



DEL AMO SHOPPING CENTER

OFFERING MEMORANDUM

5910 Del Amo Blvd., Lakewood, CA 90713



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Pacific Sterling Realty

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CONFIDENTIALITY & DISCLAIMER STATMENT



Executive Summary

Michelle Chen of Pacific Sterling Realty is pleased to offer the fee-simple sale of Del Amo Shopping Center, a Starbucks-anchored retail property located at the highly visible southeast corner of Del Amo Boulevard and Woodruff Boulevard in Lakewood, California.

The property features an easily accessible drive-thru and is positioned within a dense, established suburban neighborhood. The local community widely recognizes Del Amo Shopping Center as a convenient destination for coffee, food, and specialty services.

Starbucks has successfully operated at this location since 2006, reflecting the strength of this location, consistent consumer traffic, and long-term tenant performance.





INVESTMENT HIGHLIGHTS

- Great opportunity to purchase a Starbucks anchored shopping center that offers the stable and successful tenant with excellent credit. McDonald's and California Sushi & Teriyaki is next door
- Across Street from Ralphs' Market, 99 Cents Store, Jack in the box & Taco Bell. Close Proximity to Lakewood Center Mall
- Located on a High traffic intersection along the major thoroughfare of Del Amo blvd. With traffic count of around 60,000 cars per day.
- Upward trending demographics and an average household income of over \$128,736 within a one-mile radius.

Financial Summary

Price	\$5,500,000
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Property size (NRA)	4,814
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Year Built	2005
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Parcel Number	7176-025-013
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Occupancy	100%
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Net Operating Income	\$277,768
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Cap Rate	5.05%
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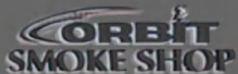
RENT ROLL

TOTAL LEASE AREA (SQ FT) 4,814

OCCUPIED 100%



**FRESHCUTS
BARBERSHOP**



Address	Tenant Name	Square Feet	Term		Security Deposit	Monthly	Annual	Monthly	annual	Rent Increase	Increase to	Options Remarks
			Start	End		Base Rent	Base Rent	Square Feet	Square Feet			
5906 Del Amo Blvd. Lakewood Ca.	Starbucks	1500										
5908 Del Amo Blvd. Lakewood Ca.	Fresh Cuts Barbershop	1140										
5910 Del Amo Blvd. Lakewood Ca.	The Buffalo Spot	1200										
5912 Del Amo Blvd. Lakewood Ca.	Orbit Smoke Shop & Vape Inc.	974										
	Occupied	4814										

