

7-ELEVEN & CHEVRON SHOPPING CENTER FOR LEASE

2041 BEVERLY BLVD
LOS ANGELES, CA 90057

Dental, Medical, Retail, ✓
Restaurant, Office

Endcap and Inline Available ✓

1,200 – 4,400 SF Available ✓

Hard Corner, Signalized ✓
Intersection

50,000+ Cars Per Day ✓

National Tenant Anchors ✓

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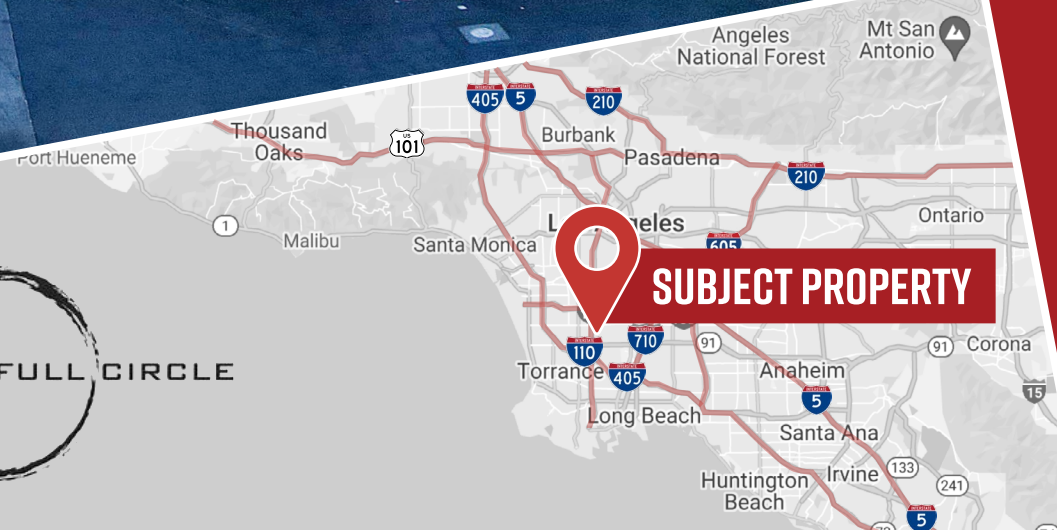


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FULL CIRCLE



LEASING HIGHLIGHTS

- ✓ **High Traffic Hard Corner Intersection**
Hard Corner Signalized Intersection Seen by Over 50,000+ Cars Daily in Prime Silverlake with Close Proximity to DTLA
- ✓ **National Tenant Anchor**
7-Eleven & Chevron Serve at the Center's Major Retail Anchors, Providing Coveted Exposure and Heightened Customer Traffic for Your Business
- ✓ **Built-In Customer Base**
Over 106,000+ People Living within a 1-mile Radius of the Subject Property with a Median Household Income of \$46,274
- ✓ **Strong Visibility with HUGE Traffic Counts**
Ideal Frontage with Superior Shopping Center Presence, with Pylon Signage Seen by 50,000+ Cars Daily. Freeway Draws 273,000+ Cars Daily
- ✓ **Dynamic Consumer Spending**
Located in Strong Economic Activity Area with \$5.6Bn+ In Annual Consumer Spending within 3 miles of the Subject Site
- ✓ **Multiple Uses**
Coveted Endcap, Inline, and Mezzanine Units Available, Unit in a Prominent High Traffic Shopping Center
- ✓ **Proximal to Major LA Attractions**
Located Near DTLA, Echo Park, Silverlake, Dodger Stadium, and Major Retail Corridors with National Presence Tenants
- ✓ **Leasing Incentives**
Offering Significant TI Allowances and Abated Rent Periods for Strong Tenants with Multiple Locations. Preferred - Dental/Medical/QSR

DENTAL, MEDICAL, RETAIL, RESTAURANT, OFFICE



FINANCIAL SNAPSHOT

ADDRESS: 2041 Beverly Blvd.,
Los Angeles, CA 90057

RENTAL RATE: \$3.25 PSF +
\$0.75 NNN

SPACE AVAILABLE: 1,200 – 4,400 SF

DAILY VEHICLE COUNT: 50,000

DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
POPULATION	105,985	350,249	584,263
DAYTIME EMPLOYMENT	24,094	230,623	356,348
MEDIAN HH INCOME	\$46,274	\$50,573	\$50,908
MEDIAN AGE	36.9	38.3	38.8
HOUSEHOLDS	36,231	136,587	218,411

