



Offering Memorandum

Farmer Boys w/ Drive- Thru | 19 Year Absolute Net Ground Lease

Los Angeles Trophy Location -
Generational Opportunity | Pad to
Brand New Construction Target |
Signalized Hard Corner | Directly
Across Top 2% Most Visited Home
Depot | Extremely Dense Los Angeles
Submarket

2901 E Slauson Ave
Los Angeles, CA 90255



Actual Site

Marcus & Millichap
The Mansour Group

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BEVERLY HILLS

HOLLYWOOD

GLENDALE

LOS ANGELES CONVENTION CENTER

DOWNTOWN LOS ANGELES

DODGER STADIUM

LOS ANGELES TECHNICAL COLLEGE

STAPLE CENTER

UNIVERSITY OF SOUTHERN CALIFORNIA

SKID ROW

ARTS DISTRICT

FASHION DISTRICT

HUNTINGTON PARK

COMMUNITY HOSPITAL OF HUNTINGTON PARK

SLAUSON AVE (34,835+ VPD)



TARGET
BRAND NEW CONSTRUCTION
RECENT GRAND OPENING



HUNTINGTON PARK HIGH SCHOOL

THE HOME DEPOT
TOP 2% IN THE CHAIN NATIONALLY PER PLACER.AI
(1.5M+ ANNUAL VISITORS)

LOS ANGELES INTERNATIONAL AIRPORT

PLAYA VISTA

VENICE

SANTA MONICA

SOFI STADIUM

EL SEGUNDO

INGLEWOOD

HUNTINGTON PARK

COMMUNITY HOSPITAL OF HUNTINGTON PARK

HUNTINGTON PARK HIGH SCHOOL



BRAND NEW CONSTRUCTION RECENT GRAND OPENING

THE HOME DEPOT
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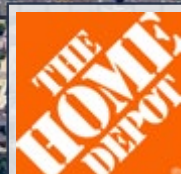
SLAUSON AVE (34,835+ VPD)

LONG BEACH

ST. FRANCIS
MEDICAL CENTER

MARTIN LUTHER KING
JR. COMMUNITY HOSPITAL

SALT LAKE PARK

 TOP 2% IN THE
CHAIN NATIONALLY
PER PLACER.AI
(1.5M+ ANNUAL VISITORS)

HUNTINGTON PARK
HIGH SCHOOL

 FarmerBoys
BREAKFAST. BURGERS. MORE.

COMMUNITY HOSPITAL OF
HUNTINGTON PARK

SLAUSON AVE (34,835+ VPD)

HUNTINGTON PARK

 TARGET
BRAND NEW CONSTRUCTION
RECENT GRAND OPENING

 Cane's
CATERING & MORE



EAST LOS ANGELES

WHITTIER

DOWNEY

MAYWOOD

HUNTINGTON PARK

SLAUSON AVE (34,835+ VPD)



TOP 2% IN THE CHAIN NATIONALLY PER PLACER.AI (1.5M+ ANNUAL VISITORS)

TARGET
BRAND NEW CONSTRUCTION
RECENT GRAND OPENING



HUNTINGTON PARK HIGH SCHOOL





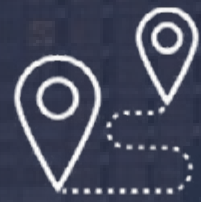
Los Angeles Trophy Location - Generational Opportunity - 19-Year Absolute Net Ground Lease Featuring 10% Rental Increases Every 5 Years throughout the Initial Term and Options. Brand New 2023 Construction w/ Drive-Thru.



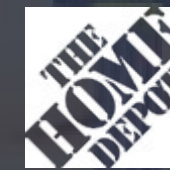
Positioned Along Area's Major Traffic & Retail Corridor - Features Easy Access and Excellent Visibility. Signalized Hard Corner Location w/ Daily Combined Traffic Counts Exceeding 34k Vehicles.



Farmer Boys, a Privately-Held Company Headquartered in Riverside, CA, has over 100 Locations in California and Nevada, with continued expansion into Neighboring States.



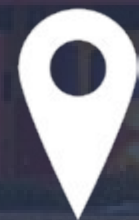
The Site benefits from its Proximity to Major Highways and Public Transportation, making it Relatively Accessible to the Greater Los Angeles Metropolitan Area.



Pad to a Brand New Construction Target - Recent Grand Opening. The Home Depot, Located Across the Street, is in the Top 2% of Most Visited Home Depot Stores featuring over 1.55 Million Annual Visitors per Placer.ai.



Extremely Dense Los Angeles Submarket with over 1M People Residing in a 5-mile Radius. By 2025, the Population is Expected to Increase by 2.75% to an Estimated 19.4M People.



In Close Proximity to Interstate 710, 110, and Near other High-Traffic Highways providing Easy Connectivity to the Entire Metro Los Angeles Region.



Across all Industries & Sectors, the Greater Los Angeles Region is Responsible for more than \$1 Trillion in Economic Output Annually - 3rd Largest Metro Economy in the World.



Across from Huntington Park High School - Providing for an Increased Potential Customer Base due to the Daily Commute of Parents, Students, and Teachers.

Offering Summary

PRICE

\$4,782,609

GROSS LEASABLE AREA

3,200 SF +/-

LOT SIZE

0.53 Acres +/-

YEAR BUILT

2023

CAP RATE

5.75%

AVG. CAP RATE
OVER INITIAL TERM

6.67%

LEASE TERM REMAINING

19 Years

2901 E Slauson Ave
Los Angeles, CA 90255

Lease Summary

| | |
|---|---------------------------------------|
| LEASE TYPE | ABSOLUTE NET GROUND LEASE |
| ROOF & STRUCTURE | TENANT |
| INITIAL LEASE TERM | 20 YEARS |
| STORE OPENING | SEPTEMBER 2023 |
| RENT COMMENCEMENT | AUG. 1, 2023 |
| EXPIRATION DATE | JULY 31, 2043 |
| OPTIONS | FOUR, 5 YEAR |
| TAXES, INSURANCE & UTILITIES | TENANT PAYS |
| ROFO | YES W/ 15 BUSINESS DAYS NOTICE |