CONFIDENTIAL INFORMATION
AVAILABLE UPON REQUEST

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PROPERTY OVERVIEW

Physical Description

PROPERTY NAME

Del Amo
Shopping Center

APN

7176-025-013

YEAR BUILT

2005

PROPERTY ADDRESS

5910 Del Amo Blvd.
Lakewood, CA 90713

LOT SIZE

21,936 sq ft

PARKING SPACES

31

BUILDING SIZE

5012 sq ft

ZONING

LKC3YY

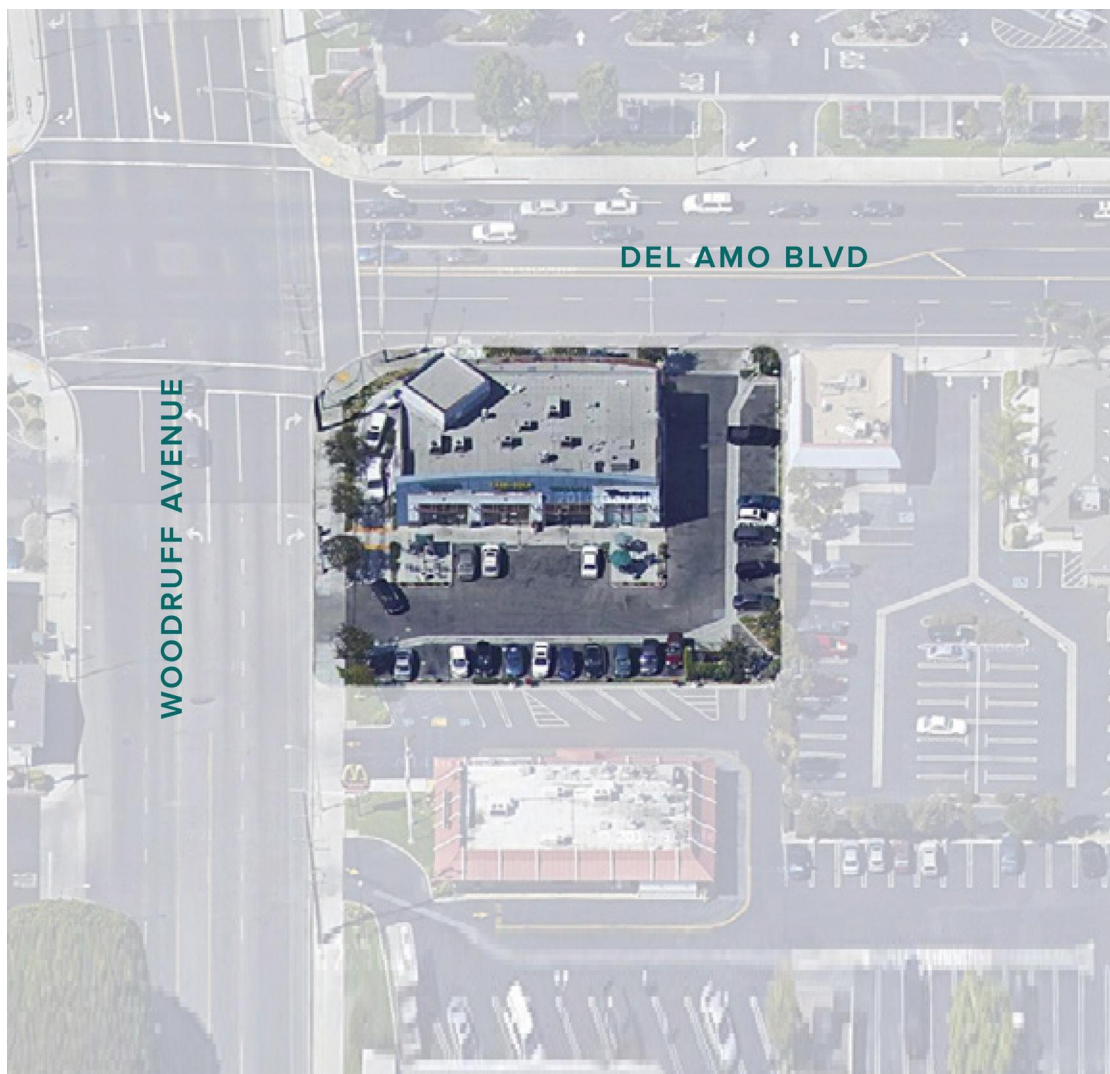
LOCATION

Southeast Corner of Del
Amo Blvd. & Woodruff
Ave. Lakewood, CA

NET RENTABLE AREA

4,814 sq ft

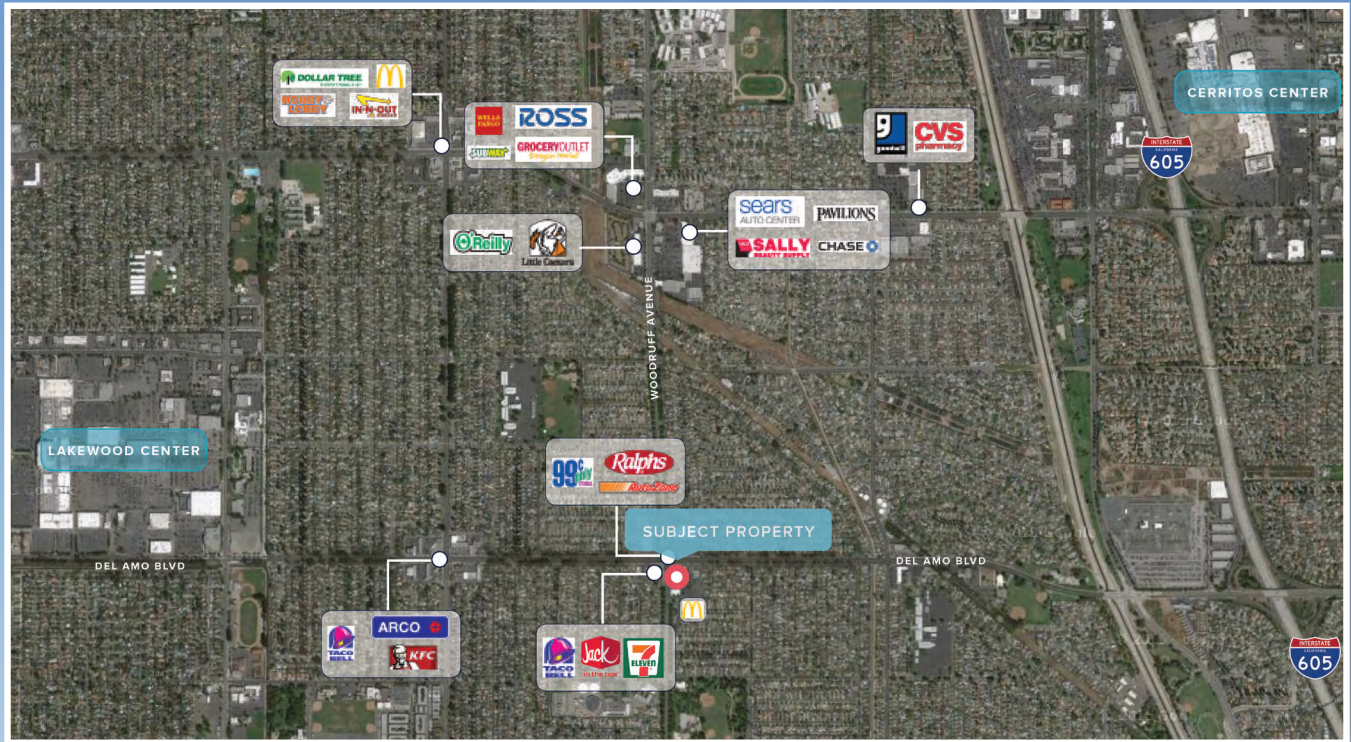
