



# SINGLE TENANT NET LEASED PROPERTY

2819 N. BROADWAY | LOS ANGELES, CA



N. BROADWAY | ±28,900 CPD

- *INVESTMENT OPPORTUNITY IN DOWNTOWN LA*
- *BRAND NEW 20-YEAR LEASE AT COE*
- *HIGHEST REVENUE PRODUCING TACO BELL OPERATOR*
- *IRREPLICABLE DRIVE-THRU*
- *RARE LA COUNTY LONG-TERM LEASE*



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**FIRST STREET**

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced.

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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2819 N. BROADWAY | LOS ANGELES, CA 90031

Highland Partners Corp is pleased to present the opportunity to acquire 2819 N. Broadway, Los Angeles, CA 90031. This freestanding building is currently 100% net leased to Taco Bell located in Los Angeles in Los Angeles County, California.

**PURCHASE PRICE**  
**\$4,540,230**

### INVESTMENT OVERVIEW

<b>Asking Price:</b> \$4,540,230	<b>Price/Land SF:</b> \$579.04	<b>Lease End Date:</b> May 5, 2046	<b>Increases:</b> 10% Every 5 years
<b>Cap Rate:</b> 4.35%	<b>Rent Commencement Date:</b> June 4, 2026	<b>Term:</b> 20 Years	<b>Lease Type:</b> Absolute NNN
<b>NOI:</b> \$197,500 (\$16,458.33/Mo.)	<b>Lease Start Date:</b> May 5, 2026	<b>Option Term:</b> Three (3), five year options	<b>Ownership:</b> Fee Simple Ground Lease

### PROPERTY OVERVIEW

<b>Address:</b> 2819 N. Broadway, Los Angeles, CA 90031
<b>Total Building Area:</b> ±1,488 SF
<b>Total Land Area:</b> ±7,841 SF
<b>APN:</b> 5204-021-003
<b>Year Built:</b> 2026

