

For Sale Retail Center

1030 N Hacienda Blvd. La Puente, CA 91744

Highlights –

- Prime Free-Standing Building
- Long Term National Tenant Established in 1949. One of Southern California's Largest Footwear and Apparel Chains with 38 Locations on the West Coast
- Property located on Busy Hacienda Blvd.
- 19 Parking Spaces (5/1000)
- Monument Signage
- Strong Demographics



\$2,285,000.00 (\$571.25 per square foot)

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OFFERING SUMMARY

SALE PRICE: \$2,285,000 (\$571.25 per square foot)

CAP RATE: 5.25%

MARKET: City of La Puente

PROPERTY LOCATION:

The subject property is located at 1030 N Hacienda Blvd., and is on the North East side of Amar Rd and N Hacienda Blvd in the County of Los Angeles. Anchored by Smart and Final, Fit Club La Puente and Jiffy Lube. It is surrounded by other National, Regional Tenants, apartments and residential properties. The subject property was built in 1970 and contains approximately 3,969 square feet of building on a lot size of approximately 16,137 square feet according to the County Tax Assessor. The property currently consist of 1 Tenant. Shoeteria was purchased by Work World, a portfolio company of Gart Capital Partners, in August 2025.

ABOUT SHOETERIA: Shoeteria was founded in 1949 in Norwalk, California, as a specialty work boot and workwear retailer focused on serving workers and industrial customers in Southern California. It grew to operate 7 retail locations, a strong online business, and mobile "boot trucks" serving B2B accounts. Acquisition by Work World. On August 12, 2025, Work World acquired Shoeteria, bringing it under the Work World corporate umbrella as part of the company's strategy to expand its geographic presence and product reach. After the acquisition, Shoeteria continues to operate under its own brand name with its existing team and headquarters in Commerce, CA, while benefiting from the scale and support of Work World.

1949 – Shoeteria founded in Norwalk, CA.

1990 – Work World founded in California.

2020 – Gart Capital Partners acquires Work World.

2021 – Work World acquires Whistle Workwear & Willy's.

2025 – Work World acquires Shoeteria.

DESCRIPTION: Single-Tenant Free Standing Retail Building

LEASE TERMS: 10 Years, Expires July 31, 2035. 3.5% Annual increases. 2(5)Year Options, First option 3.5% per year. Second 5-Year option Fair Market Rent.

APN: 8252-021-027

YEAR BUILT: 1970

BUILDING SIZE: 3,969 Square Feet

LOT SIZE: 16,137 Square feet

ZONING : City of La Puente's commercial zones (LPC2)

FINANCING: Cash or Cash to New Financing

TOPOGRAPHY: Flat

CONSTRUCTION: Wood Frame Stucco

PARKING: 18 parking spaces + 1 ADA Compliant Parking Spaces

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



FINANCIAL SUMMARY

Property: 1030 N Hacienda Blvd., La Puente, CA 91744
GCP WW Holdco LLC, a Washington limited liability company
Single-Tenant Property
 4,000 SF Bldg 16,224 Lot

| Account Name | Total Current Amount | Tenant's Prop Tax & Ins Cap Taxes 33% 08/01/2025-07/31/2026 | Tenant's Prop Tax & Ins Cap Taxes 66% 08/01/2025-07/31/2026 | Tenant's Prop Tax & Ins Cap Taxes 100% 08/01/2025-07/31/2026 |
|--|----------------------|--|--|---|
| Operating Income & Expense | | | | |
| INCOME | | | | |
| Rent | \$ 120,000.00 | | \$ 120,000.00 | \$ 124,320.00 |
| CAM Monthly Estimate | | | | |
| Total INCOME | \$ 120,000.00 | | \$ 120,000.00 | \$ 124,320.00 |
| EXPENSES | | | | |
| | | lease caps | tax 33% with caps on other expenses | |
| Property Taxes | \$ 22,857.00 | \$ 10,280.00 | \$ 7,542.81 | \$ 15,085.62 |
| Insurance | 2,500.00 | 5,280.00 | 2,500.00 | 2,500.00 |
| Maintenance | 1,240.00 | 1,240.00 | 1,240.00 | 1,240.00 |
| Landscaping | | - | - | - |
| Management Fees 3% | - | | - | - |
| Total EXPENSES | \$ 26,597.00 | \$ 16,800.00 | \$ 11,282.81 | \$ 18,825.62 |
| | | \$ 1,400.00 | \$ 940.23 | |
| *Lease Concessions | | | \$ 15,314.19 | \$ 7,771.38 |
| * Landlord shall contribute to the Lease Concessions as a Credit to the purchase price | | | | |



