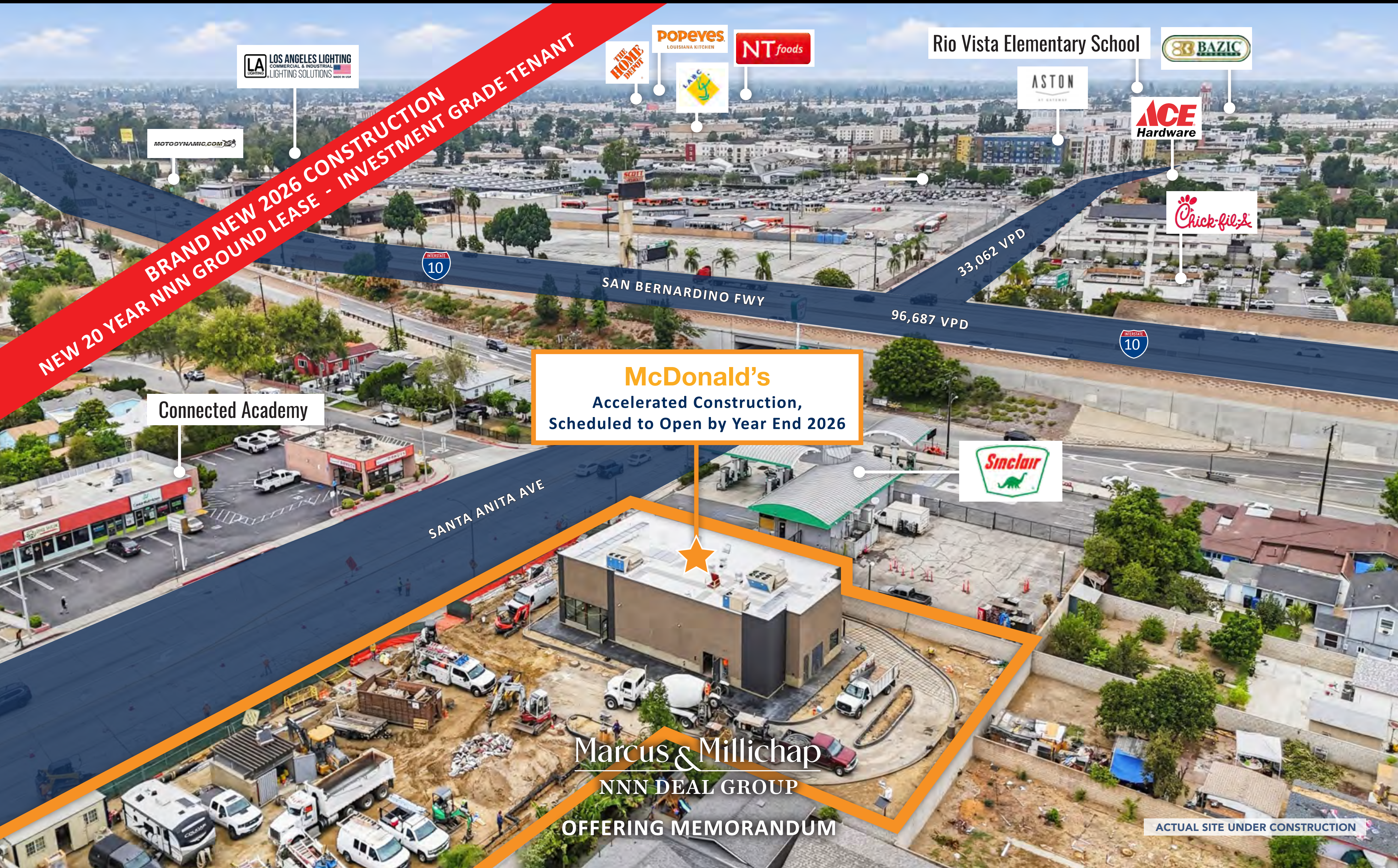
McDonald's

HIGH DENSITY LOS ANGELES METRO AREA

3248 SANTA ANITA AVENUE
EL MONTE, CA 91733



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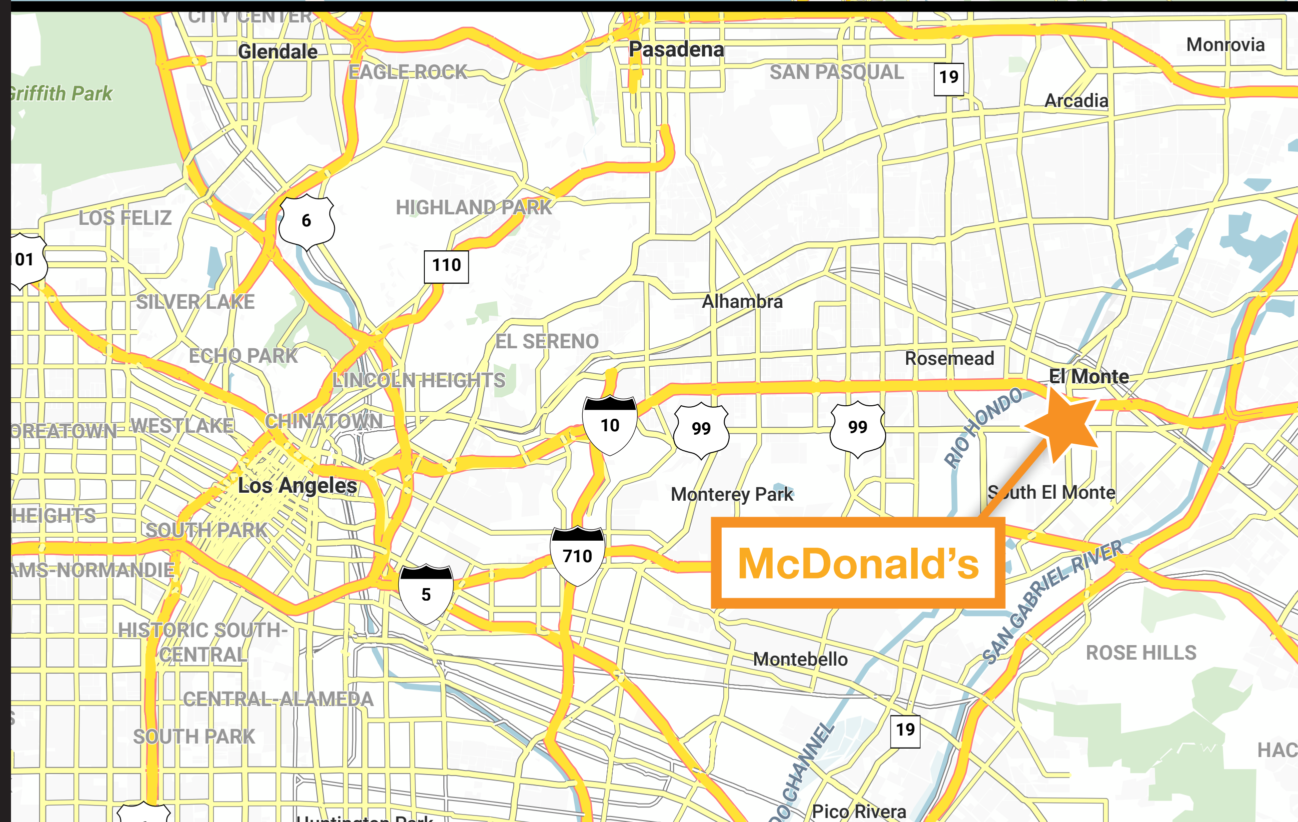


McDonald's

INVESTMENT SUMMARY

3248 SANTA ANITA AVENUE, EL MONTE, CA 91733

PRICE: $4,934,000 **CAP:** 3.75% **NOI:** $185,000

OVERVIEW

PRICE	$4,934,000
GROSS LEASABLE AREA (GLA)	3,614 SF
LOT SIZE	0.75 Acres
BASE RENT	$185,000
YEAR BUILT	2026

LEASE ABSTRACT

LEASE TYPE	NNN Ground
BASE TERM	20 Years
LEASE COMMENCEMENT (ESTIMATE)	11/1/2026
LEASE EXPIRATION (ESTIMATE)	11/1/2046
RENEWAL OPTIONS	12x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	None At All

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-5	$185,000
YEARS 6-10	$203,500
YEARS 11-15	$223,850
YEARS 16-20	$246,235
OPTION 1	$270,859
OPTION 2	$297,944
OPTION 3	$327,739
OPTION 4	$360,513
OPTION 5	$396,564
OPTION 6	$436,220
OPTION 7	$479,842
OPTION 8	$527,827
OPTION 9	$580,609
OPTION 10	$638,670
OPTION 11	$702,537
OPTION 12	$772,791

INVESTMENT HIGHLIGHTS

BRAND NEW 2026 CONSTRUCTION
New construction McDonald's developed under an accelerated timeline and scheduled to open before year-end, offering investors a brand-new asset with no deferred maintenance concerns.

