

13560 SAN ANTONIO DRIVE,
NORWALK, CA 90650

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

HERITAGE CENTER



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Activity ID: ZAG1050298

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



TABLE OF CONTENTS



01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

FINANCIAL
ANALYSIS

04

LOCATION & MARKET
OVERVIEW



01

EXECUTIVE SUMMARY

THE OFFERING

13560 SAN ANTONIO DRIVE, NORWALK, CA 90650



OFFERING PRICE:

\$2,800,000



CURRENT & 2026 PROFORMA CAP RATES:

5.13% & 7.22%



BUILDING PRICE PER SF:

\$282



LAND PRICE PER SF:

\$76



TOTAL BUILDING SIZE:

9,946 SF



TOTAL LOT SIZE:

36,642 SF (±0.84 AC)



YEAR BUILT:

1985



INVESTMENT HIGHLIGHTS & OVERVIEW

- **Prime Retail Multi-Tenant Strip Center Opportunity:** Located on Signalized Hard Corner Intersection of San Antonio Drive & Foster Road (30,694 Combined VPD)
- **Strategically Located:** In Between I-5 & I-605 (507,846 VPD), Multiple Consumer Destinations Including Norwalk Town Square, Norwalk Shopping Center and Alondra Square Along With Other Retail and Industrial Synergies
- **Ample Parking & Efficient Layout:** 59 Surface Parking Spaces on a 36,642 SF Lot, Supporting Convenience-Based Shopping.
- **85% of Tenants on MTM Leases / Variety of Investment Strategies:** Rare Value-Add Opportunity for Investors to Reposition the Property by Bringing Rents to Market (Current Cap Rate 5.13% ProForma Cap Rate 7.22%) or Pursuing an Owner-User Strategy with Potential SBA Financing.
- **Dense Trade Area:** Average Household Income of \$114,873 and Over 632,000 Residents in a 5-Mile Radius



The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present Heritage Park, a strategically located multi-tenant strip center in the heart of Norwalk, California. Positioned at the signalized intersection of San Antonio Drive and Foster Road (30,694 combined VPD), the property benefits from exceptional visibility, multiple access points, and proximity to Interstate 5 and Interstate 605 (507,846 combined VPD). San Antonio Drive, one of Norwalk's primary arterial roads, delivers strong daily traffic counts, making this a high-exposure retail location.

Heritage Park consists of approximately 9,946 square feet of rentable building area on a 36,642-square-foot lot, with 59 dedicated parking spaces. The center is currently 85% occupied by tenants on month-to-month leases, presenting a rare value-add opportunity for investors to reposition the property by bringing rents to market or pursuing an owner-user strategy with potential SBA financing. Citi Bank anchors the center with a long-term lease featuring annual 3% rent increases, offering a stable income stream and a hedge against inflation.

The property enjoys proximity to major shopping destinations, including Norwalk Town Square (233,000 SF), Norwalk Shopping Center (217,159 SF), and Alondra Square (45,150 SF). Additionally, the immediate trade area is supported by a robust mix of national credit tenants such as Target, Lowe's, Northgate Market, McDonald's, Chick-fil-A and more, further driving consumer traffic and demand. Along with the retail and industrial synergies around the site the surrounding demographics are strong, with a 5-mile population exceeding 632,000 residents and an average household income of \$114,873, underscoring the site's long-term growth potential and attractive retail fundamentals.