Rent Schedule

| | ANNUAL RENT | RENT INCREASES |
|--------------------------------|------------------|----------------|
| CURRENT - 07/31/2028 | \$275,000 | |
| 08/01/2028 - 07/31/2033 | \$302,500 | 10% |
| 08/01/2033 - 07/31/2038 | \$332,750 | 10% |
| 08/01/2038 - 07/31/2043 | \$366,025 | 10% |
| OPTION 1 (5 YEARS) | \$402,628 | 10% |
| OPTION 2 (5 YEARS) | \$442,890 | 10% |
| OPTION 3 (5 YEARS) | \$487,179 | 10% |
| OPTION 4 (5 YEARS) | \$535,897 | 10% |

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Regional Demographics

| POPULATION | 1-MILE | 3-MILES | 5-MILES |
|------------|----------|----------|-----------|
| 2023 | 32,431 | 343,522 | 1,043,628 |
| INCOME | 1-MILE | 3-MILES | 5-MILES |
| 2023 Avg. | \$56,707 | \$63,481 | \$67,446 |

Regional Map



[CLICK HERE TO VIEW IN BROWSER](#)

Regional Overview

Huntington Park, CA, located in Los Angeles County, is a diverse city southeast of downtown Los Angeles. Incorporated in 1906 and named after industrialist Henry E. Huntington, it has a rich history tied to the railroad industry. Over the years, the city’s economy has diversified, with businesses ranging from retail and restaurants to manufacturing and services. With a mix of ethnicities and cultures, Huntington Park boasts a vibrant community. Residents enjoy various parks and recreational facilities, fostering a sense of togetherness. The city’s cultural diversity is reflected in its culinary scene, offering a wide array of international cuisines and celebrating different traditions and festivals. While not a major tourist destination, its convenient location near popular attractions in the Los Angeles area makes it accessible for both residents and visitors. With its transportation connections and proximity to major highways, Huntington Park remains an essential part of the greater Los Angeles metropolitan area.

Tenant Summary

Farmer Boys is a Rapidly Growing Fast Casual Chain that Currently Operates more than 100 Locations

