

SINGLE TENANT ABSOLUTE NNN GROUND LEASE

CLASS A INVESTMENT

3340 SANTA ANITA AVENUE | El Monte, CA 91731



DEAL SUMMARY



\$12,900,000
SALE PRICE

3.29%
CAP RATE

CHICK-FIL-A INC
TENANT NAME

CHICK-FIL-A INC
CORPORATE LEASE GUARANTEE

NNN
LEASE TYPE

15-YEAR
LEASE TERM

(4) 5-YEAR
OPTIONS TO RENEW

1/29/24
LEASE COMMENCEMENT

RENT SCHEDULE	ANNUAL	MONTHLY
YEAR 1-5	\$425,000	\$35,416.76
YEAR 6-10	\$475,000	\$39,583.33
YEAR 11-15	\$522,500	\$43,541.67

OPTIONS	ANNUAL	MONTHLY
YEAR 16-20	\$574,750.00	\$ 47,895.83
YEAR 21-25	\$632,225.00	\$52,685.42
YEAR 26-30	\$695,447.50	\$57,953.96
YEAR 31-TERMINATION	\$764,992.25	\$63,749.35

PROPERTY INFORMATION

ADDRESS 3340 Santa Anita Avenue | El Monte, CA 91731

BUILDING SIZE ±4,200

LAND ACRES ±1.89 AC (±49,920 SF)

PROPERTIES 1

STORIES 1

TENANCY Single

YEAR BUILT 2024

PARKING 35 (Surface) | 8.33/1,000 SF Ratio

LOCATION Suburban

FRONTAGE I-10 Freeway & Santa Anita Avenue Frontage

TRAFFIC COUNTS ±308,042 ADT @ I-10



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





CORPORATE PROFILE

Atlanta-based Chick-fil-A Inc. is a family owned and privately held restaurant company dedicated to serving communities in which its restaurants operate. Credited with inventing the chicken sandwich, Chick-fil-A serves nutritious, freshly prepared food in more than 1800 restaurants in 40 states and Washington D.C.