San Antonio Dr.
20,274 VPD

02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
59 Spaces

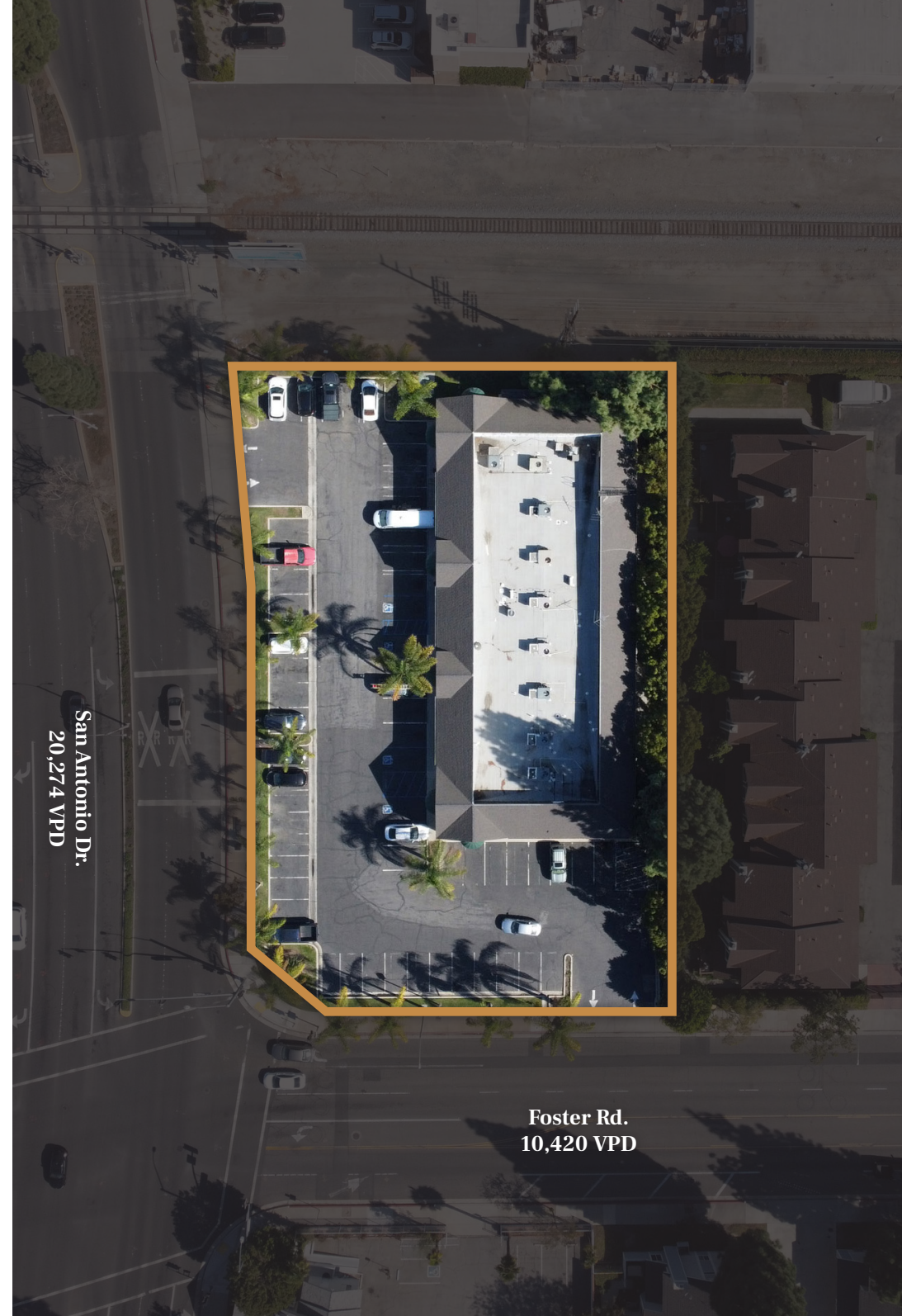
 **ZONING:**
SP3-SP4-C3

 **TOTAL BUILDING SIZE:**
9,946 SF

 **TOTAL LOT SIZE:**
36,642 SF (± 0.84 AC)

 **APN:**
8056-016-016

ADDRESS:
 13560 SAN ANTONIO DRIVE,
NORWALK, CA 90650





Walmart
ULTRA BEAUTY
LA FITNESS
DSW
FIVE GUYS
five BELOW
TJ-maxx
SPROUTS
FARMERS MARKET
Burlington
crumbl
cookies
HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES
Panera
BREAD®

TARGET

KAISER PERMANENTE
Downey Medical Center
424 Beds

Los Angeles County
Office of Education

233,168
CARS PER DAY

ST. JOHN BOSCO
HIGH SCHOOL
SALESIAN COLLEGE PREPARATORY
797 Student

POPEYES
AutoZone
Jack
in the box

10,420
CARS PER DAY

1,547 Student

Norwalk Town Square
AutoZone
DOLLAR TREE
dd's DISCOUNTS
CVS/pharmacy
O'Reilly
AUTO PARTS
at&t

1,063 Student

481 Student

24,023
CARS PER DAY

CERRITOS COLLEGE
20,406 Student

College Hospital
CERRITOS
125 Beds

1,590 Student

McDonald's
Burger King
Sizzler

Cerritos Iron-Wood
Nine Golf Course

Artesia Fwy.