FINANCIAL SUMMARY

| | | | |
|---------------|--------------|----------------------|---|
| Year 1 | Gross Income | \$ 10,000.00 | |
| | | x 12 | Months |
| | | <u>\$ 120,000.00</u> | |
| | Expenses | (15,314.19) | Balance paid by Owner for Property Taxes & Insurance Caps |
| | | <u>\$ 104,685.81</u> | |
| | | | |
| | CAP Rate | 5.25% | |
| | | \$ 2,285,714.29 | Value with Lease concessions |
| Year 2 | Gross Income | \$ 10,360.00 | |
| | | x 12 | Months |
| | | <u>\$ 124,320.00</u> | |
| | Expenses | (7,771.38) | Balance paid by Owner for Property Taxes & Insurance Caps |
| | | <u>\$ 116,548.62</u> | |
| | | | |
| | CAP Rate | 5.44% | |
| Year 3 | Gross Income | \$ 10,720.00 | |
| | | x 12 | Months |
| | | <u>\$ 128,640.00</u> | |
| | | | |
| | CAP Rate | 5.63% | |

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Frontage



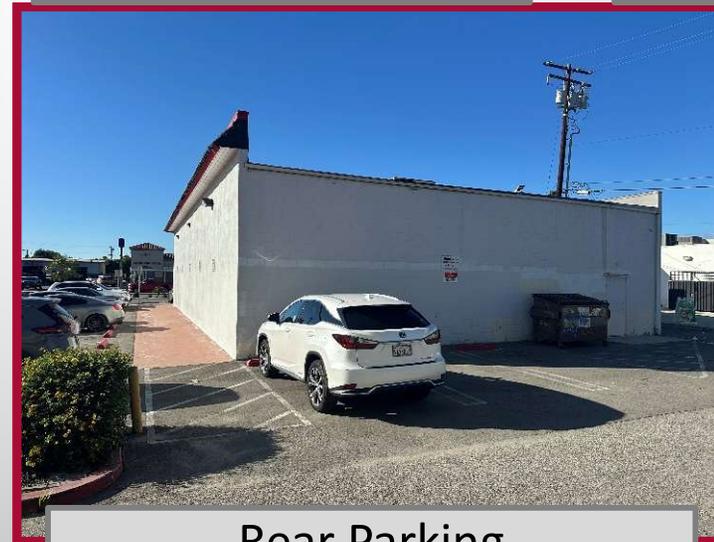
Monument Sign



Anchor Tenants



Neighbor Tenants



Rear Parking

SOLD COMPARABLES

1 220 S Vincent Ave West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Retail

| | | | |
|----------------|-----------------------------|------------------|-------------------|
| Sold | 11/5/2025 | Actual Cap Rate | 5.20% |
| Sale Price | \$4,600,000 (\$1,131.89/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 4,064 SF (100%) | Sale Comp ID | 7395563 |
| Price Status | Confirmed | Parcel Numbers | 8474-010-011 +1 |
| Built | 2003 | Sale Conditions | 1031 Exchange +1 |
| Land Area | 0.81 AC/35,284 SF | | |



| Type | Name | Location | Phone |
|-----------------|------------------------|------------------------|----------------|
| Recorded Buyer | Grb Partners Llc | - | - |
| True Buyer | Properties Unlimited | Sherman Oaks, CA 91403 | (818) 783-1280 |
| Recorded Seller | RPM Santan Pad 2 LLC | - | - |
| True Seller | CalBay Development LLC | El Segundo, CA 90245 | (310) 545-8350 |

2 1340-1380 S Harbor Blvd La Habra, CA 90631 (Orange County) - Brea/La Habra Submarket

★★★★☆
Retail

| | | | |
|----------------|-----------------------------|------------------|-------------------|
| Sold | 10/15/2025 | Land Area | 0.76 AC/33,106 SF |
| Sale Price | \$6,185,000 (\$1,103.68/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 5,604 SF (100%) | Sale Comp ID | 7374322 |
| Price Status | Confirmed | Parcel Numbers | 293-101-40 |
| Built | 1978 | | |



| Type | Name | Location | Phone |
|-----------------|-------------------------------|--------------------------|-------|
| Recorded Buyer | Kamran Shooshani Family Trust | Beverly Hills, CA 90210 | - |
| True Buyer | Kamran Shooshani Family Trust | Beverly Hills, CA 90210 | - |
| Recorded Seller | Bonnie Doone, LLC | Corona del Mar, CA 92625 | - |
| Recorded Seller | Seaside Ranchos Inc. | - | - |
| True Seller | Bonnie Doone | Corona del Mar, CA 92625 | - |