Parcel Map





Site Plan





AERIAL
OVERVIEWS



City of Lakewood CALIFORNIA

The City of Lakewood is located in southern Los Angeles County, about 23 miles southeast of Los Angeles. Lakewood incorporated on April 16, 1954 and the area of the city is 9.5 square miles.

Lakewood's population was 82,496 at the 2020 census

Lakewood is a business-friendly city and we welcome the opportunity for you to join our family of businesses! Built as the largest planned community in America in the early 1950s. Attracting new business was key to Lakewood's original success...and the city continues that priority today.

The city prides itself on the prompt, professional turnaround of permitting and development requests. Lakewood has maintained its planning and permit staff through the recession, while others had to cut theirs and delay processing times for businesses.

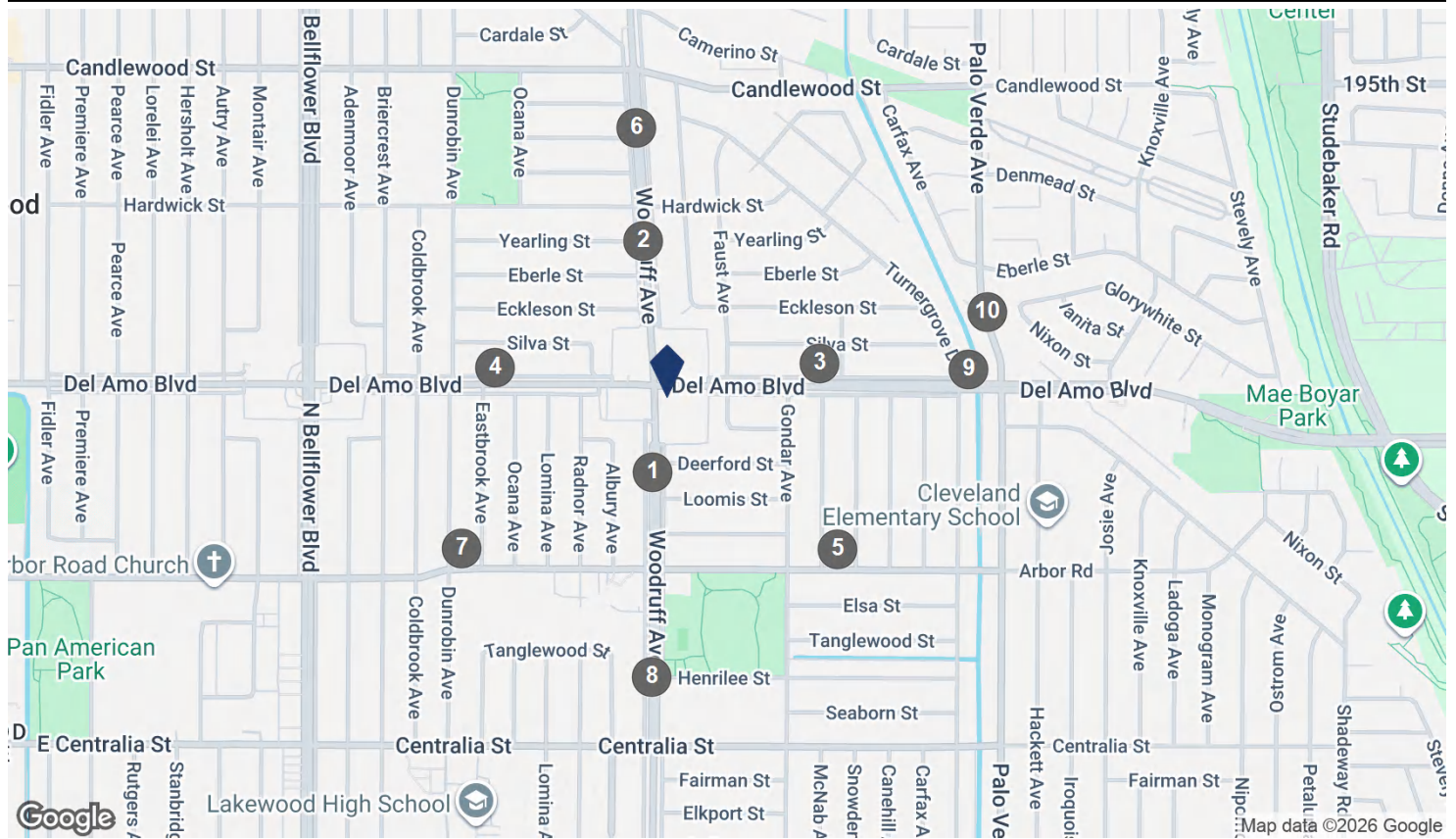
From a regional mall to dozens of neighborhood shopping centers to industrial areas, Lakewood is a city of 21st-century possibilities for your business.