SINGLE TENANT NET LEASE PROPERTY FOR SALE

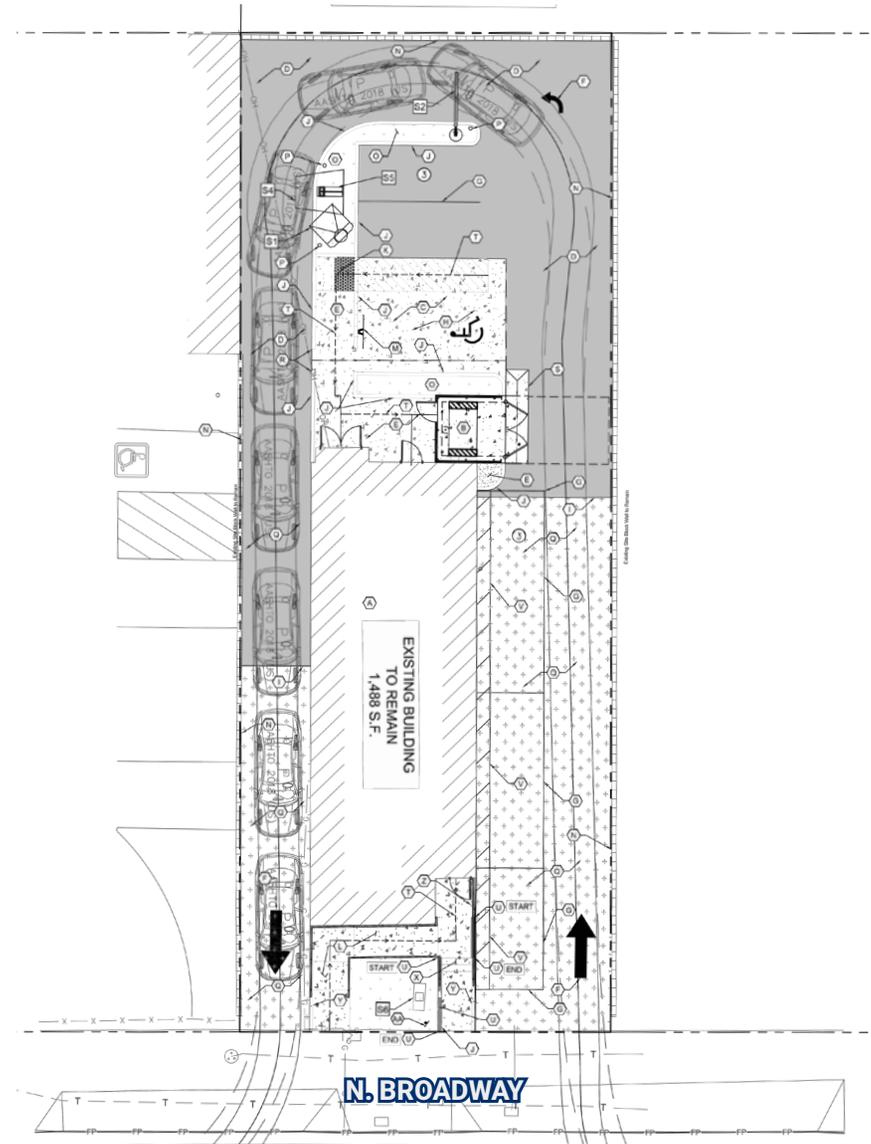


REPRESENTATIVE PHOTO

## PROPERTY HIGHLIGHTS

- Located on N. Broadway just West of Griffin Avenue.
- High-density, urban infill location in Central LA (Lincoln Heights).
- Located in Lincoln Heights, one of Los Angeles' oldest and most population dense neighborhoods.
- Over 314,000 people within a 3-mile radius with average household income exceeding \$103,000.
- Urban infill locations with barriers to entry are increasingly sought after by investors looking for long-term defensive positions.
- 1.5 miles from the University of Southern California's Health Sciences Campus, a major academic and medical hub with over 1,200 enrolled students and part of USC's broader community serving 45,000 students across locations.
- Just steps away is Keck Hospital of USC, a nationally ranked academic medical center with 401 licensed beds.
- Irreplicable asset in a supply-constrained market: Brand-new Drive Thru configuration permitted under prior zoning regulations (now virtually impossible to approve in dense urban areas like Lincoln Heights) paired with a valuable grandfathered pylon sign providing premium visibility – new pylon signs are heavily restricted or prohibited under current City of Los Angeles sign ordinances.