DOLLAR TREE
Starbucks

Starbucks
PANDA EXPRESS
Applebee's
O'Reilly
AUTO PARTS
The Habit
BURGER GRILL
CVS/pharmacy
McDonald's

51,447
CARS PER DAY

Firestone Blvd.

24,545
CARS PER DAY

Foster Rd.

TJ-maxx
Starbucks

568 Student

20,274
CARS PER DAY

Pioneer Blvd.

Norwalk Blvd.

McDonald's

CERRITOS
MEDICAL CENTER
187 Beds

91

Walmart

secureSPACE
SELF STORAGE

FedEx
Ground

EL SABROSO GRILL
TACOS • PUPUSAS
loroco bistro

LAIFITNESS.
Panera
BREAD®

Imperila Hwy.

Norwalk Community Hospital
50 Beds

JOHN GLENN
HIGH SCHOOL
1,547 Student

SUBJECT
HERITAGE CENTER

210,550
CARS PER DAY

Holifield Park

LOWE'S

YOSHINOYA
Starbucks
TACO BELL

1,081 Student

TRACY
1,722 Student

DANIEL'S
Bakery Cafe
DOLLAR TREE





03

FINANCIAL ANALYSIS

PRICING

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PRICING SUMMARY

Price:	\$2,800,000	
Down Payment:	\$1,400,000	50%
Current Cap Rate:	5.13%	Current C on C: 3.19%
2026 ProForma Cap Rate:	7.22%	ProForma C on C: 8.21%
TI's and Commissions @ \$25PSF:	\$163,925	
Year Built/Renovated:	1985	
Total Building Size:	9,946	Zoning: SP3-SP4-C3
Price Per Square Foot:	\$282	Parking: 59
Lot Size (SF):	36,642	Land Price PSF: \$76

FINANCING

Proposed Financing

Balance:	\$1,400,000
Term:	3
Rate:	5.85%
Amortization:	30
Maturity Date:	9/30/2026
Yearly Payment:	\$99,110

FINANCIAL SUMMARY

	<u>Current</u>		<u>2026</u>	
Total Rental Income (GLA):	\$223,254		\$223,562	
Expense Reimbursements:	\$18,996		\$91,233	
Total Gross Revenue:	\$242,251		\$314,795	
Vacancy Factor:	(\$7,268)	3.00%	(\$9,444)	3.00%
Operating Expenses:	(\$91,233)	41%	(\$91,233)	41%
Net Operating Income (NOI):	\$143,750	5.13%	\$214,118	7.22%
First Trust Deed/Mortgage:	\$99,110		\$99,110	
Pre-Tax Cash Flow:	\$44,640	3.19%	\$115,008	7.35%
Interest Payment:	\$81,431		\$81,431	
Principle Payment:	\$17,679		\$17,679	
Total Return:	\$62,319	4.45%	\$132,687	8.48%

EST. EXP.

Property Tax:	\$36,138
Insurance:	\$12,300
CAM:	
Garbage	\$7,138
Gardening/Cleaning	\$4,200
Electricity/Water	\$4,783
Management (5%):	\$16,674
Repair & Maint.	\$10,000
Total Expenses:	\$91,233
Expenses PSF (GLA):	\$0.76

RENT ROLL

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2025 RENT ROLL

Tenant	Square Feet	Effective Date	End Date	Rent/PSF	Monthly Rent	Annual Rent	Increases	Options/w Increase	Lease Type
Grand Donuts	1,279	6/30/2018	MTM	\$1.98	\$2,530	\$30,359	3% annual increases	-	Gross
The Mind's Eye	1,625	4/30/2019	MTM	\$2.23	\$3,621	\$43,446	3% annual increases	-	Gross
Acupuncture	1,105	12/15/2014	12/14/2025	\$1.51	\$1,667	\$20,009	3% annual increases	-	Gross
Citibank	2,015	10/1/1999	10/31/2029	\$1.93	\$3,880	\$46,556	3% annual increases	2(5) Year: 3% Increase	NNN
Complete Watch Wo	1,105	9/1/2017	MTM	\$1.60	\$1,773	\$21,273	3% annual increases	-	Gross
Norwalk Orthopedic	2,548	12/31/2017	MTM	\$2.01	\$5,134	\$61,610	3% annual increases	-	Gross
	9,677				\$18,605	\$223,254			