3 311 N Santa Anita Ave - Arcadia Small Animal Hospital Arcadia, CA 91006 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 8/29/2025 | Land Area | 0.26 AC/11,326 SF |
| Sale Price | \$3,568,000 (\$577.53/SF) | Sale Comp Status | Research Complete |
| GLA | 6,178 SF | Sale Comp ID | 7316301 |
| Price Status | Confirmed | Parcel Numbers | 5775-022-042 |
| Built | 1988 | | |



| Type | Name | Location | Phone |
|-----------------|-----------------------------------|------------------------|----------------|
| Recorded Buyer | Arcadia Veterinary Properties Llc | - | - |
| True Buyer | Rachel Niu | Sierra Madre, CA 91024 | (626) 780-0324 |
| Recorded Seller | Arcadia Properties Llc | - | (985) 414-2411 |



4

215-219 E Las Tunas Dr

San Gabriel, CA 91775 (Los Angeles County) - Western SGV Submarket



Retail

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 8/26/2025 | Land Area | 0.13 AC/5,663 SF |
| Sale Price | \$1,900,000 (\$583.54/SF) | Sale Comp Status | Research Complete |
| GLA | 3,256 SF | Sale Comp ID | 7322420 |
| Price Status | Full Value | Parcel Numbers | 5367-034-021 |
| Built | 1954 | | |



| Type | Name | Location | Phone |
|-----------------|---|-----------------------|----------------|
| Recorded Buyer | Revocable Living Trust Of Ken Chung Chang | San Gabriel, CA 91778 | (626) 333-1111 |
| Recorded Buyer | chang | - | - |
| True Buyer | Revocable Living Trust Of Ken Chung Chang | San Gabriel, CA 91778 | (626) 333-1111 |
| Recorded Seller | Angel City Lic | - | - |
| True Seller | James Lin Jr | San Marino, CA 91108 | (310) 600-3430 |

5

105 W Lambert Rd - Brea Plaza

Brea, CA 92821 (Orange County) - Brea/La Habra Submarket



Retail

| | | | |
|-----------------|---------------------------|------------------|-------------------|
| Sold | 7/31/2025 | Land Area | 0.53 AC/23,087 SF |
| Sale Price | \$3,475,000 (\$528.44/SF) | Sale Comp Status | Research Complete |
| GLA | 6,576 SF | Sale Comp ID | 7285596 |
| Price Status | Confirmed | Parcel Numbers | 296-291-42 |
| Built/Renovated | 1980/2001 | | |



| Type | Name | Location | Phone |
|-----------------|---|---------------------|----------------|
| Recorded Buyer | James Eunsu Choi And Susan Yun Choi Trust | - | (310) 375-1580 |
| True Buyer | James Eunsu Choi And Susan Yun Choi Trust | - | (310) 375-1580 |
| Recorded Seller | Mis Casas Llc | - | - |
| True Seller | Timothy P & Graciela T Hopkins | Las Vegas, NV 89158 | (702) 369-1015 |

6

104-120 W Foothill Blvd - Foothill Park Plaza - Bldg A (Part of a 5-Pro...

Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket



Retail

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 3/14/2025 | Land Area | 0.49 AC/21,216 SF |
| Sale Price | \$9,648,566 (\$855.82/SF) | Sale Comp Status | Research Complete |
| GLA | 11,274 SF | Sale Comp ID | 7093729 |
| Price Status | Allocated | Parcel Numbers | 8516-003-059 |
| Built | 1985 | | |



| Type | Name | Location | Phone |
|----------------|---------------------------|----------------------|----------------|
| Recorded Buyer | Foothill Station LP | - | - |
| True Buyer | Phillips Edison & Company | Cincinnati, OH 45249 | (513) 554-1110 |

7 150-166 W Foothill Blvd - Foothill Park Plaza - Bldg C (Part of a 5-Pro...
 Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 3/14/2025 | Land Area | 0.64 AC/27,878 SF |
| Sale Price | \$7,250,269 (\$666.13/SF) | Sale Comp Status | Research Complete |
| GLA | 11,050 SF | Sale Comp ID | 7093729 |
| Price Status | Allocated | Parcel Numbers | 8516-003-051 +1 |
| Built | 1985 | | |



| Type | Name | Location | Phone |
|-----------------|------------------------------|-------------------------|----------------|
| Recorded Buyer | Foothill Station LP | - | - |
| True Buyer | Phillips Edison & Company | Cincinnati, OH 45249 | (513) 554-1110 |
| Recorded Seller | Monrovia Foothill Assocs LLC | Newport Beach, CA 92660 | - |
| True Seller | Westar Associates | Newport Beach, CA 92660 | (714) 241-0400 |

