



IONNA™

NNN INVESTMENT AVAILABLE FOR SALE NEW 10 YEAR CORP LEASES

6607 Atlantic Avenue, Bell, CA



Steven H. Weiss

Executive Vice President
818.905.2400 Ext. 1634
sweiss@naicapital.com
Cal DRE License #0068554

Sam Kangavari

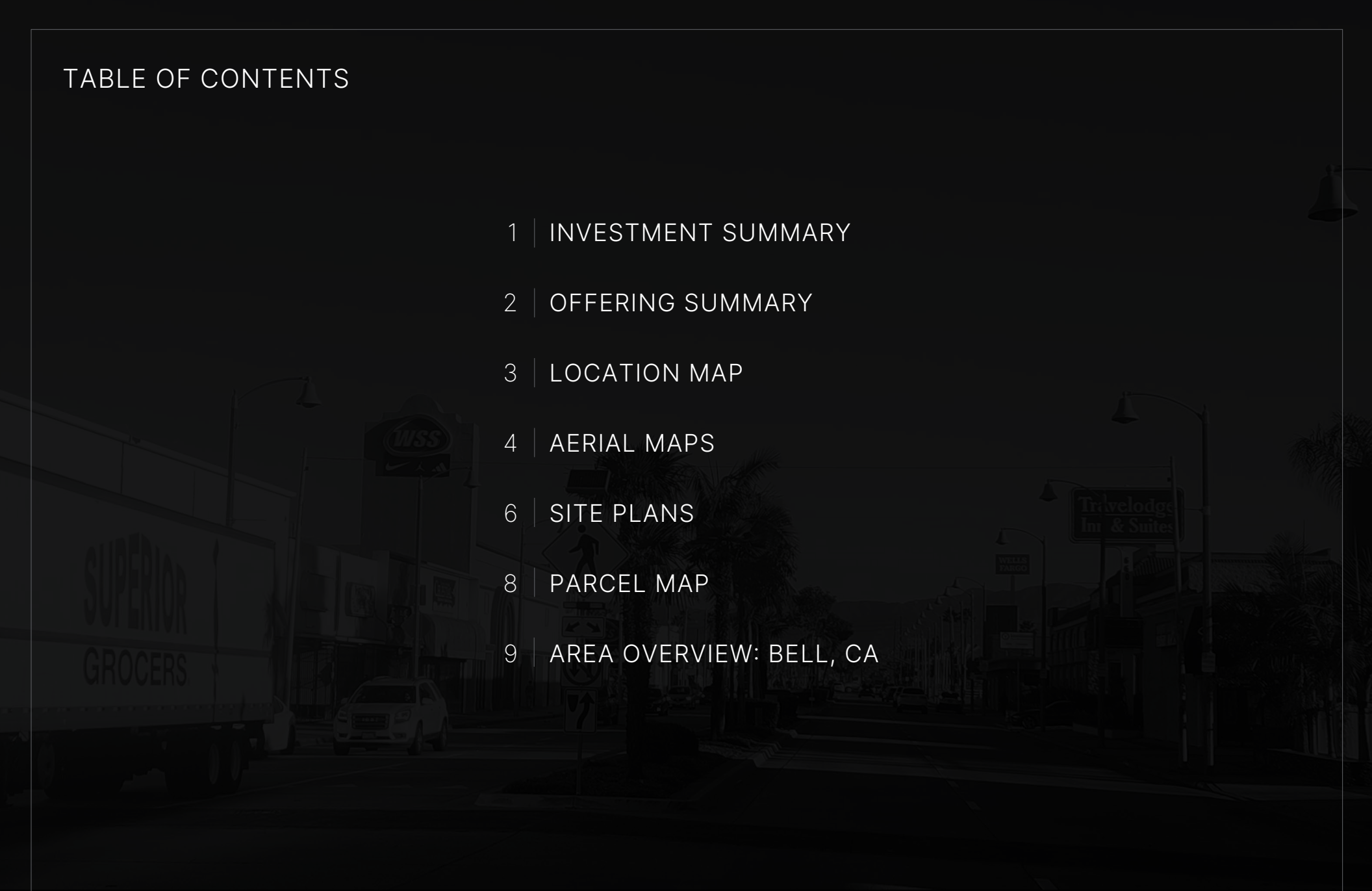
Senior Vice President
310.806.6135
skangavari@naicapital.com
Cal DRE License #01846336