TENANT TRADE NAME

Farmer Boys

TENANT / GUARANTOR ON LEASE

Havadjia Holdings, Inc

HEADQUARTERS

Riverside, CA

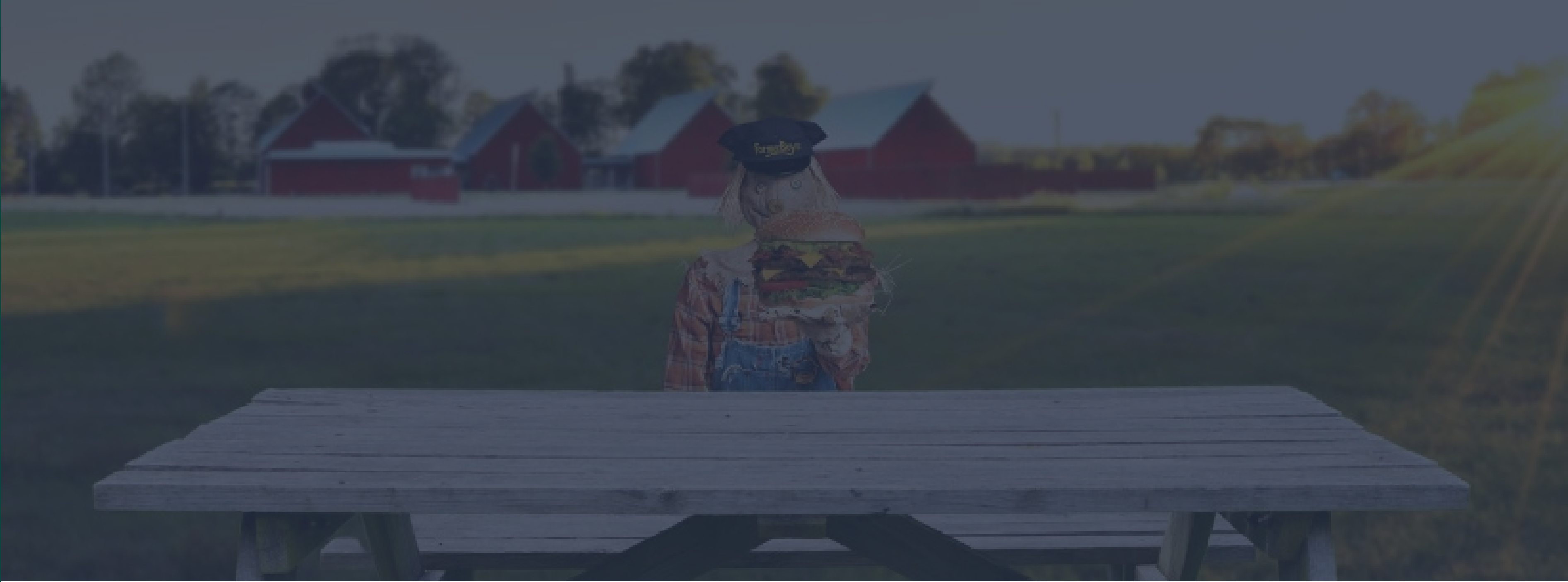
DATE FOUNDED

1981

LOCATIONS

100+

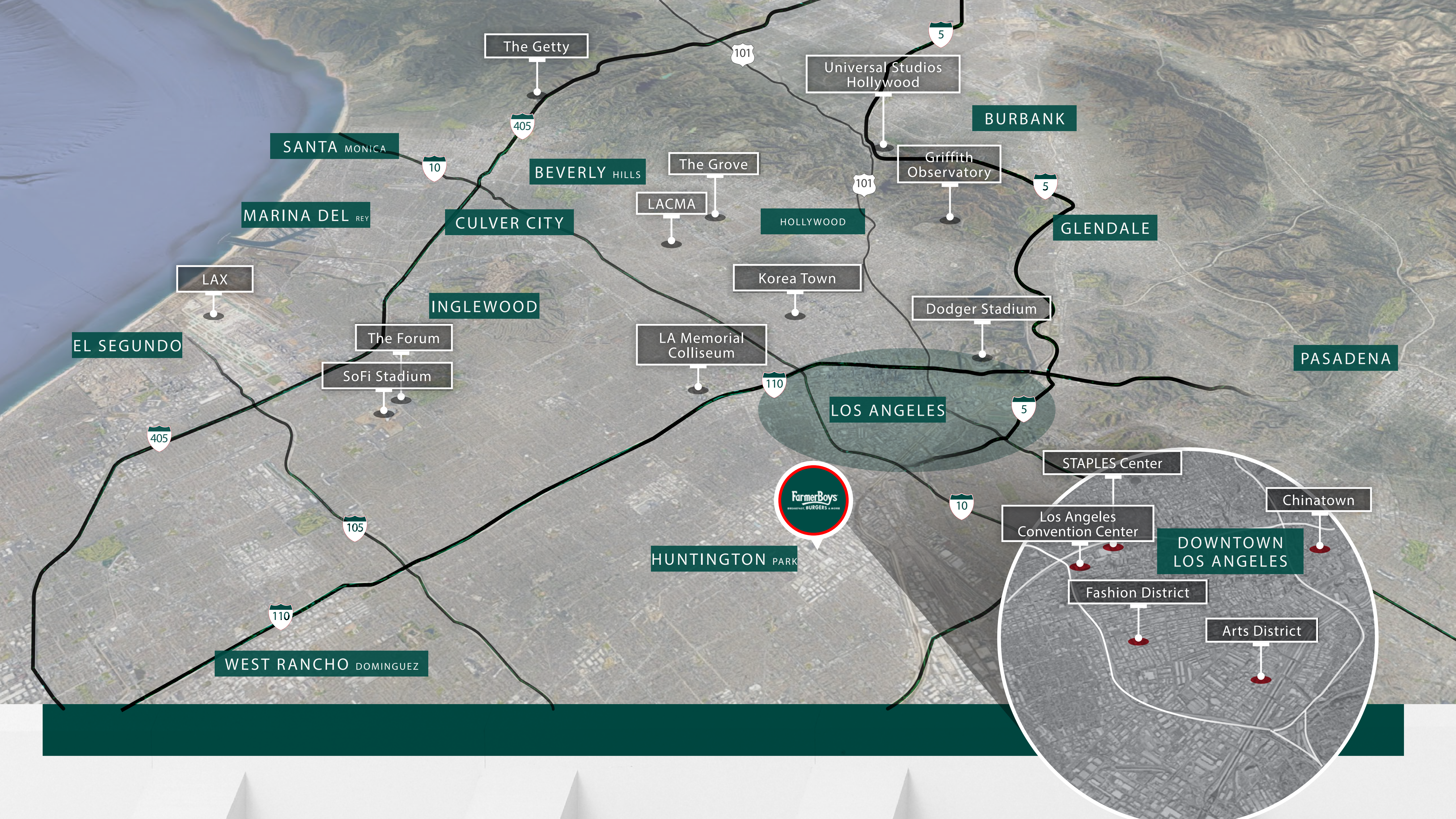
www.farmerboys.com



Celebrating 40 years of farm fresh, Farmer Boys® is a farm-to-table fast casual restaurant chain serving award-winning burgers and all-day breakfast, stacked sandwiches, hand-chopped salads, and signature hand-breaded zucchini sticks and onion rings. At Farmer Boys, Farm Food Ain't Fast Food®. Farmer Boys is annually recognized with 'Best Of' food awards, voted by consumers who value generous portions of farm fresh food at a fair price. Farmer Boys is also continuously recognized by notable industry publications, including being named one of Fast Casual's Top 100 Movers & Shakers. Farmer Boys currently operates restaurants in California, Nevada, and Arizona.



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The Getty

Universal Studios Hollywood

BURBANK

SANTA MONICA

BEVERLY HILLS

The Grove

Griffith Observatory

MARINA DEL REY

CULVER CITY

LACMA

HOLLYWOOD

GLENDALE

LAX

INGLEWOOD

Korea Town

Dodger Stadium

EL SEGUNDO

The Forum

LA Memorial Colliseum

PASADENA

SoFi Stadium

LOS ANGELES



STAPLES Center

Chinatown

HUNTINGTON PARK

Los Angeles Convention Center


DOWNTOWN LOS ANGELES

Fashion District


Arts District

WEST RANCHO DOMINGUEZ

Within 5-Miles of Interstate 710, 110, and near other high-traffic highways providing easy connectivity to the entire metro Los Angeles region


325,675
VEHICLES PER DAY


305,401
VEHICLES PER DAY


264,642
VEHICLES PER DAY


5-MILES

SLAUSON AVENUE



4-MILES

SLAUSON AVENUE


24,173+
VEHICLES PER DAY


219,876
VEHICLES PER DAY


281,341
VEHICLES PER DAY

Top 10 Employers for Los Angeles County

| Rank | Company | Employees |
|------|--|-----------|
| 1 | Kaiser Permanente | 41,349 |
| 2 | University of Southern California | 22,164 |
| 3 | Target Corp. | 20,000 |
| 4 | Northrop Grumman Corp. | 18,000 |
| 5 | Ralphs/Food 4 Less/Kroger | 15,532 |
| 6 | Cedars-Sinai Medical Center | 15,302 |
| 7 | Amazon | 15,000 |
| 8 | Allied Universal | 14,480 |
| 9 | Providence Health & Services Southern California | 14,094 |
| 10 | Walt Disney Co. | 12,750 |

