



INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



854 N GARFIELD AVENUE
MONTEBELLO, CALIFORNIA

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	854 N Garfield Ave, Montebello, CA 90640
APN	5268-001-002
Building Size	±5,428 SF
Parcel Size	±0.17 AC (±7,553 SF)
Year Built / Remodeled	1959 / 2018
Zoning	C-2 (General Commercial)
Ownership	Fee Simple - Land & Building
Traffic Counts	N Garfield Ave: ±34,205 ADT US Route 60: ±256,841 ADT

LEASE ABSTRACT

Tenant	Kalaveras
Personal Guarantee	Yes
Lease Term	10 Years from COE
Renewal Options	Four (4) - 5 Year
Net Operating Income	\$192,000
Rent Increases	2.5% Annually & 10% every 5 Years in Options
Lease Type	Absolute Triple-Net (NNN)
Landlord Responsibilities	None
2026 Net Store Sales (Proforma*)	approx. ~\$2,800,000
2025 Net Store Sales (Per Report From POS)	\$2,737,405.83

*Proforma 2026 Annualized Net Sales Based on YTD Through 9/2/2026

PURCHASE PRICE	CAP RATE	NOI
\$2,560,000	7.50%	\$192,000

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
1	\$192,000	\$16,000	7.50%
2	\$196,800	\$16,400	7.69%
3	\$201,720	\$16,810	7.88%
4	\$206,763	\$17,230	8.08%
5	\$211,932	\$17,661	8.28%
6	\$217,230	\$18,103	8.49%
7	\$222,661	\$18,555	8.70%
8	\$228,228	\$19,019	8.92%
9	\$233,933	\$19,494	9.14%
10	\$239,782	\$19,982	9.37%
Option 1: 11 - 15	\$263,760	\$21,980	10.30%
Option 2: 16 - 20	\$290,135	\$24,178	11.33%
Option 3: 21 - 25	\$319,150	\$26,596	12.47%
Option 4: 26 - 30	\$351,064	\$29,255	13.71%

INVESTMENT HIGHLIGHTS

BRAND NEW 10-YEAR SALE-LEASEBACK

Featuring a brand new 10-year lease executed at close of escrow.

ABSOLUTE NNN LEASE STRUCTURE

Passive investment with the tenant responsible for all expenses including roof, structure, HVAC, property taxes, insurance, repairs and maintenance.

HEDGE AGAINST INFLATION

2.5% annual rental increases during the initial term plus 10% increases at each option period provide consistent rent growth throughout the entire term

\$2.74 MILLION IN REPORTED ANNUAL SALES

Restaurant reported approximately \$2.74 million in 2025 net sales, with 2026 year-to-date sales annualizing to approximately ~\$2.8 million

NORTH GARFIELD AVENUE LOCATION

Situated along North Garfield Avenue with direct street frontage, surrounded by established residential neighborhoods, retailers and dining destinations.

CONVENIENT ACCESS TO SR-60

Located near the Garfield Avenue interchange with SR-60, providing convenient connections to Downtown Los Angeles, the San Gabriel Valley and the broader regional freeway network.

NEAR TOPGOLF & BELLA VERDE GOLF CLUB

Located near Topgolf Montebello and Bella Verde Golf Club, established golf and entertainment destinations in the surrounding area.

DENSE, AFFLUENT TRADE AREA

Over 667,000 residents within a 5-mile radius having an Average Household Income of \$108,130, supported by a robust daytime workforce and steady demand from nearby offices and retailers.