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INDUSTRY
RESTAURANTS

140,000
EMPLOYEES

1,800
LOCATIONS

FOUNDED
1946

HQ
ATLANTA, GA

AERIAL VIEW

Chick-fil-A
3340 SANTA ANITA AVE

±308,042
ADT

AERIAL MAP

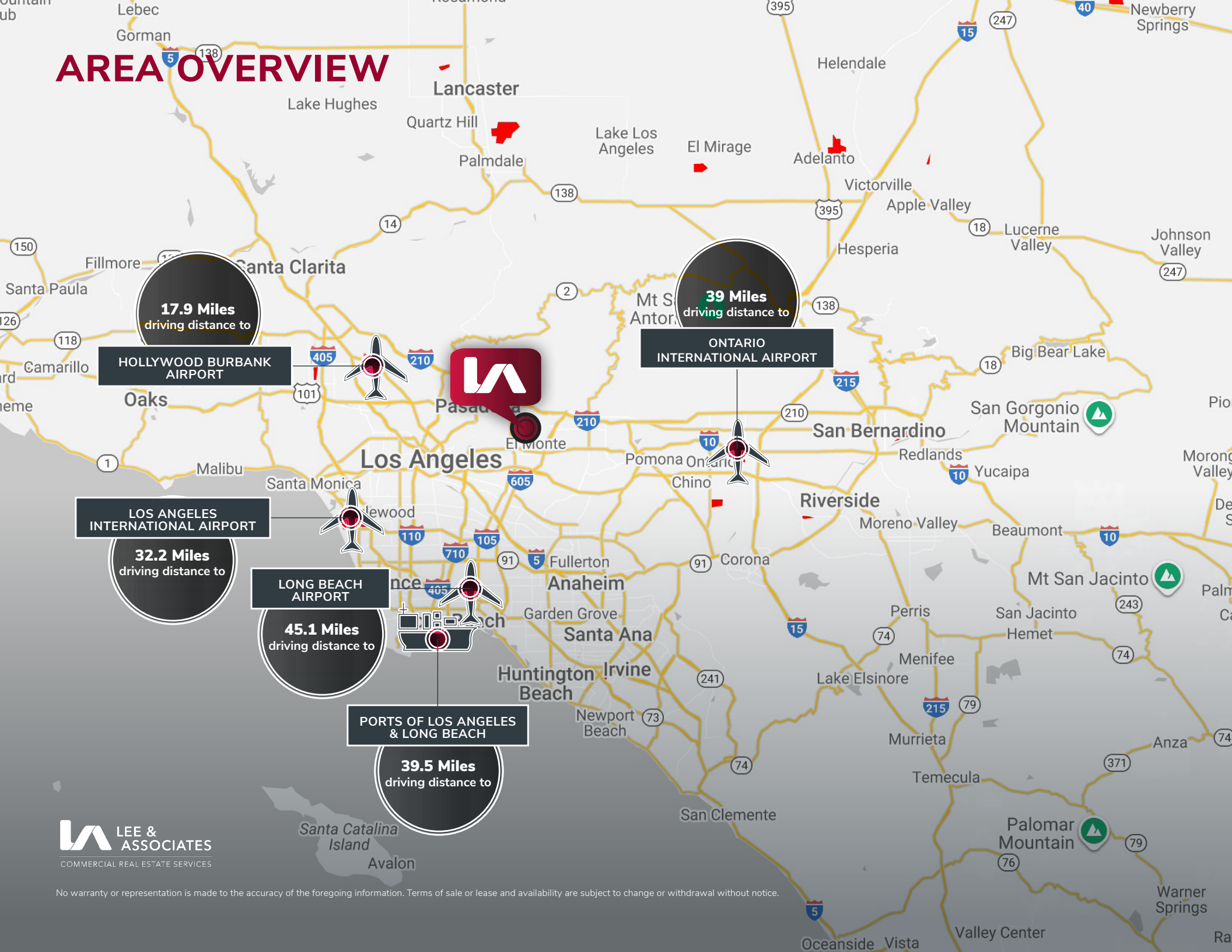


3340 SANTA ANITA AVE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AREA OVERVIEW



EL MONTE OVERVIEW

El Monte sits approximately 12 miles east of downtown Los Angeles and is located at the interchange of Interstates 10 and 605. It covers about 10 square miles and is a mix of residential, retail, industrial and office land uses.

The city markets itself as business-friendly, with retail/tourism elements (notably auto dealerships), industrial/manufacturing presence, and logistics/distribution due to freeway access and proximity to major Southern California freight routes.

TOP INDUSTRIES

1. MANUFACTURING
2. HEALTHCARE
3. RETAIL TRADE
4. ACCOMODATION & FOOD SERVICES
5. CONSTRUCTION

109,450
POPULATION

64.2%
HIGH SCHOOL GRADUATE+

\$64,991
MED. HOUSEHOLD INCOME

29,540
HOUSEHOLDS

60.8%
LABOR FORCE

\$687,813
MED. HOME VALUE

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 PROJECTION	31,831	201,710	507,793
2024 ESTIMATE	33,120	209,604	526,923
2020 CENSUS	35,604	223,944	559,303

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 PROJECTION	8,493	55,128	147,302
2024 ESTIMATE	8,865	57,455	153,227
2020 CENSUS	9,644	62,039	164,038
2024 AVG HOUSEHOLD INCOME	\$73,535	\$87,682	\$98,481
2024 MED HOUSEHOLD INCOME	\$55,499	\$67,219	\$75,966

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DO NOT DISTURB THE TENANTS. PLEASE CONSULT JIM RIDENS OR NEIL RIDENS FOR MORE DETAILS

3340 SANTA ANITA AVENUE

EL MONTE, CA 91731

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