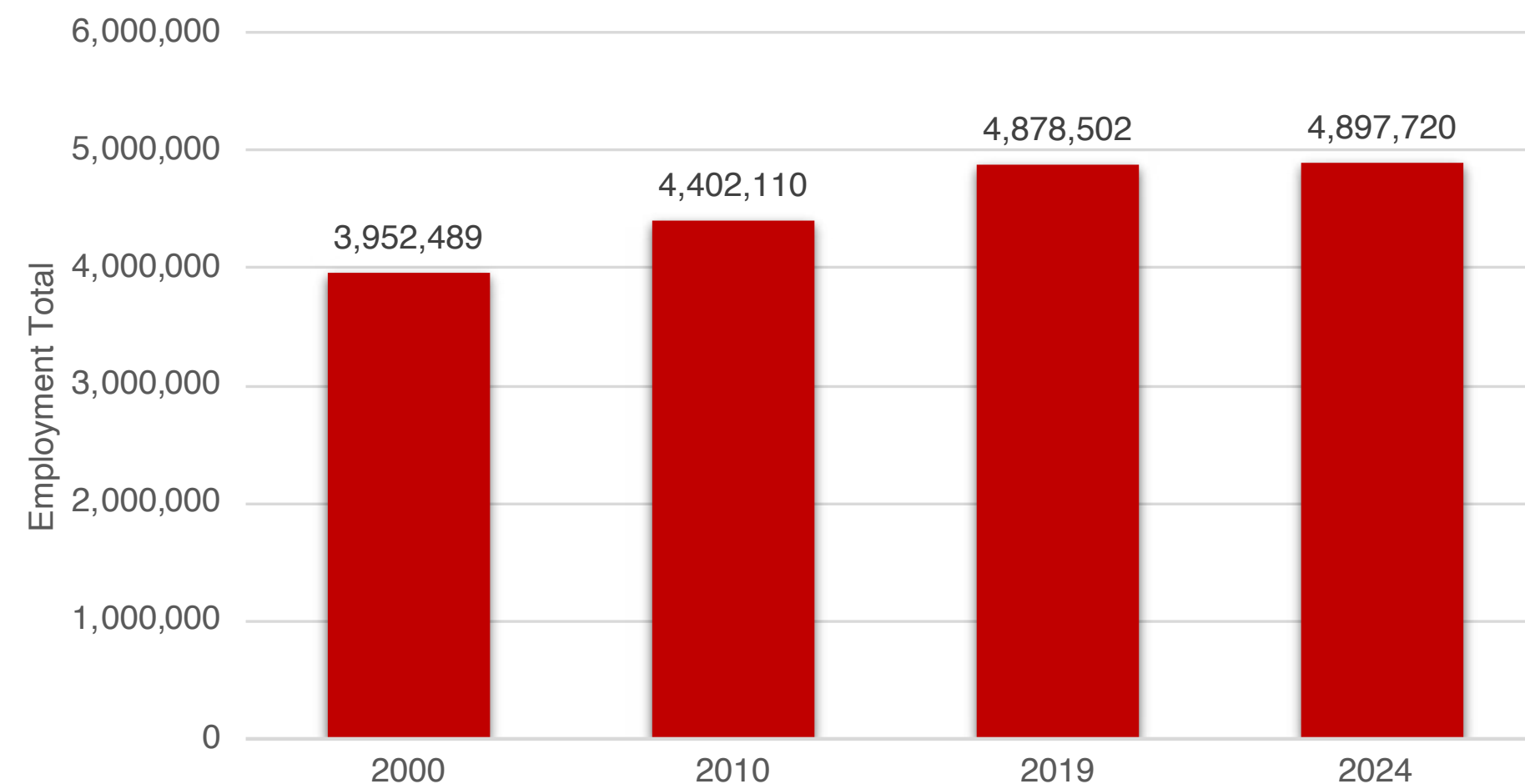


**KAISER
PERMANENTE®**

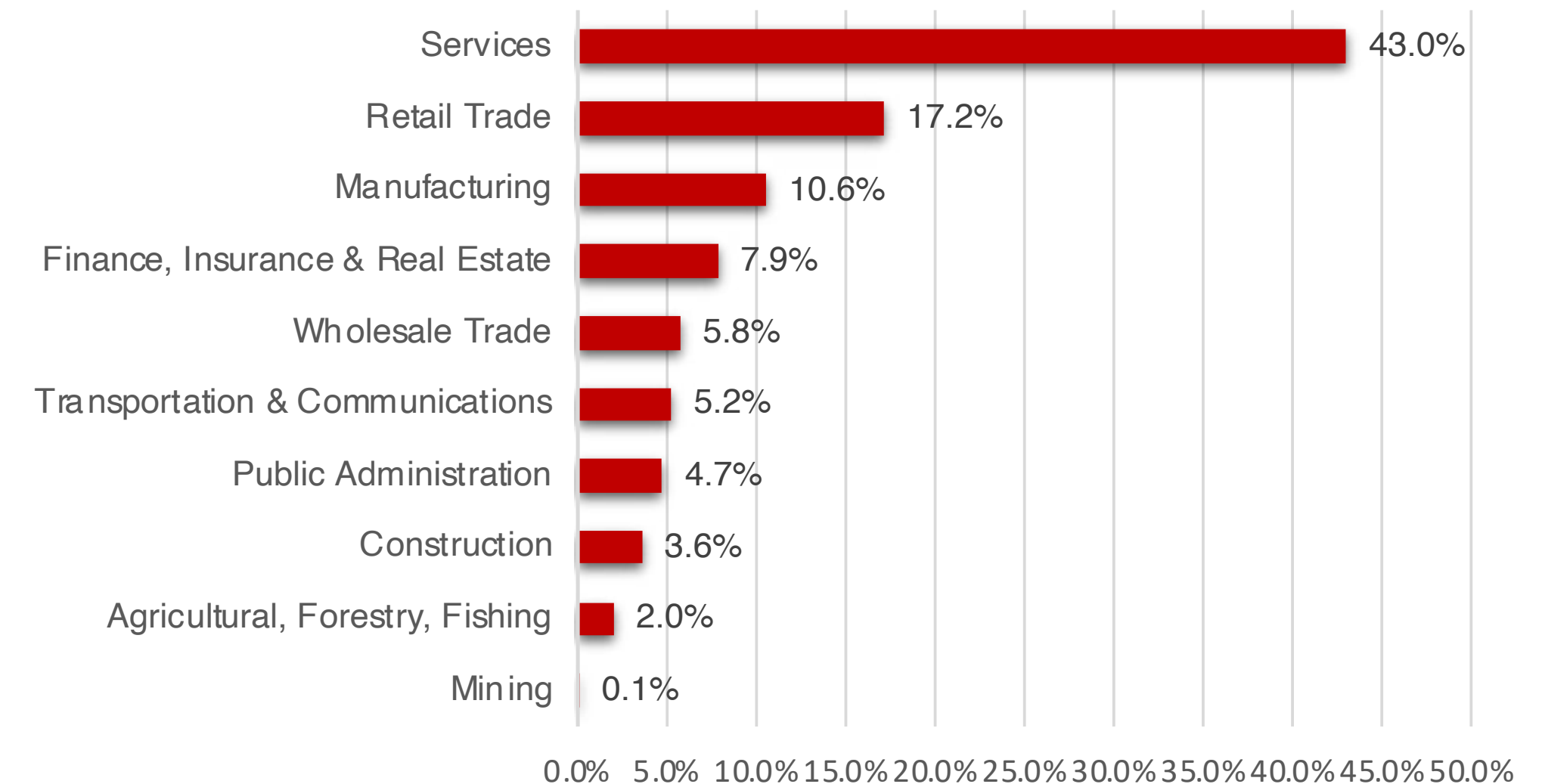
Employer Spotlight

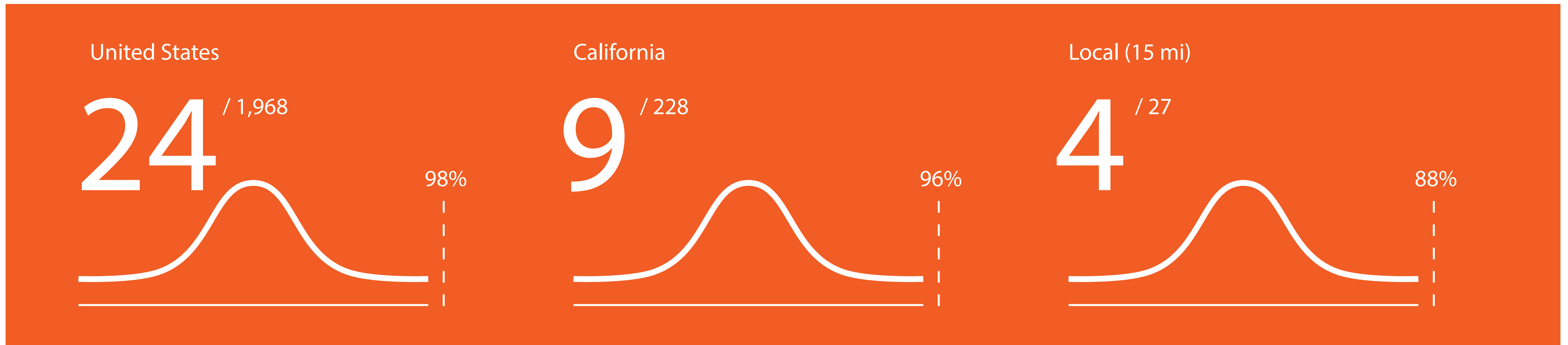
Kaiser Permanente is an American integrated healthcare company based in Oakland, California. Founded in 1945, the company is made up of three distinct but interdependent groups of entities: the Kaiser Foundation Health Plan, Inc. and its regional operating subsidiaries, Kaiser Foundation Hospitals, and the regional Permanente Medical Groups. Kaiser Permanente is one of the largest nonprofit healthcare plans in the United