NAI Capital

15821 Ventura Blvd., Suite #320
Encino, CA 91436
818 905 2400
naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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INVESTMENT SUMMARY



NAI Capital Commercial, Inc. is pleased to offer the opportunity to acquire a fee simple interest (land & building ownership) in a two tenant NNN leased investment including a freestanding corporate signed WSS (Warehouse Shoe Sales) and 12 EV charging stations being developed by Ionna, LLC. The WSS lease commenced in September of 2024 with a primary term of 10 years plus 4-5 year options. The lease feature 12 ½ increase every 5 years. The WSS lease is NNN with limited landlord responsibilities, making this an ideal, low management investment for a passive investor. The Ionna's lease is to commence on December 10th, 2025 with a primary term of 10 years plus 2-5 year options. The lease features 3% annual increases with the tenant responsible all maintenance of its charging stations.

The property is strategically located along the major retail corridor of Atlantic Avenue in the City of Bell, just off Gage Avenue with combined traffic counts at the intersection in excess of 42,181 vehicles per day. The site benefits from excellent visibility via significant street frontage along Atlantic Avenue and a huge monument sign. Neighboring tenants include Northgate González Market, O'Reilly Auto Parts. Total population within 3 miles contains approximately 281,091 people with a Average HH Income of \$84,944 and Total Employees of 159,332.



ABOUT

WSS (Formerly Warehouse Shoe Sales) is a major U.S. footwear retailer known for top brand athletic, dress, fashion and casual footwear. WSS was originally founded in 1984 by Eric Alon. The company has grown to 151 stores in 5 states (California, Nevada, Arizona, Texas and Florida). WSS was acquired by Foot Locker in 2021 and Foot Locker was subsequently acquired by Dicks Sporting Goods in 2025. WSS operates as a wholly owned subsidiary of Dick's Sporting Goods and continues to grow through existing markets. WSS primarily serves urban and Latino working class neighborhoods.



ABOUT

Ionna is a nationwide charging network founded by eight of the world's biggest automakers, BMW, General Motors, Honda, Hyundai, Mercedes-Benz, Kia, Stellantis and Toyota. With 4,000 bays contracted across the US and 1,100 bays currently under construction Ionna has plans for 30,000 charging points by 2030. Ionna recently announced over \$250 million of planned investment in California EV infrastructure.

OFFERING SUMMARY

OFFERING

Price:	\$10,400,000
Net Operating Income:	\$572,400
Cap Rate:	5.5%
Lease Type:	NNN
Guarantee:	WSS Corporate Signature
Tenants:	Eurostar, Inc. (dba WSS) Ionna, LLC
Landlord Responsibility	Roof and Structure (New Roof 2024)
Sales Reporting	No