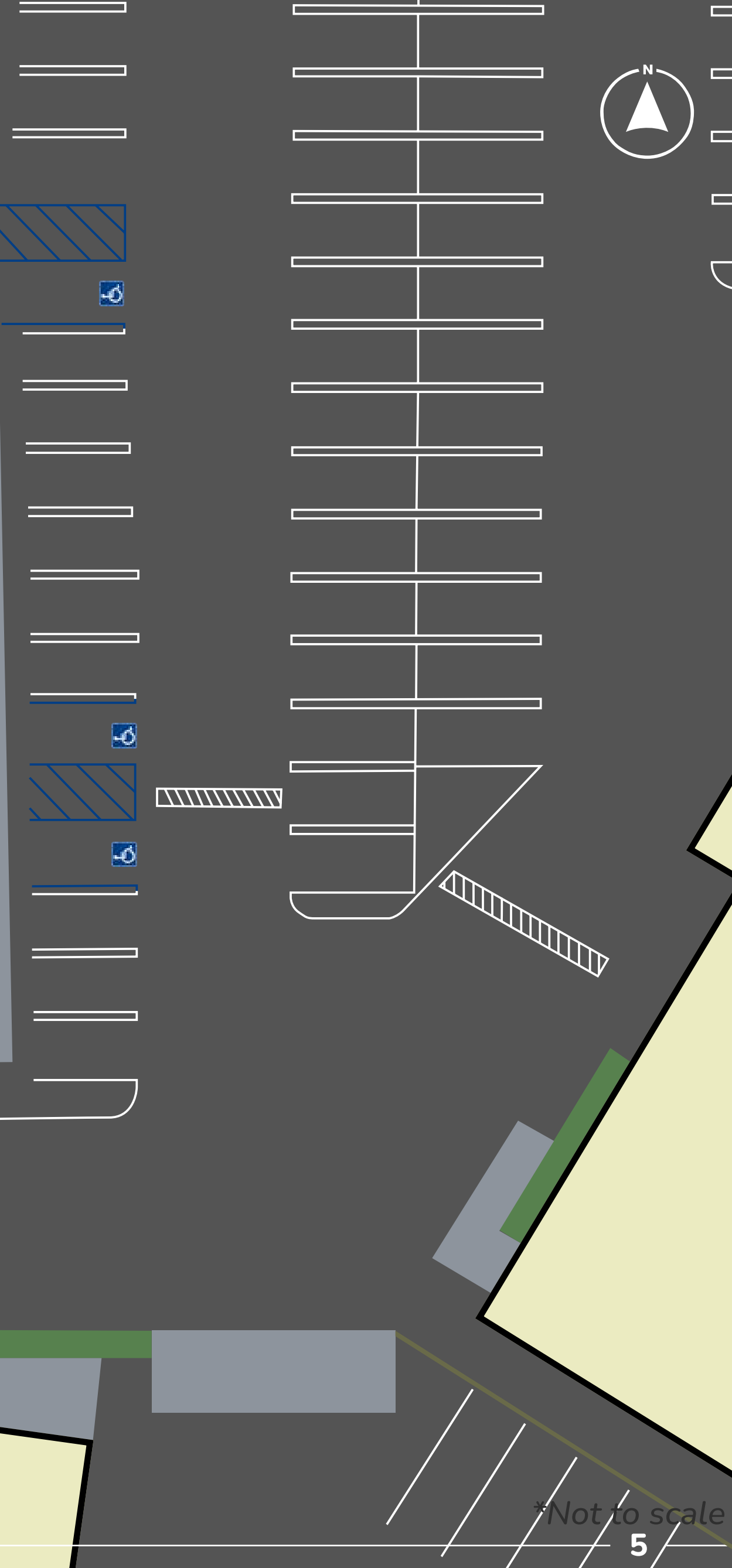
FULL-SERVICE BAR AND RESTAURANT

Kalaveras operates as a vibrant bar & restaurant concept, licensed for full-service liquor and alcohol beverage operations, operated by 40 year veteran.



SITE PLAN

N Garfield Ave ±34,205 ADT



OVERHEAD PHOTO

N Garfield Ave ±34,205 ADT



PROPERTY PHOTOS



AERIAL PHOTO



BELLA VISTA
ELEMENTARY
±338 STUDENTS



MONTEBELLO
GOLF COURSE

Ground Up
Coffee

N Garfield Ave ±34,205 ADT

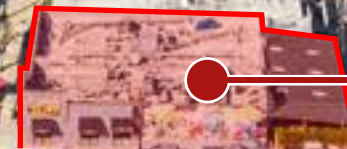


MODIFIED



60 ±256,841 ADT

EASTWEST BANK



**SUBJECT
PROPERTY**



OUR LADY OF THE
MIRACULOUS MEDAL
CATHOLIC CHURCH

AERIAL PHOTO



AERIAL PHOTO



SCHURR
HIGH SCHOOL
±2,139 STUDENTS

MONTEBELLO PLAZA
±284K SF | ±4.3M ANNUAL VISITS | TOP 7%
BEST BUY **CVS pharmacy** **five BELOW**
Office DEPOT **ROSS** **DELTA**
KOHL'S Bag o' Crab