States, with over 12 million members and 39 hospitals across eight states. Kaiser Permanente operates as the largest employer in Los Angeles and is currently working on plans to redevelop their Los Angeles Medical Center and add 433,000 square feet of new hospital space.

Metro Los Angeles Employment Summary



Metro Los Angeles Employment Industry Breakdown

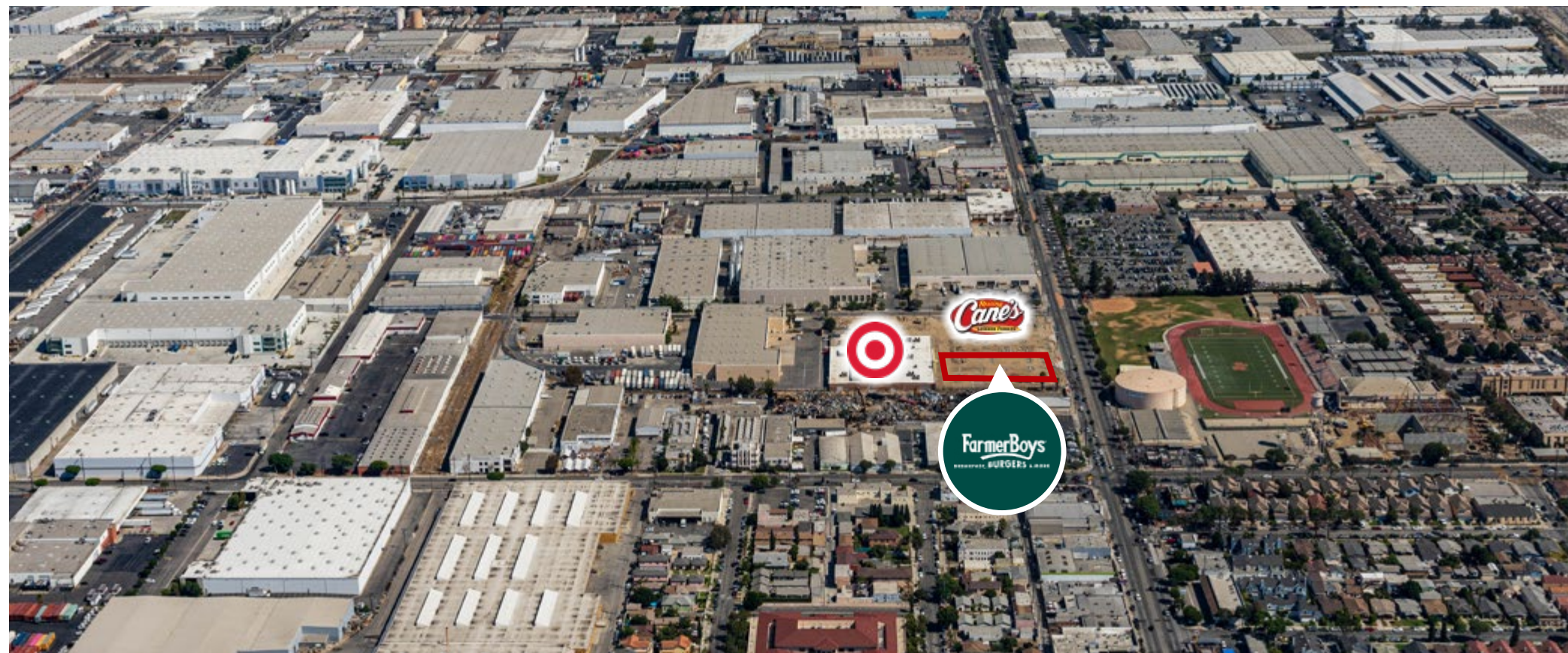




Showing Chain: Home Depot | Metric Visits | Coverage The Home Depot Nationwide 98% California 96% (07/2022) | July 1, 2022 - July 31, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