PROPERTY DESCRIPTION

PROPERTY:	Beverly Chevron Shopping Center
ADDRESS:	2041 Beverly Blvd., Los Angeles, CA 90057
CROSS STREETS:	Beverly Blvd & Alvarado St
TRAFFIC COUNTS:	50,000+ VPD
SQUARE FOOTAGE (GLA):	1,200 – 4,400
LAND AREA:	0.44 AC
YEAR BUILT:	2020
ZONING:	C2



NEARBY RETAILERS



TRAFFIC COUNTS



TRAFFIC COUNTS
50,000+ CARS DAILY

29,228

BEVERLY BLVD

101

37,633

N ALVARADO

273,524

HOLLYWOOD FWY

17,290

27,298

SUBJECT PROPERTY

34,039

17,030

15,732

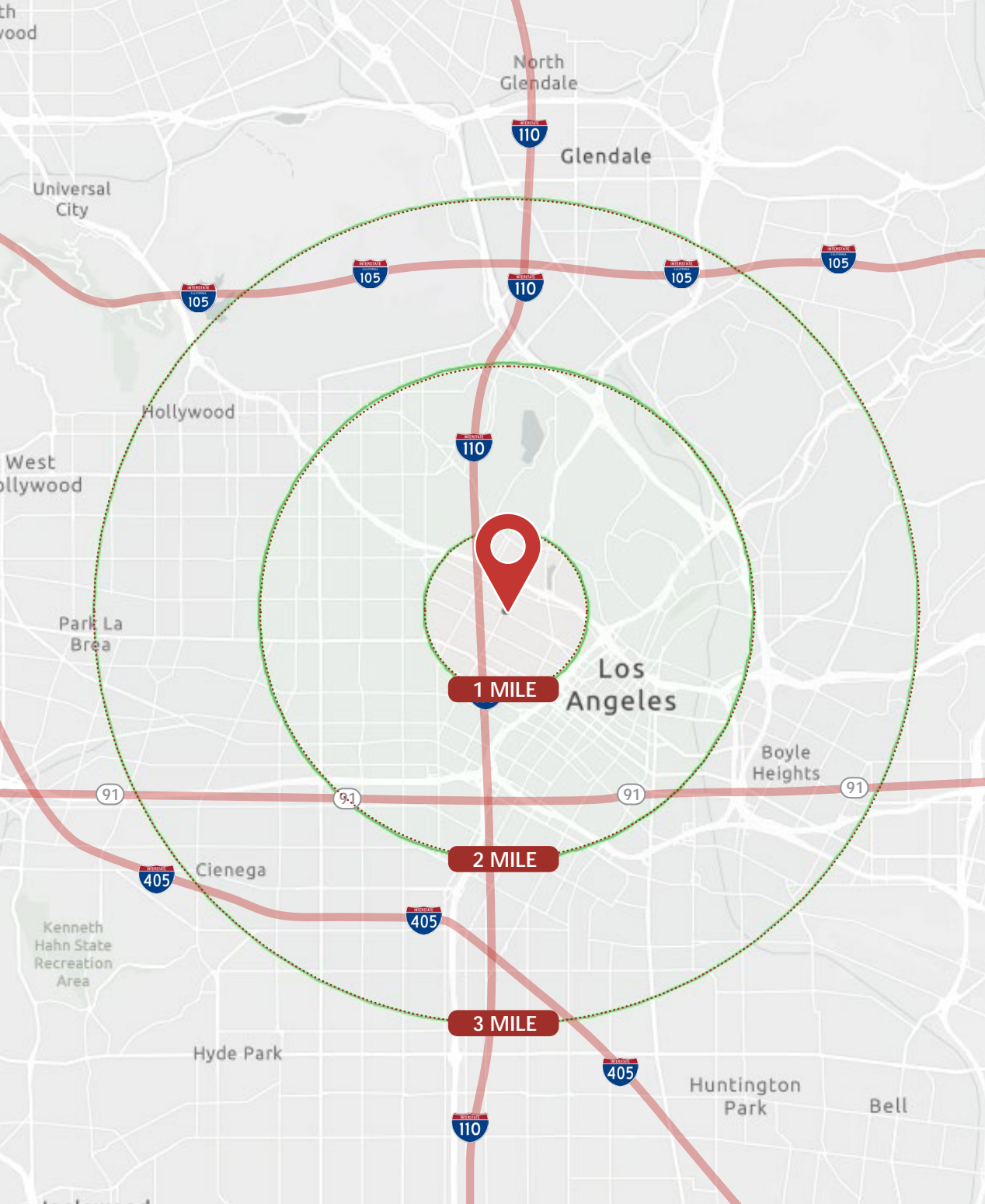
SALVARADO

29,467

15,430

NEARBY RETAILERS





DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
POPULATION	105,985	350,249	584,263
DAYTIME EMPLOYMENT	24,094	230,623	356,348
MEDIAN HH INCOME	\$46,274	\$50,573	\$50,908
AVG HH INCOME	\$63,688	\$74,976	\$75,637
MEDIAN AGE	36.9	38.3	38.8
HOUSEHOLDS	36,231	136,587	218,411
AVG HH SIZE	2.8	2.5	2.5