NEW 20-YEAR ABSOLUTE NNN GROUND LEASE
Long-term ground lease featuring an absolute NNN structure, providing passive ownership with zero landlord responsibilities throughout the lease term.

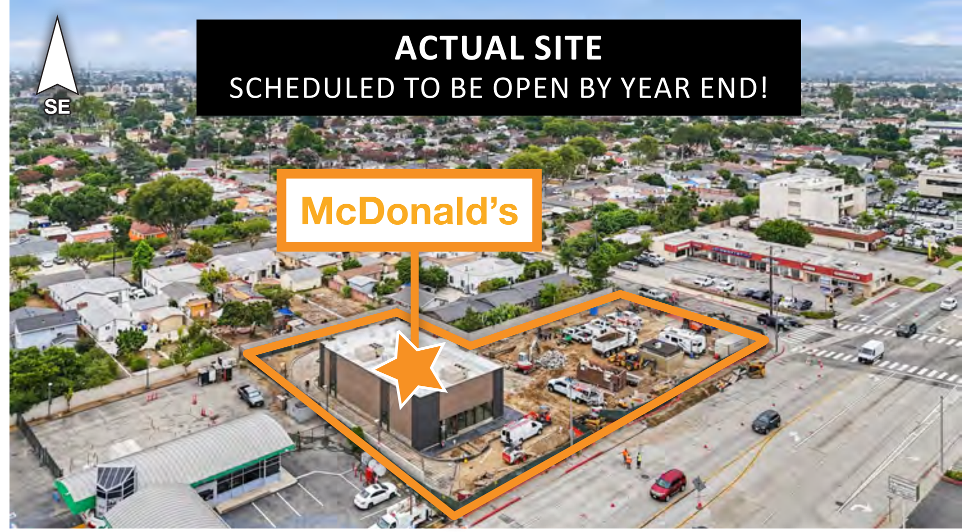
DOUBLE DRIVE-THRU MODERN PROTOTYPE
State-of-the-art McDonald's prototype featuring dual drive-thru lanes designed to maximize throughput, operational efficiency, and customer convenience.

INVESTMENT-GRADE TENANT
Leased to McDonald's, one of the world's most recognized and financially secure quick-service restaurant brands, offering proven long-term performance and credit strength.

PRIME INFILL LOS ANGELES LOCATION
Strategically positioned in El Monte within the San Gabriel Valley, one of the most densely populated and supply-constrained submarkets in Los Angeles County.

HIGH-TRAFFIC RETAIL CORRIDOR
Located along Santa Anita Avenue with immediate access to the I-10 and I-605 Freeways, benefiting from exceptional visibility, accessibility, and daily commuter traffic.

DENSE DEMOGRAPHICS & STRONG CONSUMER BASE
Surrounded by a large, established population with significant residential density, strong daytime traffic, and consistent consumer demand that supports long-term tenant performance.