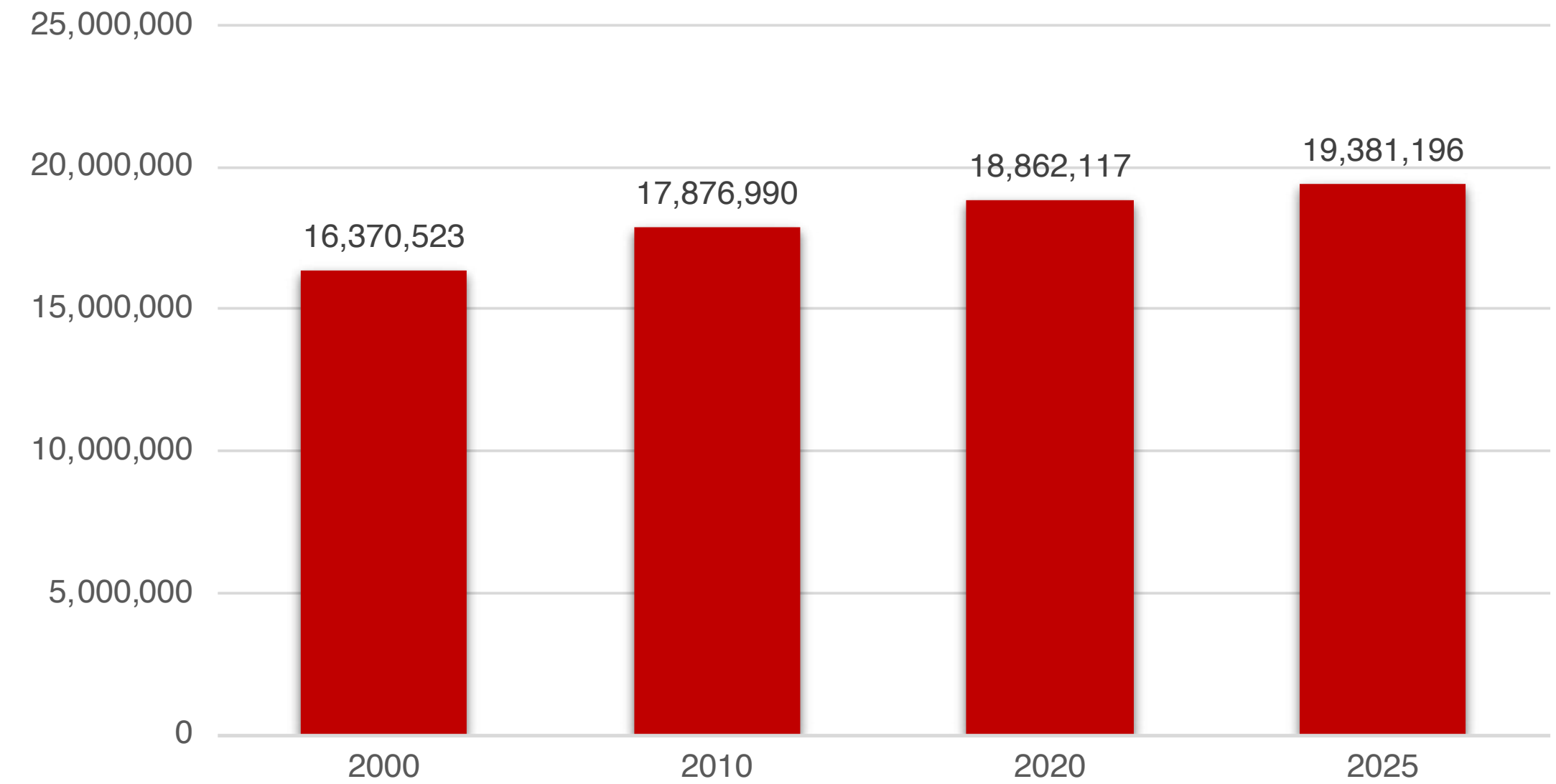


Located on the opposite side of East Slauson Ave, The Home Depot is one of the chain's top-rated stores in the country, based on customer visits. The property greatly benefits from its highly trafficked location at the corner of East Slauson Avenue and South Boyle Avenue.

