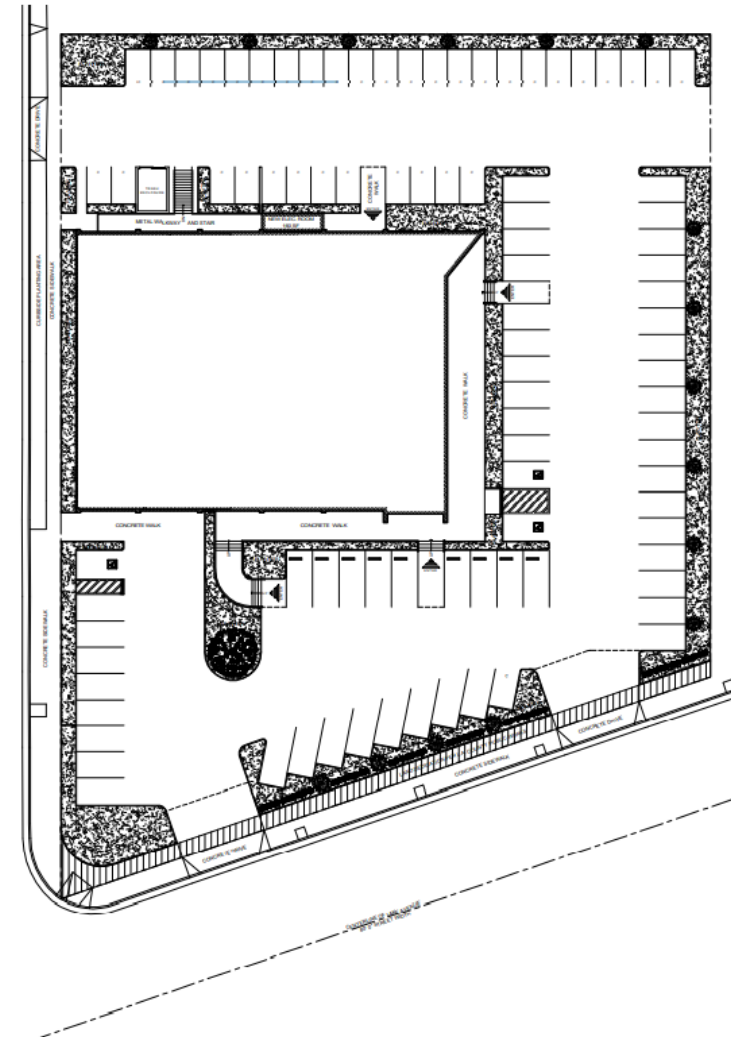
** Assume 100% Leased

SITE PLAN / PLAT PLAN

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Investment Overview

2333 North Lake Avenue Altadena, CA 91001



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Investment Highlights:

- National Tenants Anchor One of the Highest Profile Building in the Immediate Area
- Corporate Leases with Chase Bank
- Excellent Parking with Outstanding Visibility & Superb Ingress and Egress
- Signalized Corner Location

Chase Plaza, 2333 North Lake Avenue is located on the north-west corner of Lake Avenue and E. Mendocino Street in Altadena, CA. The property sits within an extremely dense demographic area. The property benefits from excellent visibility and frontage. Chase Plaza is a 26,249 SF two-story shopping center anchored by Chase Bank. Built in 1959 and renovated in 2001, it offers 92 parking, which aids in the overall tenant success and sustainability at this location. The subject property is situated on 51,130 SF of land.

Chase Bank has more than 5,000 branches nationwide. JP Morgan Chase has more than 300,000 employees and operates in more than 100 countries. JP Morgan Chase has assets of approximately \$3.7+ trillion.

2 M Pharmacy Inc. founded on August 25, 2010, is an independent community retail pharmacy based in Altadena, California, providing prescription medications and related pharmaceutical care services to the local population.