2026 PROFORMA RENT ROLL

Tenant	Square Feet	Effective Date	End Date	Rent/PSF	Monthly Rent	Annual Rent	Increases	Options/w Increase	Lease Type
New Tenant	1,279	New Lease	New Lease	\$1.95	\$2,494	\$29,929	-	-	NNN
New Tenant	1,625	New Lease	New Lease	\$1.85	\$3,006	\$36,075	-	-	NNN
New Tenant	1,105	New Lease	New Lease	\$2.00	\$2,210	\$26,520	-	-	NNN
Citibank	2,015	10/1/1999	10/31/2029	\$2.13	\$3,996	\$47,953	-	2(5) Year: 3% Increase	NNN
New Tenant	1,105	New Lease	New Lease	\$2.00	\$2,210	\$26,520	-	-	NNN
New Tenant	2,548	New Lease	New Lease	\$1.85	\$4,714	\$56,566	-	-	NNN
	9,677					\$223,562			

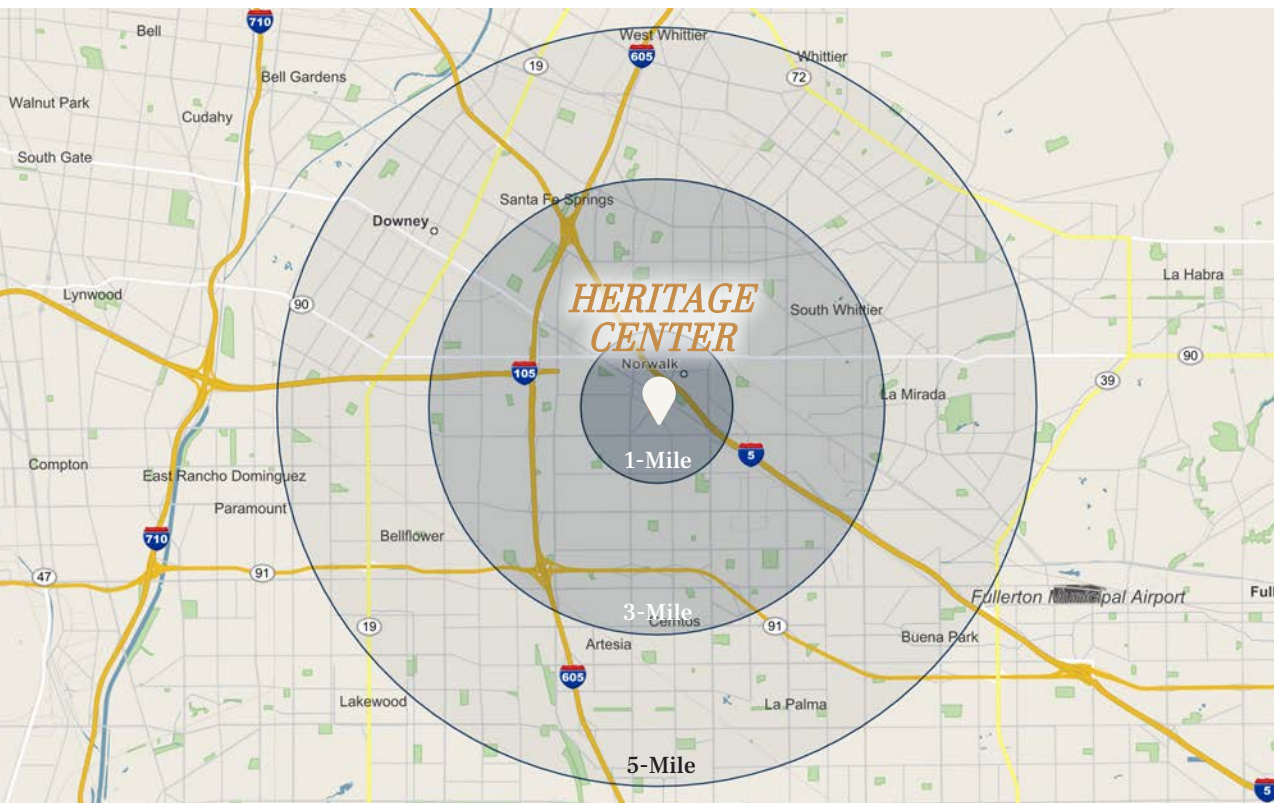


04

LOCATION & MARKET OVERVIEW

NORWALK, CALIFORNIA OVERVIEW

Norwalk, California is a friendly, family-oriented city in southeast Los Angeles County, nestled halfway between downtown L.A. and the coast. Known for its quiet residential neighborhoods, charming main street with local shops and eateries, and a strong sense of community, it offers plenty of parks (like Norwalk Park and La Mirada Creek Park), active recreation programs, and welcoming cultural events—from farmers' markets to seasonal festivals. The city's accessibility via the 5, 91, and 605 freeways makes commuting and exploring greater Los Angeles easy, while its mix of suburban conveniences and small-town warmth gives it a comfortable, relaxed feel.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



632,729

2024 POPULATION



\$114,873

AVERAGE HOUSEHOLD INCOME



197,453

TOTAL HOUSEHOLDS



± 22 Minute Drive
TO LOS ANGELES, CA

PALM SPRINGS

100
MILES

LOS ANGELES

17
MILES

SAN DIEGO

106
MILES

FRESNO

235
MILES

SAN FRANCISCO

397
MILES

SACRAMENTO

400
MILES

DEMOGRAPHICS

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	33,056	206,660	637,400
2024 Estimate			
Total Population	32,883	205,723	632,729
2020 Census			
Total Population	34,687	215,581	654,906
2010 Census			
Total Population	36,035	215,341	647,683
Daytime Population			
2024 Estimate	26,147	223,272	625,527
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	9,939	61,947	199,392
2024 Estimate			
Total Households	9,854	61,507	197,453