PROJECT SPECIFICATIONS

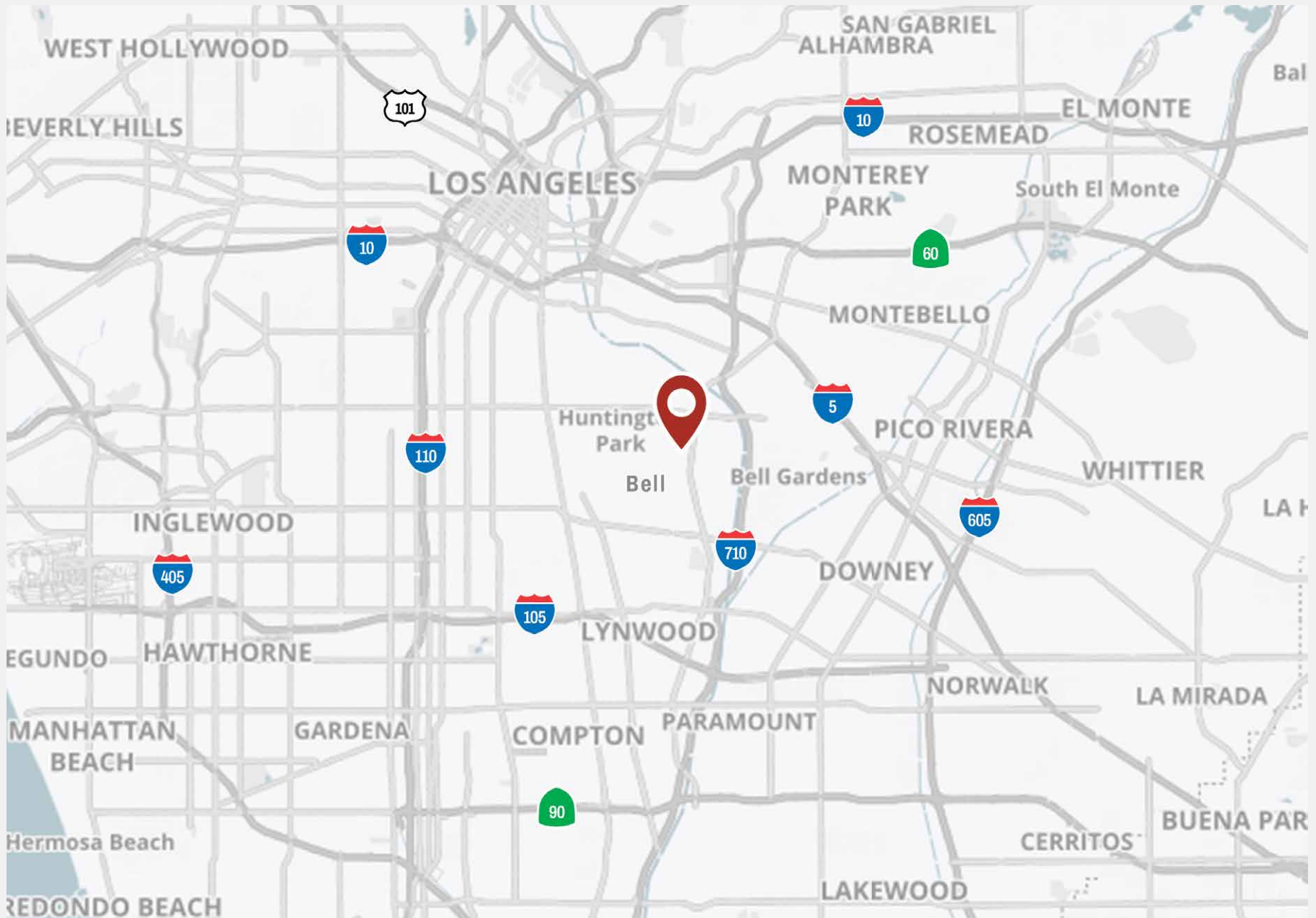
Property Address:	6607 Atlantic Ave., Bell, CA
Building Square Footage:	15,782 SF
Land Area:	44,621 SF
Year Built / Remodeled:	1947 / 1991 / 2024
Parcel Number:	6325-020-416



RENT ROLL

Tenant Name	Square Feet	Monthly Rent	Lease Start	Lease End	Increases	Options
Eurostar (dba WSS)	15,782	\$43,400.50	Sept. 1, 2024	Aug. 31, 2034	12.5 % / 5 years	4-5 yr. options
Ionna, Inc.	N/A	\$4,200	Dec. 10, 2025	Dec. 9, 2035	3% / yr.	2-5 year