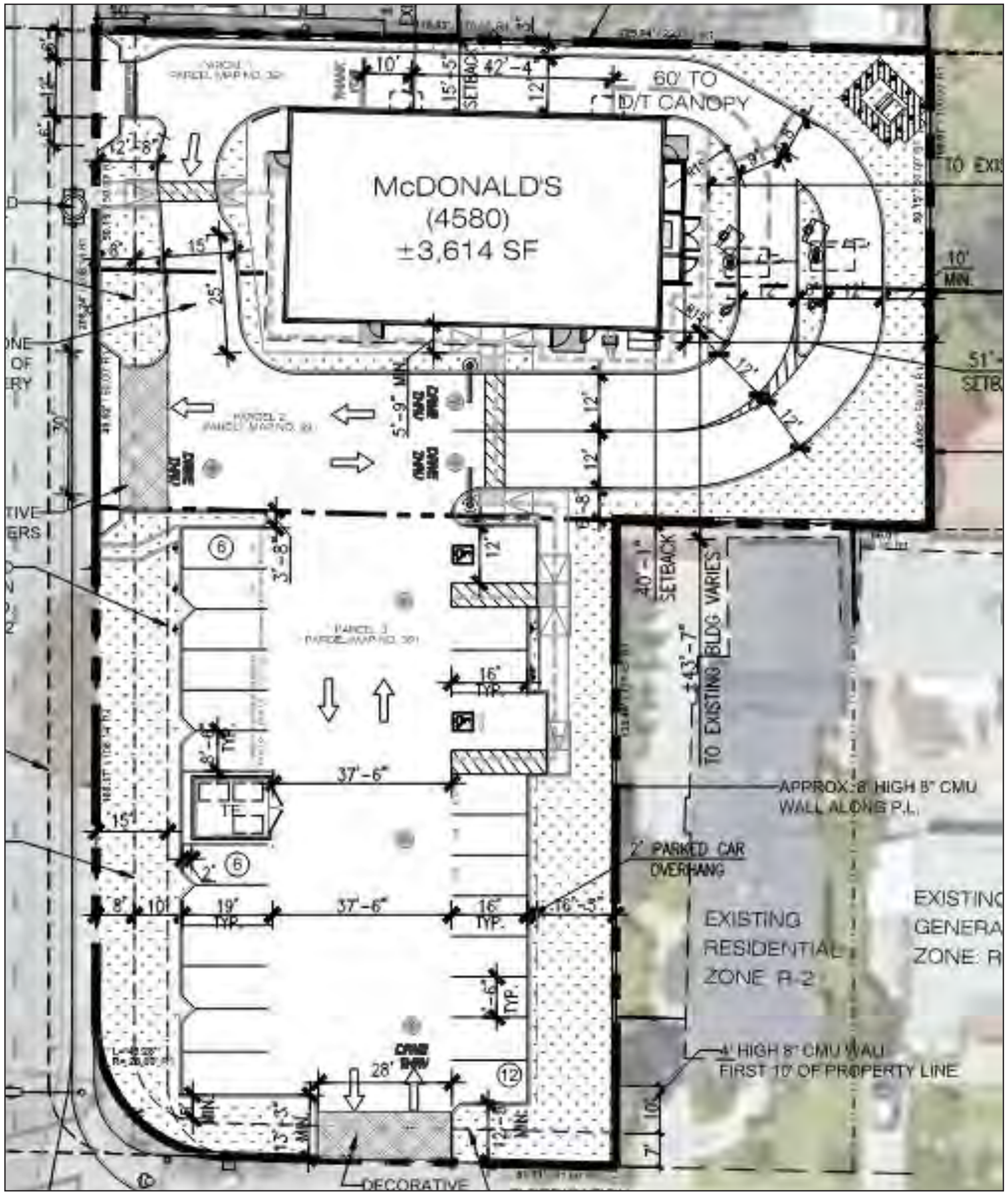
RETAILER MAP

AREA MAP

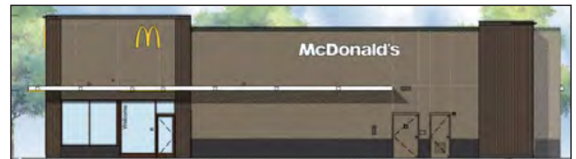
Muscatel Middle School
Rosemead High School
ROSEMEAD
164
Mildred B Janson Elementary
Gidley Elementary School
Rio Vista Elementary School
Frank M. Wright School
Durfee Middle School
EL MONTE
Walgreens
96,687 VPD
ROSEMEAD BOULEVARD
SAN BERNARDINO FWY
SAN GABRIEL RIVER FWY
10
McDonald's
El Monte High School
Willard Elementary School
Temple Intermediate School
Cortada Elementary School
Payne Elementary School
Miramonte Elementary School
Potrero School
Cogswell Elementary School
605
42,566 VPD
Whittier Narrows Golf Course
SOUTH EL MONTE
Mountain View High School
Maxson Elementary School
240,540 VPD
Greater El Monte Community Hospital
Valle Lindo School District
Monte Vista Middle School
California Country Club
Whittier Narrows Park
Andrews Junior High School
POMONA FWY
60
240,000 VPD
New Temple Elementary School
McDonald's
N