## SITE MAP



# ELEVATIONS



Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation

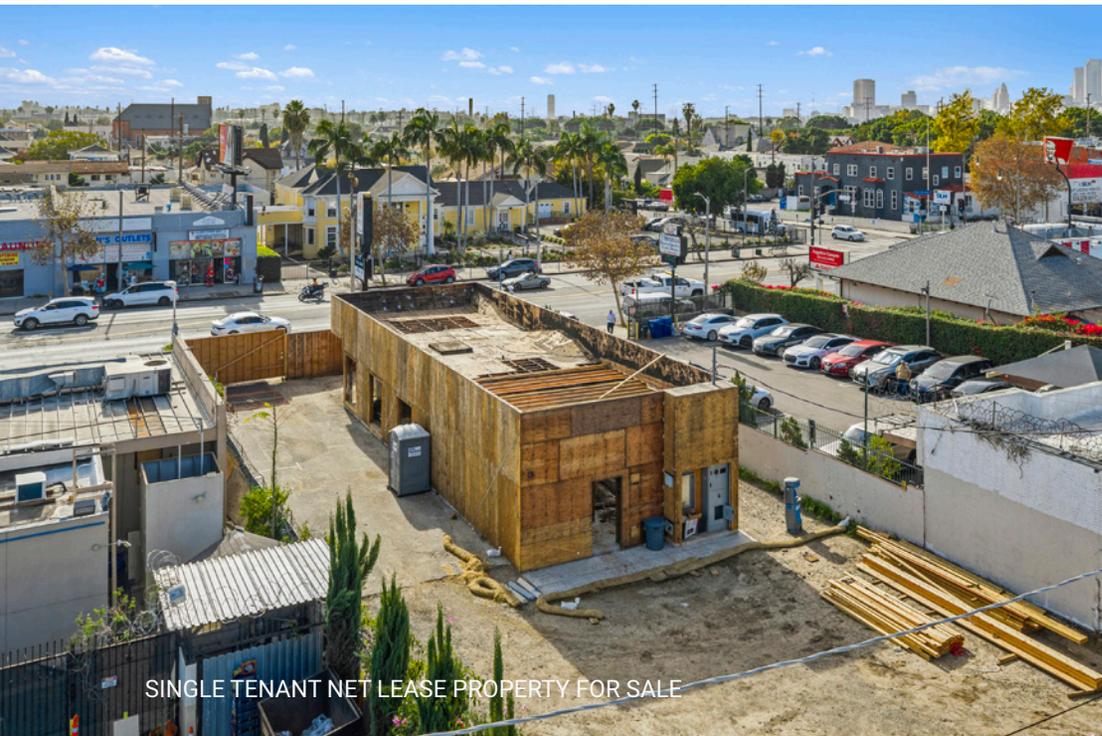


Drive-Thru Side Elevation

Materials Legend	
	Hardie Reveal Panel "TB2603C" - Sherwin Williams
	Hardie Reveal Panel "SW6991 - Black Magic" - Sherwin Williams
	Metal Parapet Cap - Match adjacent wall 24GA Galvanized
	Awnings - By signage vendor "Black"
	Thin Brick - Interstate "Pewter L-4, Matte - Texture/ Size: Thin Modular"
	Siding "SW7043 - Worldly Gray" - Sherwin Williams
	Storefront "Glazing"
	Service Doors & Frames "Semi-Gloss match signage"
	Siding Trim "SW6991 - Black Magic" - Sherwin Williams



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## FINANCIAL ANALYSIS

<b>Tenant</b>	Taco Bell
<b>Guarantor</b>	Angel City Bell, LLC
<b>NOI Cap Rate</b>	4.35%
<b>Asking Price</b>	\$4,540,230
<b>Price per Square Foot</b>	\$579.04

## EXPENSE RESPONSIBILITIES

<b>Roof</b>	Tenant
<b>Structure</b>	Tenant
<b>HVAC</b>	Tenant
<b>Common</b>	Tenant
<b>Areas Property</b>	Tenant
<b>Tax Utilities</b>	Tenant
<b>Insurance</b>	Tenant

## LEASE ABSTRACT

<b>Tenant</b>	Taco Bell
<b>Guarantor</b>	Angel City Bell, LLC
<b>Building Size</b>	1,488 SF
<b>Lease Term</b>	20 Years
<b>Rent Commencement Date</b>	June 4, 2026
<b>Lease Start Date</b>	May 5, 2026
<b>Lease End Date</b>	May 5, 2046
<b>Rent Increases</b>	10% every 5 years
<b>Options</b>	Three (3), five-year options
<b>Option Increases</b>	10% every 5 years
<b>Lease Structure</b>	Absolute NNN
<b>Ownership</b>	Fee Simple Ground Lease





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### TRAFFIC COUNTS

CROSS STREET	VPD
N. Broadway	28,900
Griffin Ave	6,178
I-5	244,824

Made with Traffic Metrix Produce 2018-2022



### DEMOGRAPHICS (WITHIN 5-MILE RADIUS)



437,855

# OF EMPLOYEES



758,000

DAYTIME POPULATION



979,941

POPULATION



\$113,556

AVERAGE HOUSEHOLD INCOME



## TENANT SUMMARY



Parent	YUM! Brands
Company Type	Subsidiary
Locations	8,500+ (2025)
Employees	35,000+
Global Reach	30+ countries

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world’s leading Mexican-inspired quick-service restaurant brand. Taco Bell serves made-to-order and customizable tacos, burritos, and other specialties with bold flavours, quality ingredients, breakthrough value, and best-in-class customer service. Taco Bell recently launched Live Más Café, Taco Bell’s new beverage-focused concept, operating as a “store-within-a-store, inside select Taco Bell restaurants, featuring an expanded menu of specialty coffees, blended Chillers (like Churro Chillers), Agua Refrescas, and unique energy drinks, all handcrafted by “Bellristas,” while still offering the full Taco Bell food menu, it provides a modern café experience with a strong drink emphasis.