8 102 W Foothill Blvd - Foothill Park Plaza (Part of a 5-Property Sale)
 Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 3/14/2025 | Land Area | 0.45 AC/19,710 SF |
| Sale Price | \$5,007,522 (\$912.95/SF) | Sale Comp Status | Research Complete |
| GLA | 5,485 SF | Sale Comp ID | 7093729 |
| Price Status | Allocated | Parcel Numbers | 8516-003-057 +1 |
| Built | 1986 | | |



| Type | Name | Location | Phone |
|-----------------|------------------------------|-------------------------|----------------|
| Recorded Buyer | Foothill Station LP | - | - |
| True Buyer | Phillips Edison & Company | Cincinnati, OH 45249 | (513) 554-1110 |
| Recorded Seller | Monrovia Foothill Assocs LLC | Newport Beach, CA 92660 | - |
| True Seller | Westar Associates | Newport Beach, CA 92660 | (714) 241-0400 |

9 140-148 W Foothill Blvd - Foothill Park Plaza - Bldg E (Part of a 5-Prop...
 Monrovia, CA 91016 (Los Angeles County) - Western SGV Submarket

★★★★☆
Retail

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 3/14/2025 | Land Area | 0.35 AC/15,414 SF |
| Sale Price | \$2,164,973 (\$602.22/SF) | Sale Comp Status | Research Complete |
| GLA | 3,595 SF | Sale Comp ID | 7093729 |
| Price Status | Allocated | Parcel Numbers | 8516-003-056 |
| Built | 1986 | | |



| Type | Name | Location | Phone |
|----------------|---------------------------|----------------------|----------------|
| Recorded Buyer | Foothill Station LP | - | - |
| True Buyer | Phillips Edison & Company | Cincinnati, OH 45249 | (513) 554-1110 |

SOLD COMPARABLES

10 1212 S Baldwin Ave
Arcadia, CA 91007 (Los Angeles County) - Western SGV Submarket



Retail

| | | | |
|--------------|---------------------------|------------------|-------------------|
| Sold | 11/5/2024 | Land Area | 0.23 AC/9,975 SF |
| Sale Price | \$4,000,000 (\$886.92/SF) | Sale Comp Status | Research Complete |
| GLA | 4,510 SF | Sale Comp ID | 6941653 |
| Price Status | Confirmed | Parcel Numbers | 5784-003-033 +1 |
| Built | 1930 | | |



| Type | Name | Location | Phone |
|-----------------|------------------------|--------------------------|----------------|
| Recorded Buyer | Dream 1212 LLC | - | - |
| True Buyer | Xianwei Miao | Arcadia, CA 91007 | - |
| Recorded Seller | Tse Kenneth S | - | - |
| True Seller | Kenneth Tse & Soy Chin | South Pasadena, CA 91030 | (626) 589-1628 |

11 8951-8953 Valley Blvd
Rosemead, CA 91770 (Los Angeles County) - Western SGV Submarket



Retail

| | | | |
|----------------|---------------------------|------------------|-----------------------|
| Sold | 7/29/2024 | Land Area | 0.54 AC/23,345 SF |
| Sale Price | \$4,508,000 (\$539.04/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 8,363 SF (59.0%) | Sale Comp ID | 6798513 |
| Price Status | Confirmed | Parcel Numbers | 5391-012-039 +1 |
| Built | 1956 | Sale Conditions | Redevelopment Project |



| Type | Name | Location | Phone |
|-----------------|--|-----------------------|----------------|
| Recorded Buyer | Pasadena Area Community College District | Rosemead, CA 91770 | - |
| True Buyer | Pasadena Area Community College District | Rosemead, CA 91770 | - |
| Recorded Seller | Huang Family 2000 Trust | San Gabriel, CA 91775 | - |
| True Seller | Julie G Huang | San Gabriel, CA 91775 | (626) 286-8298 |

12 10910 Rush St - Tyler & Rush Town Center (Part of a 2-Property Sale)
South El Monte, CA 91733 (Los Angeles County) - Western SGV Submarket



Retail

| | | | |
|----------------|---------------------------|------------------|--------------------------|
| Sold | 4/19/2024 | Actual Cap Rate | 5.93% |
| Sale Price | \$3,067,878 (\$550.06/SF) | Sale Comp Status | Research Complete |
| GLA (% Leased) | 5,577 SF (100%) | Sale Comp ID | 6707407 |
| Price Status | Allocated | Parcel Numbers | 8114-019-023 |
| Built | 1989 | Sale Conditions | Investment Triple Net +1 |
| Land Area | 0.35 AC/15,246 SF | | |