Average (Mean) Household Size	3.4	3.4	3.2
2010 Census			
Total Households	9,731	60,872	194,728
2010 Census			
Total Households	9,594	58,244	187,624
Occupied Units			
2029 Projection	10,192	63,577	204,426
2024 Estimate	10,105	63,120	202,416
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	18.6%	22.9%	23.7%
\$100,000-\$149,999	22.8%	21.9%	21.3%
\$75,000-\$99,999	13.5%	14.9%	14.9%
\$50,000-\$74,999	15.8%	15.1%	14.8%
\$35,000-\$49,999	9.3%	8.3%	8.8%
Under \$35,000	20.0%	16.9%	16.5%
Average Household Income	\$103,446	\$113,506	\$114,873
Median Household Income	\$90,075	\$95,122	\$94,934
Per Capita Income	\$30,559	\$34,110	\$36,016

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$32,580	\$33,981	\$33,985
Transportation	\$14,043	\$14,700	\$14,502
Food	\$11,725	\$12,104	\$12,057
Personal Insurance and Pensions	\$10,481	\$11,174	\$11,127
Entertainment	\$3,564	\$3,726	\$3,755
Cash Contributions	\$2,588	\$2,790	\$2,859
Apparel	\$2,260	\$2,335	\$2,347
Education	\$1,532	\$1,611	\$1,609
Personal Care Products and Services	\$999	\$1,019	\$1,017
Alcoholic Beverages	\$628	\$646	\$648
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	32,883	205,723	632,729
Under 20	25.2%	24.6%	24.4%
20 to 34 Years	22.3%	21.6%	21.2%
35 to 39 Years	6.9%	6.9%	6.9%
40 to 49 Years	13.1%	13.1%	13.2%
50 to 64 Years	18.1%	18.8%	19.1%
Age 65+	14.5%	15.1%	15.2%
Median Age	37.0	38.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	22,279	140,895	434,640
Elementary (0-8)	14.2%	11.9%	10.2%
Some High School (9-11)	10.6%	8.2%	7.8%
High School Graduate (12)	27.5%	25.3%	25.1%
Some College (13-15)	18.8%	21.7%	21.7%
Associate Degree Only	7.7%	7.8%	8.4%
Bachelor's Degree Only	16.4%	17.8%	18.4%
Graduate Degree	4.9%	7.3%	8.3%

LOS ANGELES OVERVIEW

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.

PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.

JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

EXCLUSIVELY LISTED BY

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OVANESS-ROSTAMIAN GROUP

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HERITAGE
CENTER

San Antonio Dr.
20,274 VPD

Foster Rd.
10,420 VPD