Taco Bell and the franchise organizations operate over 8,500 restaurants that serve more than 42 million customers each week in the United States. Internationally, the brand is growing with more than 1,100 restaurants across over 30 countries around the globe. Yum! Brands, Inc, based in Louisville, Kentucky, has nearly 55,000 restaurants in more than 155 countries and territories. The company’s restaurant brands - KFC, Pizza Hut, and Taco Bell - are the global leaders of the chicken, pizza, and Mexican-style food categories. Worldwide, the Yum! Brands system opens over six new restaurants per day on average, making it a leader in global retail development.

**Angel City Bell, LLC is a hospitality investment firm based in Sonoma, CA, focused on acquiring and optimizing restaurant operations, particularly Taco Bell franchises, of which they currently own 104 locations, giving them a strong presence in California (particularly Newport Beach and Los Angeles). Established in 2021, Angel City Bell’s Principals are associated with the Diversified Restaurant Group (DRG). DRG operates over 366 Taco Bell and Arby’s restaurants; they are the largest Taco Bell franchisee in California, the top 5 largest in the U.S., and ranked #1 by revenue in the United States.**

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## SOUTHWEST VIEW



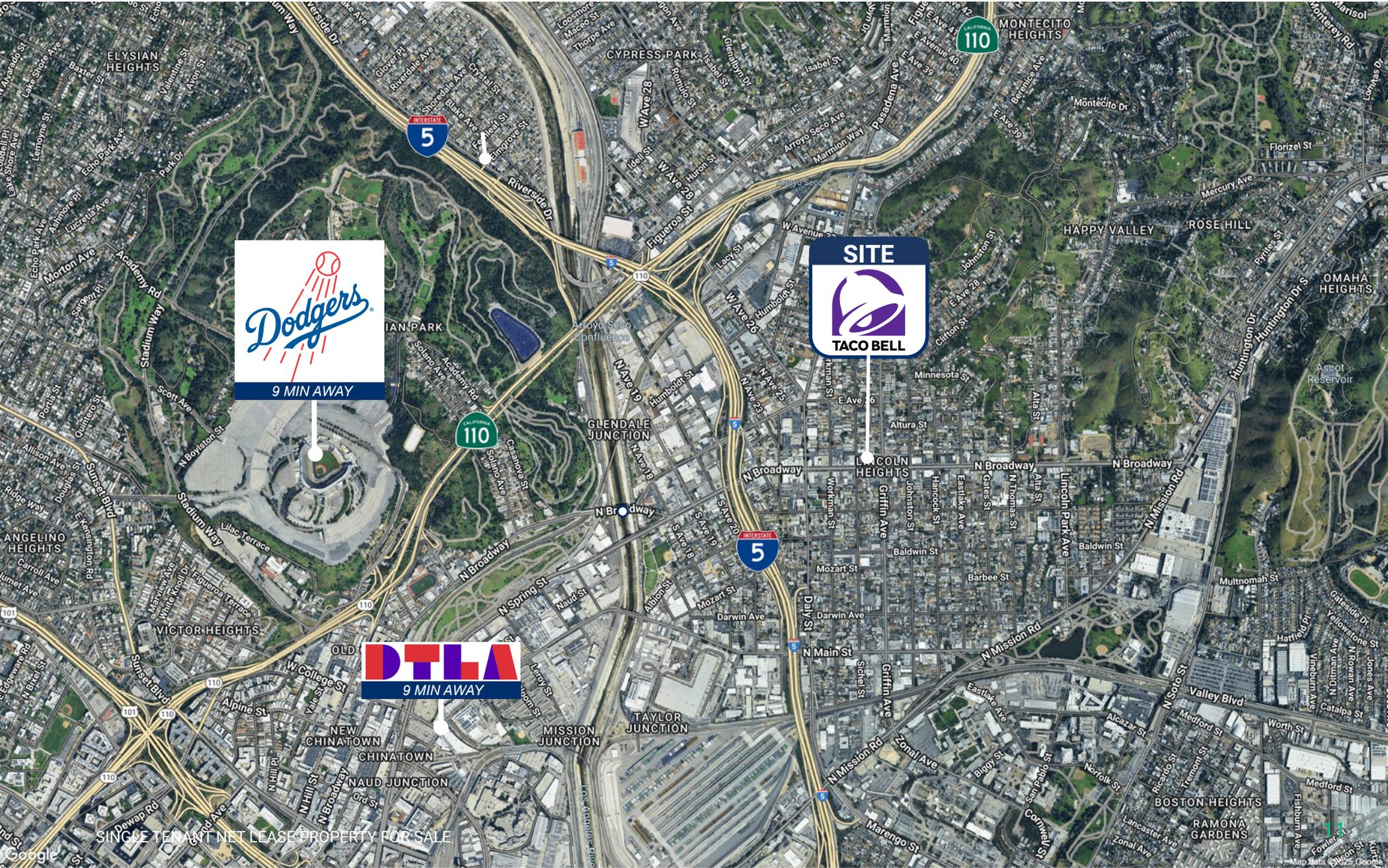
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## AERIAL OVERVIEW