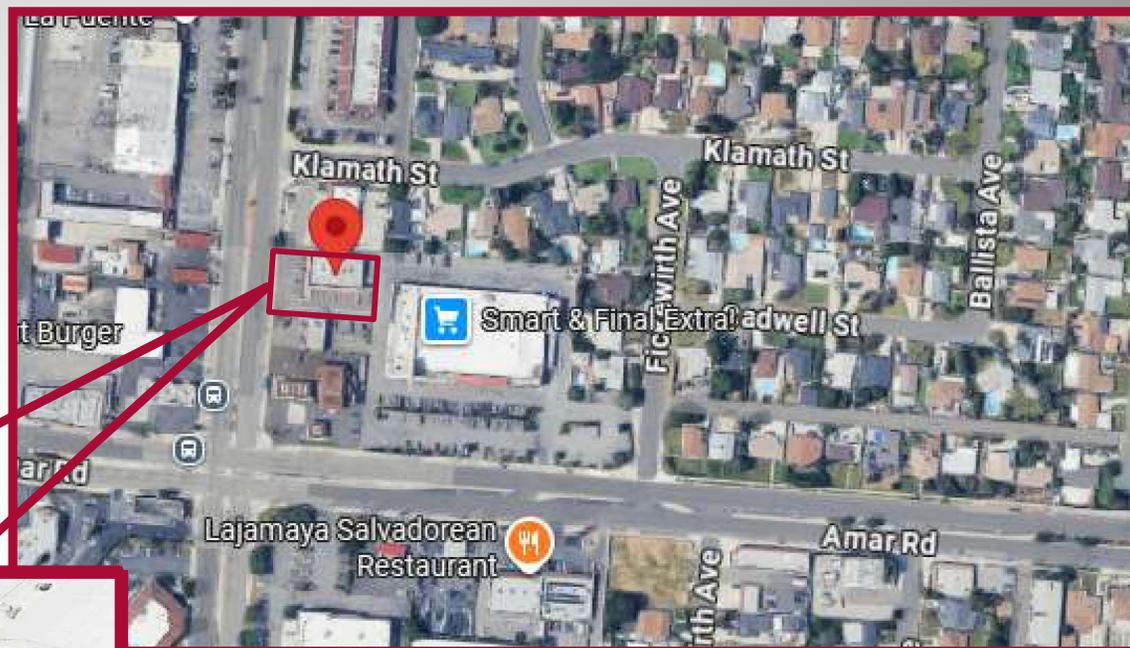


| Type | Name | Location | Phone |
|----------------|------------------|--------------------|----------------|
| Recorded Buyer | Spring Town, LLC | Cerritos, CA 90703 | (562) 865-0012 |