MONTEBELLO
GOLF COURSE

HOME 2
SUITES BY HILTON

OUR LADY OF THE
MIRACULOUS MEDAL
CATHOLIC CHURCH

Smart & Final

HAPPY FAMILY
Chinese Food

Dollar Tree

**SUBJECT
PROPERTY**

N Garfield Ave



±34,205 ADT

Ordoñez

Ground Up
Coffee

EASTWEST BANK

HOLE ONE

Jack
in the box

AERIAL MAP



BRIGHTWOOD
ELEMENTARY
±789 STUDENTS

±30,000
STUDENTS
elac



BELLA VISTA
ELEMENTARY
±338 STUDENTS



±256,841 ADT

BELLA VISTA
ELEMENTARY
±338 STUDENTS



EASTMONT
INTERMEDIATE
±615 STUDENTS



JOSEPH GASCON
ELEMENTARY

CANTWELL-SACRED
HEART OF MARY HIGH SCHOOL
±340 STUDENTS

MONTEBELLO PARK
ELEMENTARY
±375 STUDENTS

MACY
INTERMEDIATE
±550 STUDENTS



Smart & Final



SCHURR
HIGH SCHOOL
±2,139 STUDENTS

±256,841 ADT

MONTEBELLO PLAZA
±284K SF | ±4.3M ANNUAL VISITS | TOP 7%
BEST BUY CVS five BELOW
Office DEPOT ROSS Dress For Less DELTA
KOHLS Bag o' Crab

WILCOX
ELEMENTARY



MONTEBELLO
HIGH SCHOOL
±2,000 STUDENTS



WASHINGTON
ELEMENTARY

MONTEBELLO
INTERMEDIATE
±792 STUDENTS



POTRERO HEIGHTS
ELEMENTARY
±381 STUDENTS



UNIVERSITY
OF THE WEST
±154 STUDENTS



DON BOSCO
TECHNICAL INSTITUTE
±350 STUDENTS



±256,841 ADT

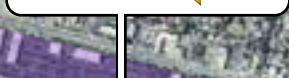


THE SHOPS
AT MONTEBELLO
±774K SF | ±6.2M ANNUAL VISITS | TOP 3%
★ macy's JCPenney
H&M Bath & Body Works Foot Locker SHEIN
CHAMPS COACH VICTORIA'S SECRET
Lids OLD NAVY VANS
Lucky's BARBQUE Olive Garden
& MORE

LA MERCED
INTERMEDIATE
±1,000 STUDENTS

Adventist Health
±224 BEDS

FREMONT
ELEMENTARY
±346 STUDENTS



REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2026)	24,032	235,365	667,996
Median Age (2026)	41.5	39.1	38.0
Wealth Index (2026)	92	81	76

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2026)	\$118,476	\$109,796	\$108,130
Projected Average Household Income (2031)	\$137,305	\$127,976	\$125,915
Projected Annual Growth (2026-2031)	2.99%	3.11%	3.09%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2026)	\$90,070	\$82,390	\$81,732
Projected Median Household Income (2031)	\$105,975	\$98,521	\$96,087
Projected Median Annual Growth(2026-2031)	3.31%	3.64%	3.29%

Households	1 Mile	3 Miles	5 Miles
Households (2026)	8,145	74,604	206,522
Projected Households (2031)	8,171	75,263	208,284
Average Household Size (2026)	2.94	3.13	3.20

MONTEBELLO, CA



4.9%

Greatest Gen
Born in 1945/Earlier



17.2%

Baby Boomer
Born in 1946 to 1964



19.5%

Generation X
Born in 1965 to 1980



26.4%

Millennial
Born in 1981 to 1998



22.8%

Generation Z
Born in 1999 to 2016



9.2%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Montebello, CA

Montebello, California is a dynamic and well-established city in eastern Los Angeles County, strategically located just 8 miles from Downtown Los Angeles. Known for its strong commercial corridors, diverse economy, and central location within the Los Angeles metropolitan area, Montebello serves as an important hub for retail, logistics, healthcare, and residential growth in the San Gabriel Valley region.