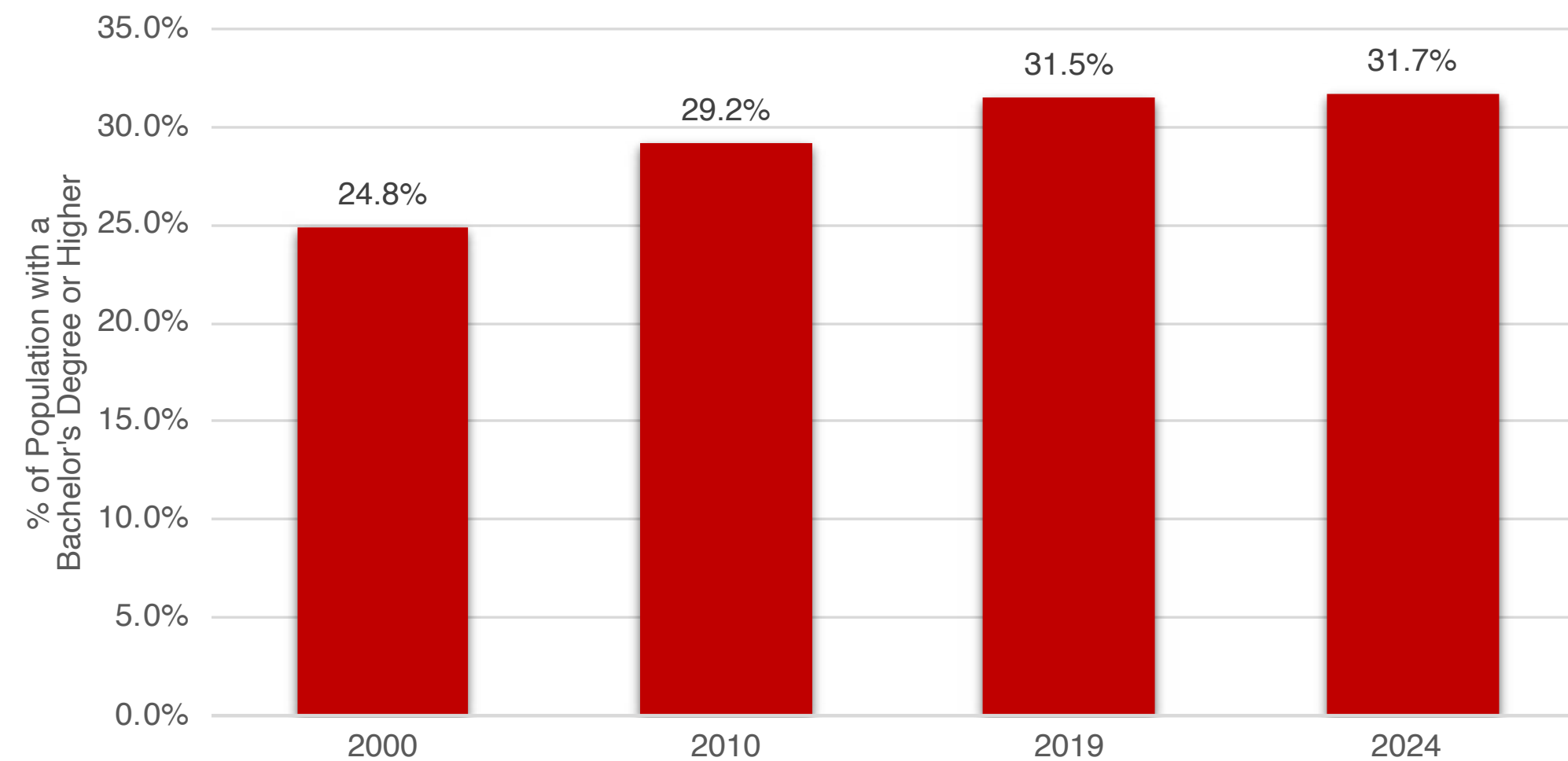


Since 2010, Greater Los Angeles has seen its population increase by 5.5%. In the same time period, average household income increased by a remarkable 22.3%. As the region continues to be one of the premier places to live and work, featuring urban employment hubs and suburban quality of life, Greater Los Angeles is expected to see its population and average household income continue to increase through 2025.