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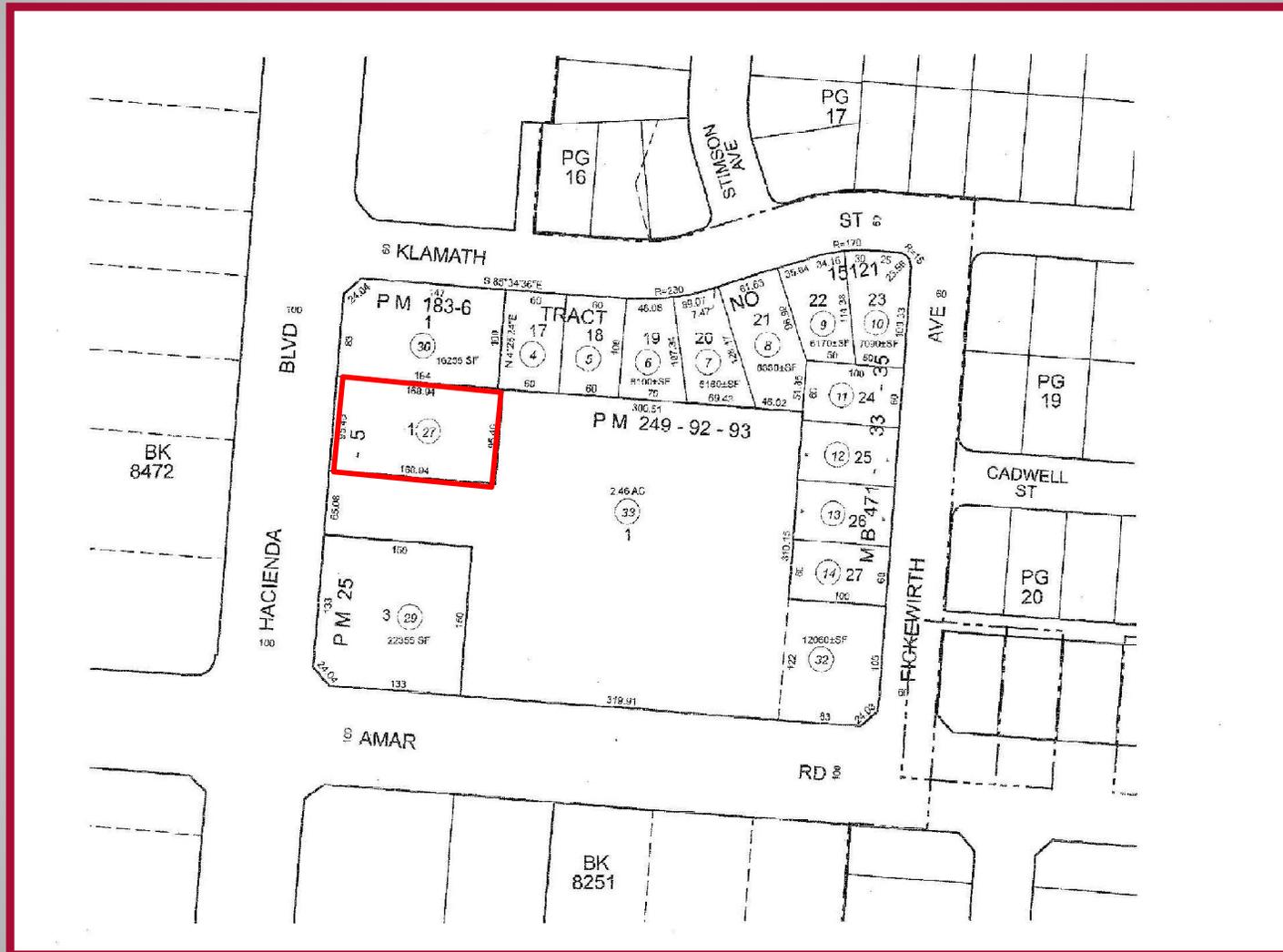


1030 N Hacienda Blvd. La Puente, CA 91744



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APN: 8252-021-027 – Subject Property outlined in red.