CORE (Community Organized Relief Effort), founded in 2010, is the disaster-relief nonprofit organization. CORE works globally, responding to disasters, conflicts, and public health emergencies and focuses on rapid response plus long-term rebuilding support.

10th Planet Fitness is a martial arts academy offers from kids to adult beginner/advanced Jiu-Jitsu classes

Mathnasium Learning Center is a math only tutoring center for K-12.

Chase Plaza offers solid upside, with rents currently in line or below current market values. With its national anchors in Chase Bank this offering allows an investor to purchase a stable asset with growth potential in the future.

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Actual Rent Roll

2333 North Lake Avenue Altadena, CA 91001



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| Unit | Tenant | Business | SqFT | % of GLA | Monthly Rent | CAM | Rent/Sqft | Original Start | Lease End | Options |
|--------------|---------------------|--------------|---------------|----------|-----------------|----------------|-----------|----------------|-----------|--------------|
| A | Chase Bank | Bank | 6,002 | 23.1% | \$15,605 | \$2,300 | \$2.6 | 02/26/02 | 11/18/27 | 1 five years |
| B | 10th Planet Fitness | Fitness | 4,200 | 16.2% | \$9,799 | - | \$2.3 | 12/18/17 | 07/31/28 | 2 five years |
| C | Mathnasium | After School | 2,000 | 7.7% | \$5,288 | \$1,000 | \$2.6 | 12/18/17 | 04/17/28 | 1 five years |
| D | 2M Pharmacy Inc | Pharmacy | 2,300 | 8.9% | \$5,566 | - | \$2.4 | 05/01/24 | 10/31/29 | 1 five years |
| 2F-A | CORE | Non-Profit | 6,976 | 26.9% | \$10,859 | - | \$1.6 | 09/01/25 | 08/31/27 | 1 one year |
| 2F-B | Vacant | | 4,063 | 15.7% | | | | | | |
| Roof | Vacant | | 400 | 1.5% | | | | | | |
| Total | | | 25,941 | | \$47,117 | \$3,300 | | | | |

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Projected Rent Roll *

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| Unit | Tenant | Business | SqFT | % of GLA | Monthly Rent | CAM | Rent/Sqft | Original Start | Lease End | Options |
|--------------|---------------------|--------------|---------------|----------|-----------------|----------------|-----------|----------------|-----------|--------------|
| A | Chase Bank | Bank | 6,002 | 23.1% | \$15,605 | \$2,300 | \$2.6 | 02/26/02 | 11/18/27 | 1 five years |
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| 2F-A | CORE | Non-Profit | 6,976 | 26.9% | \$10,859 | - | \$1.6 | 09/01/25 | 08/31/27 | 1 one year |
| 2F-B | Vacant* | | 4,063 | 15.7% | \$10,158 | | \$2.5 | | | |
| Roof | Vacant* | | 400 | 1.5% | \$2,000 | | \$5.0 | | | |
| Total | | | 25,941 | | \$59,275 | \$3,300 | | | | |

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* Assume Unit 2F-B and Roof are leased

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PROFIT AND LOSS

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Projected Annual*

| | |
|-----------------------------|------------------|
| Gross Rent* | \$755,774 |
| Expenses | \$188,636 |
| Net Operating Income | \$567,138 |
| Cap Rate* | 5.68% |

* Assume Unit 2F-B and Roof are leased

Expenses (last 12 months ended 9/30/25)

