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FULL CIRCLE

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LEASING HIGHLIGHTS

✓ **Prime Location**

Close Proximity to Azusa Pacific University (10,000+ Students and 1,900+ Faculty & Staff) and Major National Retailers in One of Covina's Busiest Districts

✓ **National Tenant Anchor**

7-Eleven as the Center's Major Retail Anchor, Providing Coveted Exposure and Heightened Customer Traffic for your Business

✓ **Built-In Customer Base**

Over 190,000 People Living Within a 3-mile Radius of the Subject Property with a Median Household Income of \$75,057

✓ **High Traffic Hard Corner**

Hard Corner, Signalized Intersection with at a Major Covina Thoroughfare with 38,500+ Cars Daily

✓ **Strong Visibility**

Ideal Frontage with Superior Storefront and Monument Signage Seen by 38,500+ Cars Daily

✓ **Recently Renovated in 2021**

4,500 Square Foot Building Situated with Dual Street Access Points, Recently Undergone Major Facelift

✓ **Dynamic Consumer Spending**

Located in a Strong Economic Activity Area with \$2.2Bn in Annual Consumer Spending within 3-Miles

✓ **Multiple Use**

End-cap or In-line Units Available in a High Traffic Shopping Center for Dental, Medical, Retail, Restaurant or Office Space

**DENTAL, MEDICAL, RETAIL,
RESTAURANT, OFFICE**



FINANCIAL SNAPSHOT

ADDRESS: 1481 N Hollenbeck Ave
Covina CA 91722

RENTAL RATE: \$3/SF/MO NNN

SPACE AVAILABLE: 900 – 1,800 SF

PARKING SPACES: 23

DAILY VEHICLE COUNT: 38,600+

DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
POPULATION	34,747	109,259	199,193
DAYTIME EMPLOYMENT	7,854	34,741	74,353
MEDIAN HH INCOME	\$71,028	\$69,441	\$75,057
MEDIAN AGE	33.1	33.6	34.7
HOUSEHOLDS	9,294	30,529	58,878