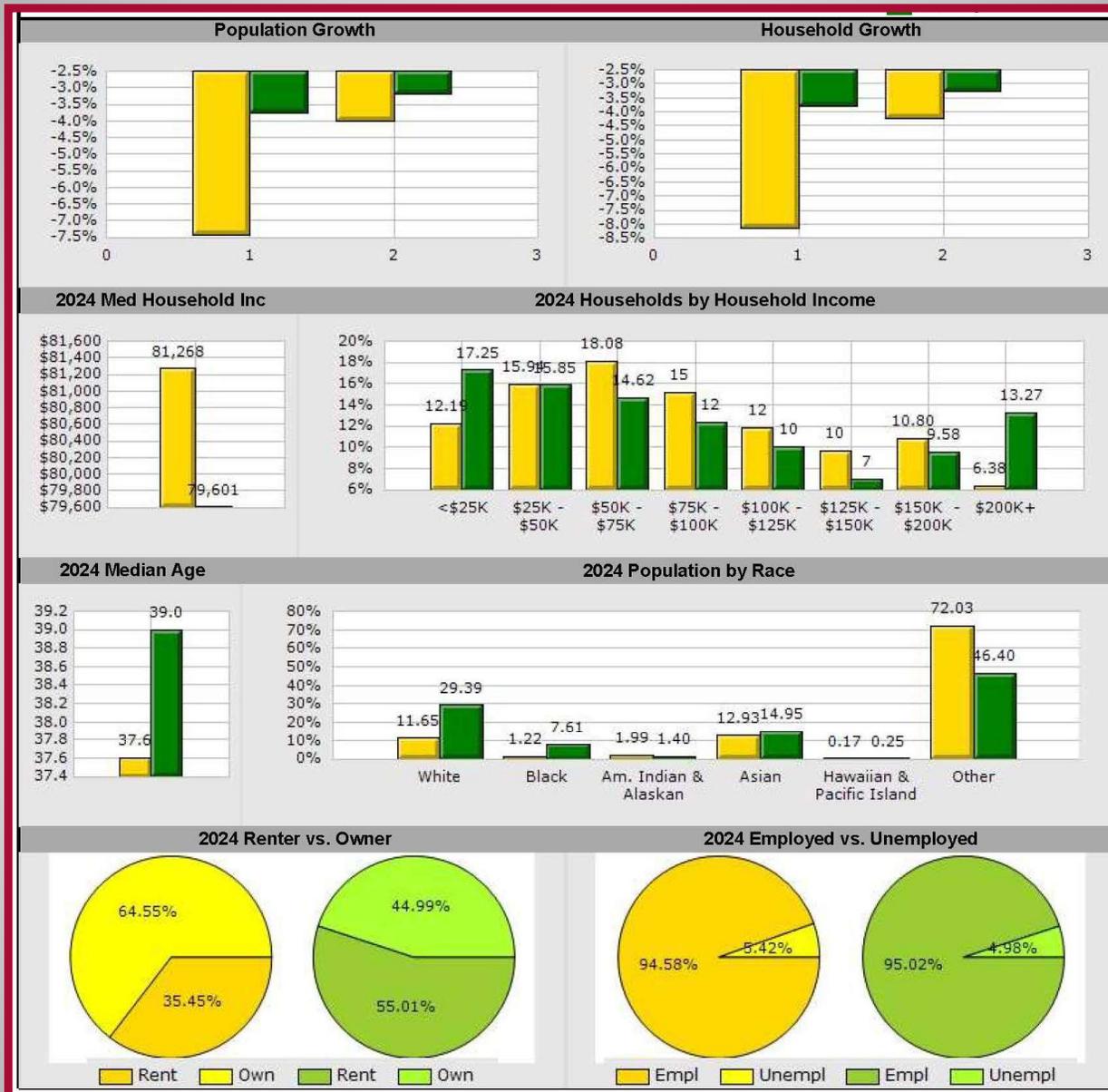


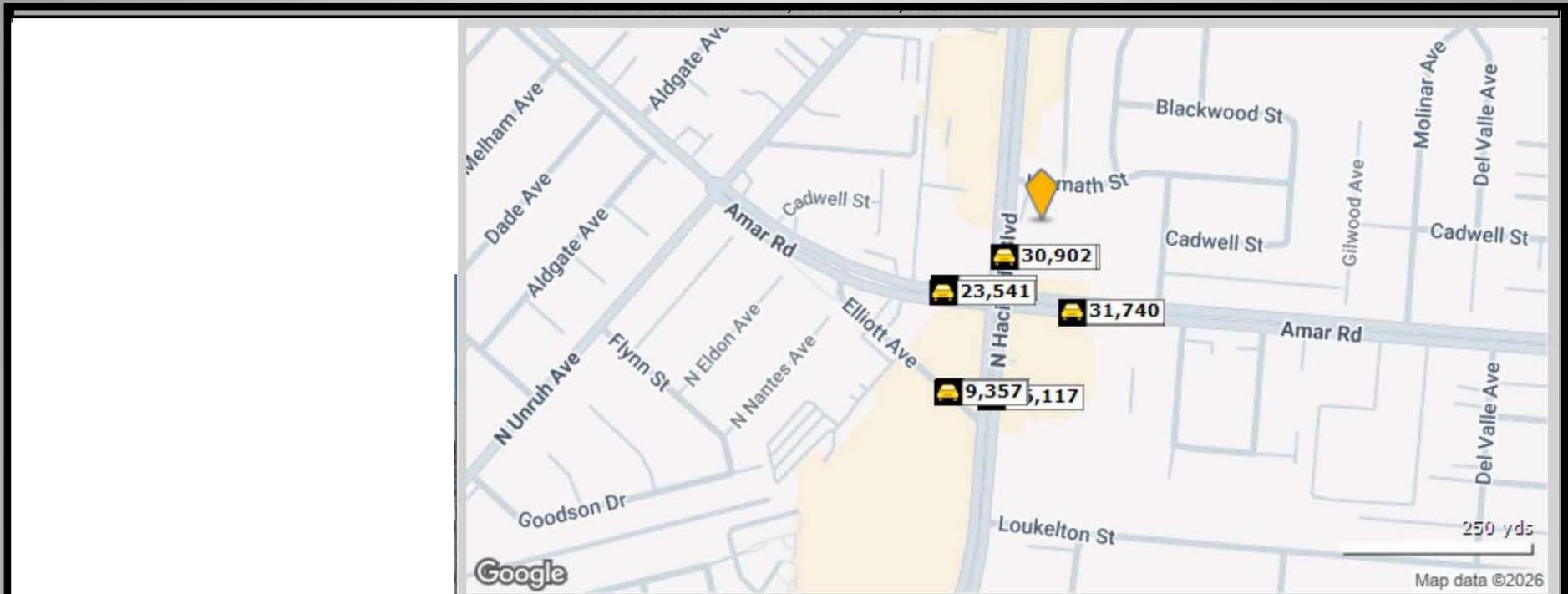
DEMOGRAPHICS

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|----------|--------|-----------|--------|-----------|--------|
| Population | | | | | | |
| 2029 Projection | 27,570 | | 182,358 | | 432,557 | |
| 2024 Estimate | 28,718 | | 190,057 | | 449,979 | |
| 2020 Census | 31,025 | | 205,827 | | 483,190 | |
| Growth 2024 - 2029 | -4.00% | | -4.05% | | -3.87% | |
| Growth 2020 - 2024 | -7.44% | | -7.66% | | -6.87% | |
| 2024 Population by Hispanic Origin | 23,417 | | 135,078 | | 293,882 | |
| 2024 Population | 28,718 | | 190,057 | | 449,979 | |
| White | 3,346 | 11.65% | 24,878 | 13.09% | 60,068 | 13.35% |
| Black | 351 | 1.22% | 3,520 | 1.85% | 7,897 | 1.75% |
| Am. Indian & Alaskan | 571 | 1.99% | 3,150 | 1.66% | 7,366 | 1.64% |
| Asian | 3,713 | 12.93% | 38,671 | 20.35% | 114,168 | 25.37% |
| Hawaiian & Pacific Island | 49 | 0.17% | 315 | 0.17% | 620 | 0.14% |
| Other | 20,687 | 72.03% | 119,523 | 62.89% | 259,860 | 57.75% |
| U.S. Armed Forces | 38 | | 97 | | 196 | |
| Households | | | | | | |
| 2029 Projection | 6,632 | | 47,539 | | 117,899 | |
| 2024 Estimate | 6,925 | | 49,692 | | 122,973 | |
| 2020 Census | 7,539 | | 54,363 | | 133,270 | |
| Growth 2024 - 2029 | -4.23% | | -4.33% | | -4.13% | |
| Growth 2020 - 2024 | -8.14% | | -8.59% | | -7.73% | |
| Owner Occupied | 4,470 | 64.55% | 32,031 | 64.46% | 75,231 | 61.18% |
| Renter Occupied | 2,455 | 35.45% | 17,661 | 35.54% | 47,742 | 38.82% |
| 2024 Households by HH Income | 6,925 | | 49,691 | | 122,974 | |
| Income: <\$25,000 | 844 | 12.19% | 5,943 | 11.96% | 16,205 | 13.18% |