**9 MIN AWAY**

**9 MIN AWAY**

**SITE**  
**TACO BELL**

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## DEMOGRAPHICS (2025 ESTIMATES)

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
Estimated Population (2025)	31,861	322,069	979,941
Projected Population (2030)	31,540	316,123	956,349
Census Population (2020)	34,209	336,032	1,008,483
Census Population (2010)	33,263	325,782	971,773
Projected Annual Growth (2025-2030)	-322 -0.2%	-5,946 -0.4%	-23,592 -0.5%
Historical Annual Growth (2020-2025)	-2,347 -	-13,963 -0.8%	-28,542 -0.6%
Historical Annual Growth (2010-2020)	946 0.3%	10,250 0.3%	36,711 0.4%
Estimated Population Density (2025)	13,809 psm	11,000 psm	10,534 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

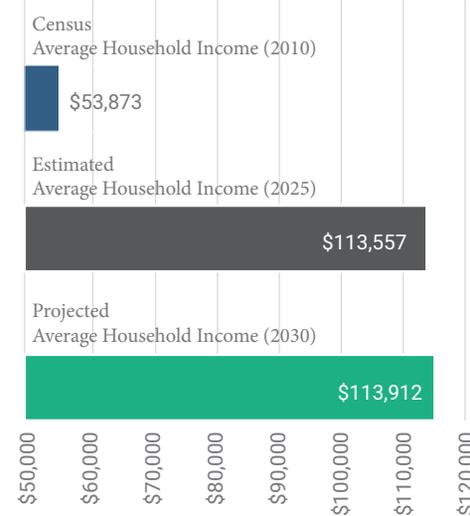
### HOUSEHOLDS

Estimated Households (2025)	10,411	114,375	363,470
Projected Households (2030)	10,620	116,124	365,121
Census Households (2020)	9,849	109,263	350,048
Census Households (2010)	9,145	99,422	319,409
Projected Annual Growth (2025-2030)	209 0.4%	1,749 0.3%	1,651
Historical Annual Change (2010-2025)	1,266 0.9%	14,953 1.0%	44,062 0.9%

### AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2025)	\$95,883	\$112,881	\$113,557
Projected Average Household Income (2030)	\$96,081	\$113,774	\$113,912
Census Average Household Income (2010)	\$46,713	\$50,394	\$53,873
Census Average Household Income (2000)	\$35,442	\$40,637	\$43,164
Projected Annual Change (2025-2030)	\$198	\$893	\$356
Historical Annual Change (2000-2025)	\$60,441 6.8%	\$72,244 7.1%	\$70,393 6.5%

## AVERAGE HH INCOME (WITHIN 5 MILE RADIUS)



## INCOME (WITHIN 5 MILE RADIUS)



## EMPLOYMENT (WITHIN 5 MILE RADIUS)



## HOUSEHOLDS (WITHIN 5 MILE RADIUS)



Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography

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