With a population of approximately 63,000 residents, Montebello spans about 8.4 square miles and benefits from excellent accessibility. The city is served by major transportation routes including Interstate 5, State Route 60, and State Route 710, providing direct connections to Los Angeles, the San Gabriel Valley, and Orange County. Montebello also features a regional Metrolink rail station, offering commuter rail service to Downtown Los Angeles and other Southern California destinations.

Montebello's economy is anchored by retail, logistics, manufacturing, healthcare, hospitality, and public-sector employment. Key employers include the Montebello Unified School District, Beverly Hospital, and major distribution and light-industrial operators throughout the city. The retail sector is supported by high-traffic commercial corridors such as Montebello Boulevard and Beverly Boulevard, as well as regional destinations like The Shops at Montebello, which attract visitors from across the Eastside and San Gabriel Valley.

The city has experienced ongoing revitalization efforts focused on mixed-use redevelopment, streetscape improvements, and new residential and commercial investment. Montebello's central location and dense population base make it a prime target for new retail, multifamily, and service-oriented development. Continued infill projects and transit-accessible sites further enhance its long-term growth trajectory.

Montebello offers a strong quality of life supported by parks, cultural institutions, and community amenities. Residents enjoy access to recreational destinations such as Montebello Barnyard Zoo, Whittier Narrows Recreation Area, and the Montebello Country Club. The city's diverse dining, cultural events, and historic neighborhoods contribute to its vibrant community character.



Strategic access to I-5, SR-60, and I-710, connecting to major distribution corridors

Prime infill Los Angeles location just 8 miles from Downtown LA

Served by LA Metro's future Eastside Extension, enhancing regional connectivity

One of LA County's most established middle-income suburban markets



TENANT PROFILE

Kalaveras

Kalaveras is a unique fast casual concept with vibrant colors, art, music, and culture of a time honored tradition – El Dia de Los Muertos. A blend of innovative urban mixology, Latin American culinary classics, tribute to well known Hispanic artists, and nothing but buenas vibras!

When you walk into the doors of any Kalaveras locations you will be immediately immersed in the sounds, sights and aromas of a celebration! You will hear everything from new Latin Pop, Reggaeton hits, classic cumbias, regional Mexican hits and more to get you in the party atmosphere. You will see their walls adorned with the vibrant colors of El Dia de Los Muertos, as well as beautifully garnished cocktails, and the smells of mouthwatering dishes passing by.

Their cocktails are a mixture of urban mixology complemented by fresh ingredients including herbs, infusions, and homemade syrups. This immersive experience indulges all of the senses, creating a unique experience even for those with the most complex of palates.

The Kalaveras culinary menu reflects a deep passion for traditional Mexican and Latin American cuisine with a modern twist. The Chef’s recipes are passed down from generation to generation, showcasing classics such as barbacoa and carnitas plates, which are slow cooked to perfection, as well as unique twists on Enchiladas Verdes, Tacos gobernador, and our exclusive Molcajete.

The brand’s strategic expansion has positioned Kalaveras in high-traffic urban and suburban locations, where it benefits from strong lunch, dinner, and weekend crowds. Its ability to blend a casual yet upscale dining experience makes it an attractive tenant for mixed-use developments, retail centers, and entertainment districts. Kalaveras’ focus on social dining and experiential engagement further strengthens its ability to attract repeat customers and drive revenue across its locations.

Kalaveras’ commitment to quality, hospitality, and cultural authenticity has solidified its reputation as a dynamic restaurant brand. The company’s growth strategy continues to prioritize high-visibility locations with strong consumer demand, ensuring its long-term viability and success. As a tenant, Kalaveras brings strong brand recognition, high customer volume, and an engaging dining experience, making it a valuable addition to commercial properties seeking a unique and thriving restaurant concept.

Source: www.kalaveras.com



Year Founded	2016
Website	www.kalaveras.com
Ownership	Private



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