| Income: \$25,000 - \$50,000 | 1,104 | 15.94% | 7,567 | 15.23% | 19,431 | 15.80% |
| Income: \$50,000 - \$75,000 | 1,252 | 18.08% | 7,698 | 15.49% | 19,285 | 15.68% |
| Income: \$75,000 - \$100,000 | 1,047 | 15.12% | 7,295 | 14.68% | 18,323 | 14.90% |
| Income: \$100,000 - \$125,000 | 818 | 11.81% | 6,260 | 12.60% | 14,664 | 11.92% |
| Income: \$125,000 - \$150,000 | 670 | 9.68% | 4,520 | 9.10% | 10,369 | 8.43% |
| Income: \$150,000 - \$200,000 | 748 | 10.80% | 5,589 | 11.25% | 12,887 | 10.48% |
| Income: \$200,000+ | 442 | 6.38% | 4,819 | 9.70% | 11,810 | 9.60% |
| 2024 Avg Household Income | \$97,480 | | \$106,305 | | \$103,683 | |
| 2024 Med Household Income | \$81,268 | | \$87,465 | | \$83,958 | |

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| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-------------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 N Hacienda Blvd | Amar Rd | 0.04 S | 2025 | 30,381 | MPSI | .04 |
| 2 N Hacienda Blvd | Amar Rd | 0.04 S | 2024 | 30,902 | MPSI | .04 |
| 3 Amar Rd | N Hacienda Blvd | 0.06 W | 2024 | 32,317 | MPSI | .07 |
| 4 Amar Rd | N Hacienda Blvd | 0.06 W | 2025 | 31,740 | MPSI | .07 |
| 5 Amar Rd | N Hacienda Blvd | 0.04 E | 2024 | 23,969 | MPSI | .09 |
| 6 Amar Rd | N Hacienda Blvd | 0.04 E | 2025 | 23,541 | MPSI | .09 |
| 7 N Hacienda Blvd | Elliot Ave | 0.02 S | 2024 | 36,347 | MPSI | .14 |
| 8 N Hacienda Blvd | Elliot Ave | 0.02 S | 2025 | 36,117 | MPSI | .14 |
| 9 Elliot Ave | N Hacienda Blvd | 0.04 SE | 2024 | 9,461 | MPSI | .15 |
| 10 Elliot Ave | N Hacienda Blvd | 0.04 SE | 2025 | 9,357 | MPSI | .15 |

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