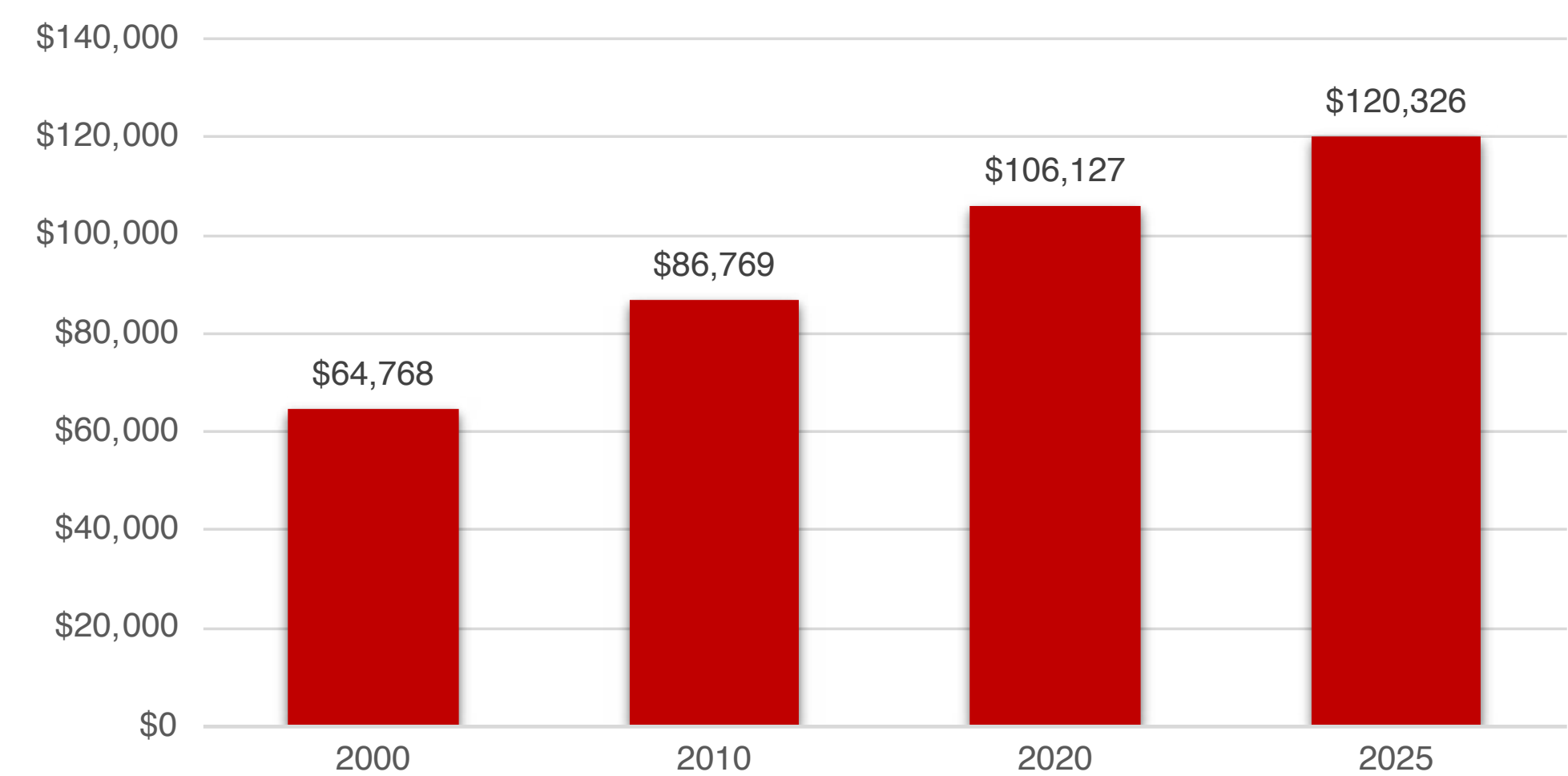
Greater Los Angeles Population Summary



Greater Los Angeles Bachelor's Degree or Higher Summary



Greater Los Angeles Household Income Summary



GREATER LOS ANGELES AREAS OF INTEREST

| Name | |
|------|--|
| 1 | Los Angeles International Airport |
| 2 | Rancho Los Amigos National Rehabilitation Center |
| 3 | SoFi Stadium |
| 4 | Kaiser Permanente Los Angeles Medical Center |
| 5 | Long Beach Airport |
| 6 | Port of Long Beach |
| 7 | Port of Los Angeles |
| 8 | Kaiser Permanente South Bay Medical Center |
| 9 | UCLA |
| 10 | Ronald Reagan UCLA Medical Center |
| 11 | University of Southern California |
| 12 | Santa Monica Pier |
| 13 | Disneyland Park |
| 14 | Los Alamitos Army Airfield |
| 15 | Buena Park Downtown |
| 16 | Staples Center |
| 17 | LA Memorial Colliseum |
| 18 | Los Angeles Convention Center |



SITE PLAN



PAD TO BRAND NEW CONSTRUCTION TARGET

BICKETT ST

SLAUSON AVE

Los Angeles

CALIFORNIA


Encompassing Ventura, San Bernardino, Riverside, Los Angeles, and Orange counties, Greater Los Angeles is considered one of the top megacities in the world and features a population of over 18.8 million residents. The region is home to several colleges and universities, including the University of Southern California and University of California, Los Angeles, two of the largest in the state, and the Claremont Colleges and California Institute of Technology, two of the most academically renowned. Other notable universities in the area include Azusa Pacific University, Chapman University, and Pepperdine University.

The area is one of the most popular places to live in the United States, as it boasts a unique blend of urban, downtown employment hubs combined with suburban charm. Greater Los Angeles features numerous renowned beaches, incredible amusement and theme parks, over 100 museums, five zoos and aquariums, and four convention centers. The population of Greater Los Angeles is expected to reach 19.4 million by 2025, a 2.75% increase.

The economy of Greater Los Angeles is famously, and heavily, based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music—the Hollywood district of Los Angeles and its surrounding areas are known as the “movie capital of the United States” due to the region’s enormous commercial and

historical importance to the American motion picture industry. Each year Los Angeles hosts the Academy Awards, the Emmy Awards, the Golden Globes, the Grammy Awards, and the Screen Actors Guild Awards, all watched by millions across the world. Notable other events include the BNP Paribas Open, Los Angeles Auto Show, Los Angeles Film Festival, and the Palm Springs International Film Festival.

Other significant sectors include shipping and international trade, particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States’ busiest seaport, as well as aerospace, technology, petroleum, fashion and apparel, and tourism. The region is home to notable Fortune 500 companies, including AECOM Technology and Reliance Steel as well as other major companies such as American Apparel, City National Bank, 20th Century Fox, Latham & Watkins, Univision, Metro Interactive, LLC, Premier America, Gibson, Dunn & Crutcher, DeviantArt, Guess, O’Melveny & Myers, Paul, Hastings, Janofsky & Walker, Tokyopop, The Jim Henson Company, Paramount Pictures, Sunkist Growers, Tutor Perini, Fox Sports Net, Capital Group, and The Coffee Bean & Tea Leaf. Multiple Asian car manufacturers also have a headquarters in the Greater Los Angeles region, including Honda, Mazda, Suzuki, Hyundai, and Kia. As one of the world’s leading economic hubs, the region’s average household income is an estimated \$106,127.



One of
the most
desirable
places to live

THE THIRD LARGEST METRO ECONOMY IN THE WORLD

Tourism is a major economic driver across the five counties, and in 2019 LA County alone welcomed a record more than 50 million visitors, bringing an all-time high of \$37.8 billion in total economic impact. Travel and tourism were responsible for 1.2 million jobs in 2019. Across all industries and sectors, the Greater Los Angeles region is responsible for more than \$1 trillion in economic output annually and is the third largest metro economy in the world.

Greater Los Angeles is known for its expansive transportation network, most notably its extensive highway system. The area is a junction for numerous interstates coming from the north, east, and south and contains the three principal north-south highways in California: Interstate 5, U.S. Route 101, and California State Route 1. The area also features The Port of Los Angeles and Port of Long Beach, which together comprise the fifth-busiest port in the world, being the center of imports and exports for trade on the west Pacific Coast as well as being one of the most significant ports of the western hemisphere. The Port of Los Angeles occupies 7,500 acres of land and water along 43 miles and is the busiest container port in the United States and eighth busiest in the world. The Port of Long Beach, adjoining the Port of Los Angeles, is the second-busiest container port in the United States. Acting as a major gateway for U.S.-Asian trade, the 3,200-acre port has approximately \$100 billion in trade and provides more than 316,000 jobs in Southern California.

Air travel to and from Greater Los Angeles is available primarily through Los Angeles International Airport (LAX). In 2019, LAX handled 88,068,013 passengers, making it the world's third busiest and the United States' second busiest airport following Hartsfield-Jackson Atlanta International Airport. While LAX is the busiest airport in the Greater Los Angeles Area, several other airports, including Hollywood Burbank Airport, John Wayne Airport, Long Beach Airport, and Ontario International Airport, serve passengers in the area.



**In 2022, tourism
alone welcomed
more than 50
million visitors.**

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Thank You

TheMansourGroup.com

General Questions?

[CLICK HERE TO EMAIL THE DEAL TEAM](#)

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JON TALIA

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