SITE PLAN

ARROW HWY

 24,071



HOLLENBECK AVE

 12,262

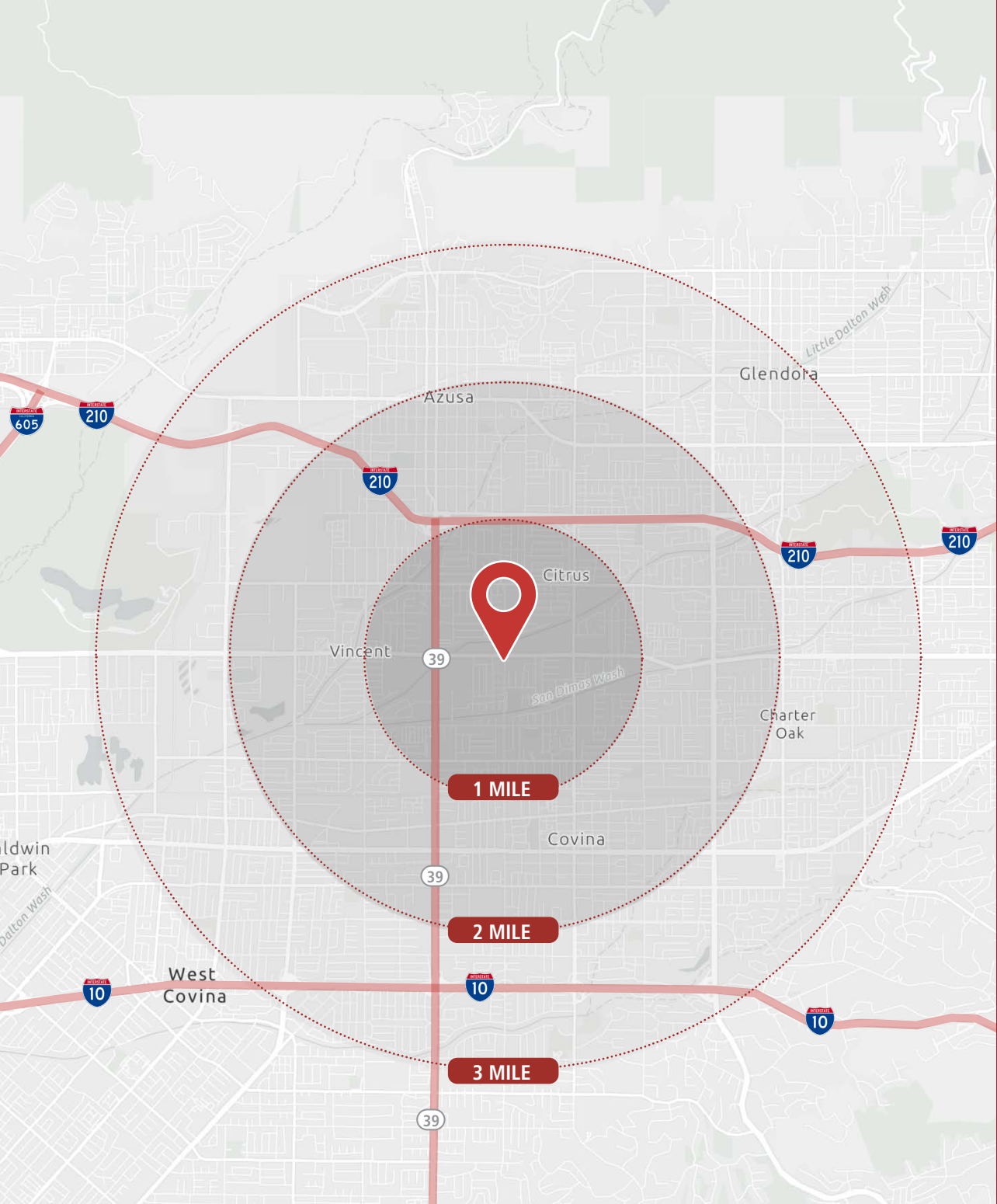
TRAFFIC COUNTS



NEARBY RETAILERS



DEMOGRAPHICS



	1 - MILE	2 - MILE	3 - MILE
POPULATION	34,747	109,259	199,193
DAYTIME EMPLOYMENT	7,854	34,741	74,353
MEDIAN HH INCOME	\$71,028	\$69,441	\$75,057
AVG HH INCOME	\$84,016	\$83,690	\$91,156
MEDIAN AGE	33.1	33.6	34.7
HOUSEHOLDS	9,294	30,529	58,878
AVG HH SIZE	3.72	3.49	3.31
FAMILIES	7,450	23,690	45,073



7,115

TOTAL BUSINESSES



74,353

DAYTIME EMPLOYMENT



\$1,267,798,441

CONSUMER SPENDING



\$75,057

MEDIAN HH INCOME

NATIONAL TENANT ANCHOR



World's Largest Convenience Retailer

Currently, 7-Eleven operates, franchises, or licenses more than 71,100 stores across 18 countries. The chain may best be known for their iconic Slurpees, but is also a prolific retailer of coffee, tobacco products, and prepared foods.

7-Eleven started as a place to pick up everyday staples on the dock of a Dallas icehouse. This made it as easy as possible for a large number of icehouse employees to pick up supplies on their way home after work. The series of "convenience stops" picked up the name 7-Eleven when they changed the hours to 7am to 11pm seven days a week. Since 7-Eleven's founding in 1927, they have been a leader, having established the world's first convenience store. They would go on to become the first convenience store to remain open 24/7 and the first to sell gas.

Shopping Center Anchor

7-Eleven has a wide variety of high traffic locations, free standing corner locations to small inline strip centers, all very attractive to neighbors. Strip center locations, such as this, are typically located in densely populated areas, attract customers by accessibility and provide an anchor for other retailer(s) in the shopping center.

7-Eleven locations tend to remain in their locations for decades, providing a stable and reliable anchor and traffic draw for your business. 7-Eleven invests heavily in marketing and has strong name recognition providing a steady stream of prospective customers for your business.

While the e-commerce revolution has upended many retail businesses, convenience stores have continued to perform well and are a recession proof offering. While customers can find many products cheaply online, c-stores are there when customers demand a product immediately. 7-Eleven anchored properties on average outperforms the rest of the retail sector and also beats out other national convenience store chains such as Circle K and Wawa.



ADDITIONAL IMAGES



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Shane Investments Group LLC and it should not be made available to any other person or entity without the written consent of Shane Investments Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Shane Investments Group.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Shane Investments Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Shane Investments Group has not verified, and will not verify, any of the information contained herein, nor has Shane Investments Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Shane Investments Group is not offering any real estate services.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE SHANE INVESTMENTS GROUP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and/or Lessee's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newlyacquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer and/or Lessee is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer and/or Lessee may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer and/or Lessee's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Shane Investments Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase or lease of this net leased property. Shane Investments Group is not offering any real estate services.

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7-ELEVEN ANCHORED SHOPPING CENTER FOR LEASE

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