LOCATION MAP



AREA RETAILERS MAP

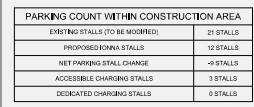


SITE MAP

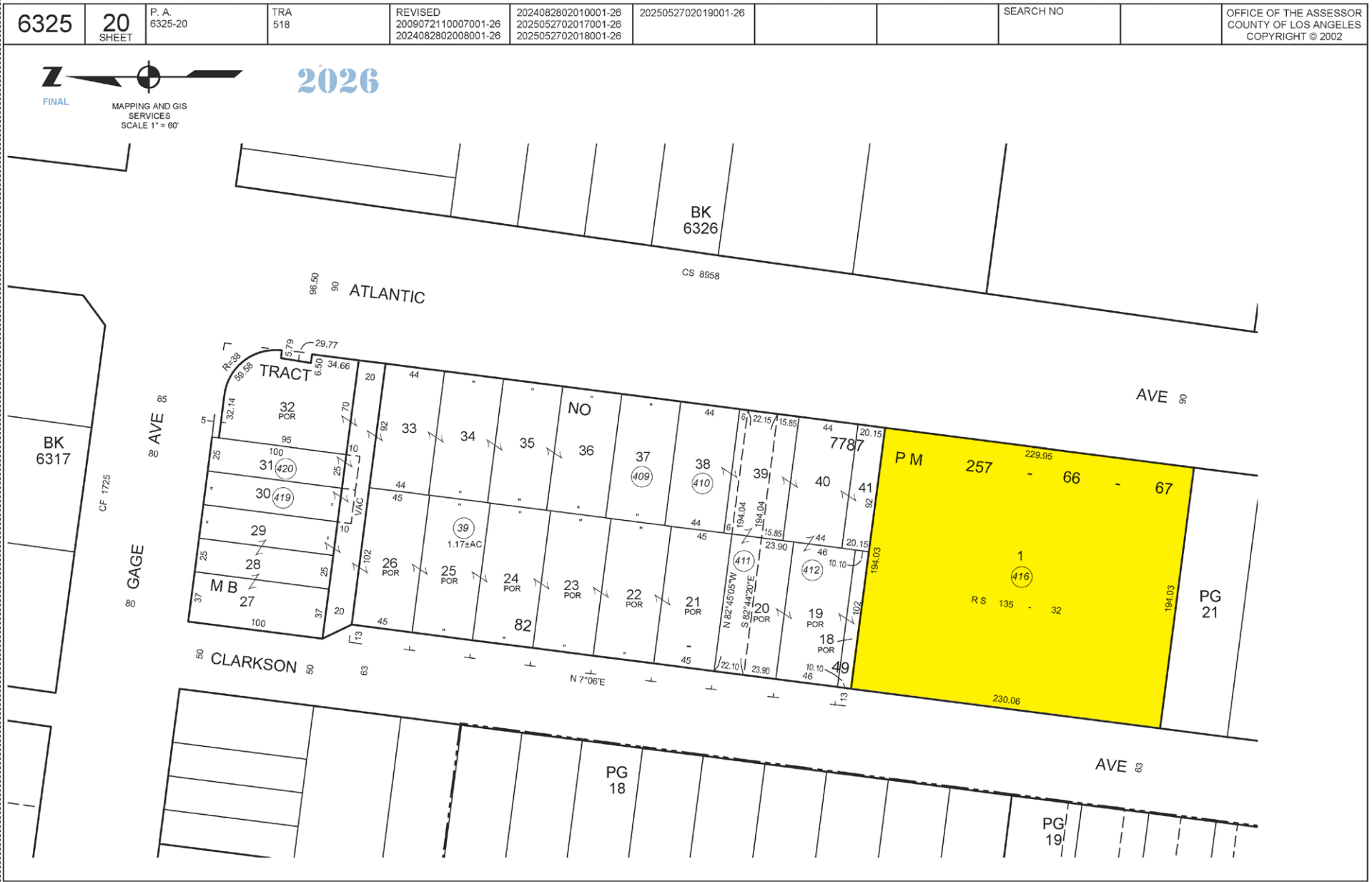


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6607 ATLANTIC AVENUE, BELL, CA