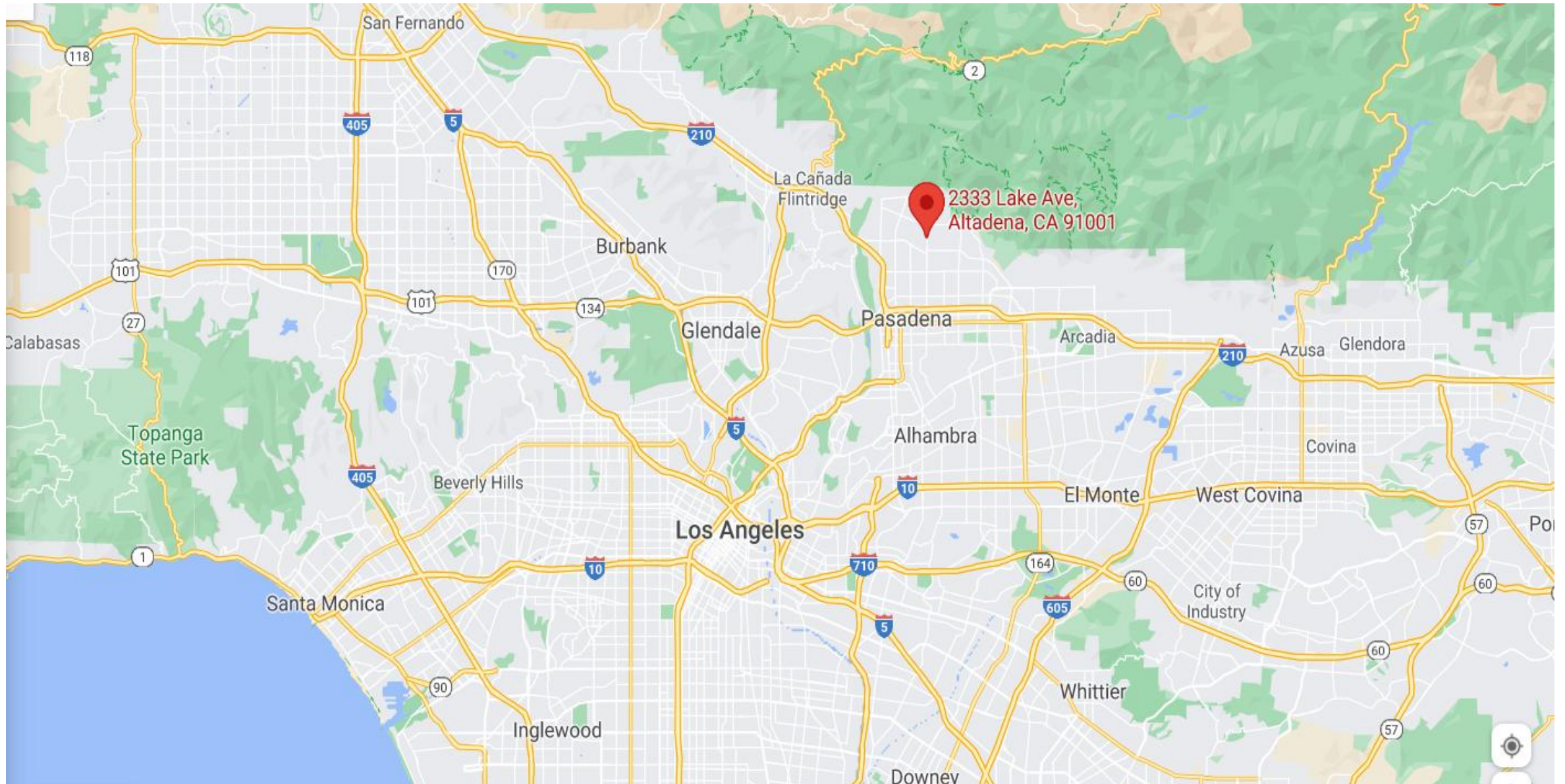
| | |
|----------------------------------|------------------|
| Accounting | \$6,560 |
| Electric | \$21,632 |
| Gardener | \$7,450 |
| Insurance | \$19,484 |
| Repairs & Maintenance | \$15,729 |
| Pest Control | \$643 |
| Trash | \$5,602 |
| Water | \$2,112 |
| Property Tax | \$109,424 |
| Total: | \$188,636 |

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Location Map

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Aerial Photo

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