Rio Hondo College
El Monte Educational Center
TACO BELL
CHURCH'S TEXAS CHICKEN
Mountain View High School
El Monte High School
DON CARLOS PUPUSERIA
CVS pharmacy
CHASE
Pep Boys Auto Service & Tires
DOLLAR TREE
FOOD 4 LESS
SUBWAY
7 LEAVES CAFE
SKECHERS
O'Reilly AUTO PARTS
WSS
McDonald's
Accelerated Construction,
Scheduled to Open by Year End 2026
Sinclair
SAN BERNARDINO FWY
INTERSTATE 10
33,062 VPD
SANTA ANITA AVE
Connected Academy
96,687 VPD

SITE PLAN AND ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

McDonald's

McDonald's was founded in 1940 in San Bernardino, California by brothers Richard and Maurice McDonald, originally operating as a barbecue restaurant before pioneering the "Speedee Service System," which helped define the modern fast-food model. Ray Kroc joined the company in 1955 as a franchise agent and acquired the business in 1961, leading its transformation into a global franchising platform. Today, McDonald's operates **45,000+ restaurants across more than 100 countries**, serving approximately 70 million customers daily. The system is 95% franchised, creating a highly stable, rent- and royalty-based revenue model tied to unit-level sales performance.

RECENT FINANCIAL PERFORMANCE (2025):
McDonald's generated approximately $26.9 billion in revenue, $12.4 billion in operating income, and $8.6 billion in net income, supported by $139+ billion in systemwide sales and industry-leading margins.

The company continues to invest in digital ordering, drive-thru optimization, and menu innovation, while executing a long-term growth strategy targeting 50,000 global locations by 2027. Ongoing organizational restructuring is focused on improving speed to market and alignment with franchisees, reinforcing McDonald's position as a dominant, investment-grade net lease tenant.

WORLD'S MOST VALUABLE RESTAURANT BRAND

Headquarters
CHICAGO, IL

Year Founded
1940
in San Bernardino, CA

Investment Grade Credit Rating
S&P: BBB+
MOODY'S: BAA1

Global Locations
45,000+
in 100+ countries

2025 Revenue
$26.9 Bil

#1
Fast Food Company
in the World

LOCATION OVERVIEW

LOS ANGELES

The Los Angeles-Long Beach metro is 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 and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean, and recreational opportunities lure companies and residents to the metro. The city of Los Angeles is home to about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are in the county, with the highest point, Mount San Antonio, reaching more than 10,000 feet.

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.

WORLD PROMINENCE

Los Angeles will host the 2028 Summer Olympic and Paralympic Games. The games are catalyzing infrastructure improvements and will introduce numerous new tourists to the market.

LOCATION OVERVIEW

SAN GABRIEL VALLEY

The San Gabriel Valley lies immediately east of Down-town Los Angeles and extends to the edge of the Inland Empire. The valley encompasses many incorporated cities, including Pomona, Covina, and La Verne. Its loca-tion within Los Angeles County, combined with access to multiple major interstates and rail lines, connects the San Gabriel Valley to Southern California and the Western U.S. The area is also known for its diversity, boasting one of the nation's largest Asian-American and Latino populations.

QUICK FACTS

POPULATION 948K Growth 2025-2029* 0.8%	HOUSEHOLDS 298K Growth 2025-2029* 1.2%
MEDIAN AGE 40.0 U.S. Median: 40.0	MEDIAN HOUSEHOLD INCOME $98,500 U.S. Median: $78,200

** Forecast*

ECONOMY

- The San Gabriel Valley is home to California State Poly-technic University, Pomona, with over 27,000 students, as well as several community colleges. The nearby California Institute of Technology in Pasadena further strengthens the region's academic profile.
- Education, health care, and social assistance anchor employment opportunities in the San Gabriel Valley, though the area's regional connectivity has also drawn food and beverage manufacturers, such as Bonduelle Fresh Americas and Huy Fong Foods.
- Median household income is 17 percent higher than the national level, with almost 50 percent of households earning above $100,000. This affluence has helped sustain some of the lowest retail vacancy rates in Los Angeles County over the past decade.

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

METRO HIGHLIGHTS

ATTRACTIONS

With Los Angeles' entertainment hubs nearby, the San Gabriel Valley draws year-round tourism with attractions like the Los Angeles County Fair, Pomona's Fairplex, and the nearby Santa Anita Park.

CULTURAL DIVERSITY

The San Gabriel Valley benefits from a diverse population. Nearly a quarter of residents identify as Asian-Americans, compared to 6 percent nationally, supporting cultural events like the 626 Night Market.