PARCEL MAP



AREA OVERVIEW

The City of Bell, CA

Bell is an incorporated charter city in the greater Los Angeles metropolitan area, located approximately 10 miles southeast of downtown Los Angeles. Situated along the west bank of the Los Angeles River in southeast Los Angeles County, Bell is an industrial hub that calls itself the “key to industry,” reflecting its central location in Los Angeles’ industrial market. The city covers a land area of 2.5 square miles. Bell’s central location makes it an ideal venue for businesses. The city offers easy access to key transportation corridors, including Interstate 5, Interstate 710, and the Union Pacific Railroad. It is also just 20 miles north of the ports of Los Angeles and Long Beach, making it well-suited for distribution, warehousing, and logistics. In addition to its strong industrial base, Bell is home to a number of major employers. World-class cultural and sports attractions—including Dodger Stadium, the Staples Center, and Walt Disney Concert Hall—are only minutes away in nearby downtown Los Angeles.

Principal Property Taxpayers 2024 (aka Employers)

Taxpayer	Taxable Value (\$)
Cheli Distribution Center Inc	126,684,588
Supowitz Holdings Inc	109,242,000
PI Bell Parcel I LLC	65,163,541
First Industrial LP	64,298,925
Rexford Industrial-6000 Bandini	32,500,000
PR I Bell Tech Industrial CA LLC	24,081,174
Blueprint Cleanse	19,549,907
Bell Container	18,767,082
Bell Palm Plaza	17,184,941
AMB Property LP	16,462,544
6015 6025 Bandini LLC	15,392,804
Los Altos XI LP	11,111,518
Senior Citizens Housing Dev	9,773,185
6317 Flora Ave LLC	9,697,119
Rodriguez Horacio Zoraida	9,542,096
Salvation Army - Bell Oasis	8,703,345
Bandini Partners LLC	8,584,860
Palm Pacific LLC	8,419,934
Shelter Partnership Inc	8,250,405
United Parcel Service Inc	7,198,021
Bilek Mike A	7,140,000
Calderon J Vladimir	6,969,311
Inland Container Corp	6,861,114
Sintra Property LLC	6,753,028
Yoo Jun Youn	6,249,400

Source: City of Bell 2024 Annual Comprehensive Financial Report

Principal Sales Tax Producers

Taxpayer	Business Type
7-Eleven Food Stores	Food Markets
Advantage Auto Sales	Auto Sales – Used
Bell Thrift Store	Miscellaneous Retail
Carl's Jr.	Restaurants
Chevron	Service Stations
Culichitown Bell	Restaurants
CVS/Pharmacy	Drug Stores
Eurostar	Apparel Stores
Individual Foodservice	Food Processing Equipment
La Casita Mexicana	Restaurants
Labarca Restaurantes	Restaurants
Las Playitas Auto Sales	Auto Sales – Used
McDonald's	Restaurants
Northgate Market	Food Markets
O'Reilly Auto Parts	Auto Parts/Repair
Paradise Buffet	Restaurants
Prosource Facility Supply	Light Industry
Ragab Enterprise	Service Stations
Rexel USA	Electronic Equipment
Smart & Final	Food Markets
Socal Cars	Auto Sales – Used
Speedway	Service Stations
Tee Pee Automotive	Auto Parts/Repair
United Pacific	Service Stations
Wendy's Old Fashion Hamburgers	Restaurants

6607 ATLANTIC AVE

BELL, CA 90201

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Offering Memorandum

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