42,553

TOTAL BUSINESSES



356,348

DAYTIME EMPLOYMENT



\$5.6B

CONSUMER SPENDING



\$50,908

MEDIAN HH INCOME

DISTANCE FROM NEARBY ATTRACTIONS

0.4 MILES
TARGET

0.7 MILES
HOME DEPOT

0.8 MILES
ECHO PARK

0.8 MILES
BELMONT HIGH, CONTRERAS HIGH,
ALLIANCE HIGH SCHOOLS

0.9 MILES
VISTA HERMOSA NATURAL PARK

1.2 MILES
DTLA

1.2 MILES
PIH GOOD SAMARITAN HOSPITAL

1.3 MILES
LOS ANGELES CENTER
MOVIE STUDIOS

2.1 MILES
DODGER STADIUM



NATIONAL TENANT ANCHOR



World's Largest Convenience Retailer

Currently, 7-Eleven operates, franchises, or licenses more than 71,100 stores across 18 countries. The chain may best be known for their iconic Slurpees, but is also a prolific retailer of coffee, tobacco products, and prepared foods.

7-Eleven started as a place to pick up everyday staples on the dock of a Dallas icehouse. This made it as easy as possible for a large number of icehouse employees to pick up supplies on their way home after work. The series of "convenience stops" picked up the name 7-Eleven when they changed the hours to 7am to 11pm seven days a week. Since 7-Eleven's founding in 1927, they have been a leader, having established the world's first convenience store. They would go on to become the first convenience store to remain open 24/7 and the first to sell gas.

Shopping Center Anchor

7-Eleven has a wide variety of high traffic locations, free standing corner locations to small inline strip centers, all very attractive to neighbors. Strip center locations, such as this, are typically located in densely populated areas, attract customers by accessibility and provide an anchor for other retailer(s) in the shopping center.

7-Eleven locations tend to remain in their locations for decades, providing a stable and reliable anchor and traffic draw for your business. 7-Eleven invests heavily in marketing and has strong name recognition providing a steady stream of prospective customers for your business.

While the e-commerce revolution has upended many retail businesses, convenience stores have continued to perform well and are a recession proof offering. While customers can find many products cheaply online, c-stores are there when customers demand a product immediately. 7-Eleven anchored properties on average outperforms the rest of the retail sector and also beats out other national convenience store chains such as Circle K and Wawa.



NATIONAL TENANT ANCHOR



Chevron

Chevron is the second largest energy company in the United States with a presence in over 180 countries. Along with the Texaco brand, Chevron boasts over 8,000+ service stations in the United States, with the highest concentration of stations in California. This strong brand presence and recognition provide a major draw for potential co-tenants, as your business gets coveted exposure to large amounts of foot traffic and organic exposure.

Chevron has placed an emphasis on community involvement through charitable initiatives, educational programs, and community partnerships, Chevron's strive to make a positive impact on society through their community involvement provides further visibility for co-tenants.

Chevron Subsidiaries



Havoline **TECHRON**



8,000+
NUMBER OF US LOCATIONS

NYSE: CVX
\$158.75

180
COUNTRIES

ADDITIONAL IMAGES



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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Shane Investments Group and Yelram, Inc d/b/a Full Circle Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Shane Investments Group and Yelram, Inc d/b/a Full Circle Realty has not verified, and will not verify, any of the information contained herein, nor has Shane Investments Group and Yelram, Inc d/b/a Full Circle Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Shane Investments Group and Yelram, Inc d/b/a Full Circle Realty is not offering any real estate services.

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Like all real estate investments, this investment carries significant risks. Buyer and/or Lessee's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newlyacquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer and/or Lessee is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer and/or Lessee may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer and/or Lessee's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Shane Investments Group and Yelram, Inc d/b/a Full Circle Realty and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase or lease of this net leased property. Shane Investments Group and Yelram, Inc d/b/a Full Circle Realty is not offering any real estate services.

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CENTRAL
DENTAL
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