HOMEOWNERSHIP COST ADVANTAGES

Median household incomes in the San Gabriel Valley have climbed more than 50 percent since 2010. Household growth, however, is projected to moderate over the next five years. This may ease upward pressure on housing costs, even as the region's median age trends toward 40.

EL MONTE, CALIFORNIA

Located in the heart of the San Gabriel Valley, El Monte is one of the most densely populated and economically active communities in Los Angeles County. The city benefits from its strategic location along the I-10 and I-605 Freeways, providing direct connectivity to Downtown Los Angeles and one of the largest consumer bases in Southern California. Strong population density, limited land availability, and continued retail demand have made El Monte a highly sought-after market for national retailers and investors alike.

As a mature infill market, El Monte offers long-term investment stability supported by high barriers to entry, diverse employment drivers, and consistent consumer spending. The city's combination of dense demographics, strong traffic counts, and proximity to major employment centers continues to attract national brands seeking premier locations within the Los Angeles metropolitan area.

LOCATION HIGHLIGHTS

- Part of the San Gabriel Valley, home to over 1.8 million residents
- Less than 15 miles from Downtown Los Angeles
- Direct access to Interstate 10 and Interstate 605
- Dense infill market with limited new development opportunities
- Strong daytime population and commuter traffic
- Diverse economy supported by logistics, healthcare, retail, manufacturing, and professional services
- Highly desirable trade area for national retailers and restaurant operators
- Located within one of the most supply-constrained real estate markets in Southern California

DEMOGRAPHICS / EL MONTE, CA

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	34,914	211,245	544,121
2025 Estimate	34,680	209,878	540,315
2010 Census	38,244	228,260	574,463
2020 Census	36,838	221,713	565,379

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projection	10,203	63,315	171,447
2025 Estimate	10,061	62,583	169,523
Growth 2025 - 2030	1.41%	1.17%	1.13%
2010 Census	9,115	59,203	161,470
2020 Census	9,805	61,251	166,007
Growth 2010 - 2020	7.57%	3.46%	2.81%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
$200,000 or More	6.38%	8.47%	11.35%
$150,000 - $199,999	6.15%	8.54%	10.41%
$100,000 - $149,999	13.84%	18.42%	19.52%
$75,000 - $99,999	13.35%	13.61%	13.15%
$50,000 - $74,999	18.04%	16.15%	14.93%
$35,000 - $49,999	12.45%	10.55%	9.42%
$25,000 - $34,999	8.76%	7.96%	6.79%
$15,000 - $24,999	10.74%	7.90%	6.63%
$10,000 - $14,999	5.73%	4.08%	3.59%
Under $9,999	4.57%	4.32%	4.22%
2025 Est. Average Household Income	$83,440	$95,286	$106,723
2025 Est. Median Household Income	$62,844	$75,617	$85,609
2025 Est. Per Capita Income	$24,062	$28,838	$34,040

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	34,680	209,878	540,315
Under 4	5.5%	5.0%	4.7%
5 to 14 Years	13.5%	12.0%	11.3%
15 to 17 Years	4.4%	4.1%	3.8%
18 to 19 Years	2.8%	2.6%	2.5%
20 to 24 Years	6.8%	6.3%	6.0%
25 to 29 Years	7.3%	6.9%	6.6%
30 to 34 Years	7.4%	7.2%	7.1%
35 to 39 Years	6.8%	6.5%	6.5%
40 to 49 Years	13.3%	12.9%	13.1%
50 to 59 Years	12.3%	13.5%	13.8%
60 to 64 Years	5.6%	6.3%	6.5%
65 to 69 Years	4.7%	5.5%	5.8%
70 to 74 Years	3.7%	4.2%	4.5%
Age 75+	5.9%	7.1%	7.8%
2025 Median Age	37.0	39.0	41.0
2025 Population 25 + by Education Level	23,228	146,951	387,405
Elementary (0-8)	16.32%	11.49%	8.53%
Some High School (9-11)	16.02%	11.16%	9.04%
High School Graduate (12)	27.54%	26.50%	25.00%
Some College (13-15)	13.59%	15.49%	15.93%
Associates Degree Only	3.63%	5.91%	6.67%
Bachelors Degree Only	10.06%	15.10%	19.11%
Graduate Degree	2.72%	5.28%	8.27%

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