DEMOGRAPHICS



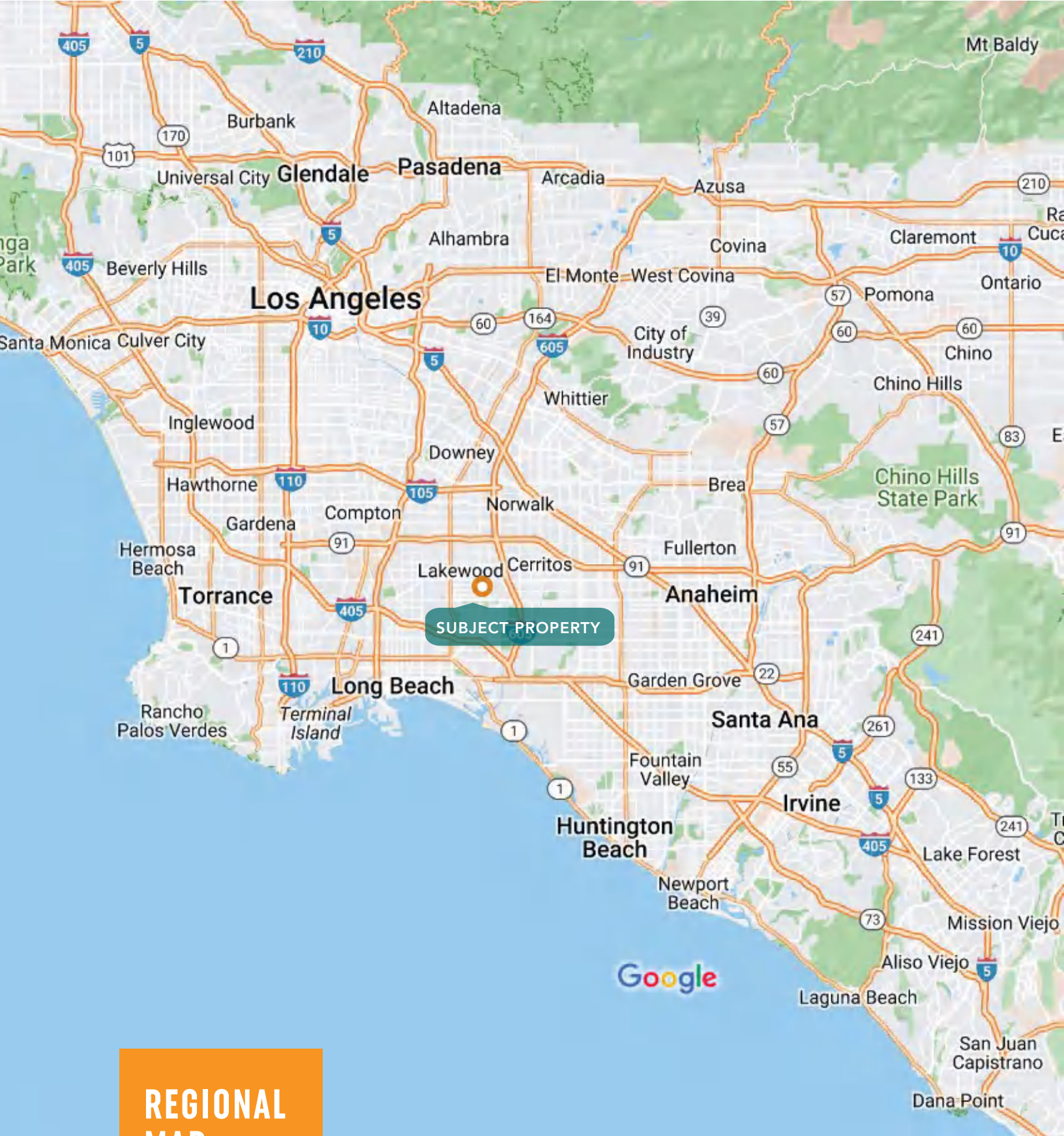
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	26,083	214,582	636,402	2,256,921	441,791
5 Yr Growth	-3.3%	-3.4%	-3.3%	-3.1%	-1.1%
Median Age	42	40	39	38	40
5 Yr Forecast	43	41	40	40	41
White / Black / Hispanic	45% / 5% / 35%	29% / 10% / 41%	26% / 9% / 46%	22% / 8% / 57%	27% / 9% / 44%
5 Yr Forecast	45% / 5% / 35%	29% / 10% / 41%	25% / 9% / 47%	22% / 8% / 57%	27% / 9% / 44%
Employment	4,532	83,567	249,515	887,888	221,766
Buying Power	\$972.6M	\$6.5B	\$17.7B	\$54.3B	\$14.2B
5 Yr Growth	-4.3%	-4.4%	-3.9%	-3.8%	0%
College Graduates	30.0%	29.6%	29.2%	23.9%	39.0%
Household					
Households	8,821	69,696	201,578	692,473	141,176
5 Yr Growth	-3.5%	-3.7%	-3.5%	-3.3%	-1.4%
Median Household Income	\$110,260	\$92,949	\$87,729	\$78,427	\$100,455
5 Yr Forecast	\$109,349	\$92,254	\$87,331	\$77,961	\$101,882
Average Household Income	\$128,736	\$113,752	\$110,571	\$100,772	\$125,733
5 Yr Forecast	\$127,077	\$112,827	\$110,239	\$100,667	\$127,049
% High Income (>\$75K)	67%	60%	57%	52%	62%
Housing					
Median Home Value	\$743,163	\$739,164	\$727,898	\$697,377	\$780,086
Median Year Built	1955	1958	1961	1961	1959
Owner / Renter Occupied	76% / 24%	60% / 40%	57% / 43%	52% / 48%	57% / 43%

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Woodruff Ave	Loomis St - SE	21,484	2025	mi 0.14
2 Woodruff Ave	Eberle St - S	19,890	2025	mi 0.20
3 del Amo Blvd	McNab Ave - S	30,042	2025	mi 0.22
4 del Amo Blvd	Eastbrook Ave - W	29,998	2025	mi 0.25
5 Arbor Rd	Snowden Ave - E	2,486	2025	mi 0.35
6 Woodruff Ave	Dashwood St - N	1,005	2018	mi 0.36
7 Arbor Rd	Dunrobin Ave - W	3,269	2025	mi 0.38
8 Woodruff Ave	Henrilee St - N	22,230	2025	mi 0.43
9 del Amo Blvd	Conquista Ave - W	29,337	2025	mi 0.43
10 Palo Verde Ave	del Amo Blvd - S	9,007	2025	mi 0.47



REGIONAL MAP

Starbucks

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain.

As of the end of 2025, the company had over 40,000 stores in 80 countries, over 17,000 of which were located in the United States. Out of Starbucks' U.S.-based stores, over 21,500 are company-operated, while the remainder are licensed.

[3]



TENANT OVERVIEW



The Buffalo Spot

The Buffalo Spot comes from Humble beginnings with a strong desire to succeed and help others. The first restaurant was launched in Long Beach, California and was an immediate success. To keep up with demand, in 2014 more locations were open in San Diego and Los Angeles.

The buffalo Spot's success is largely due to its original World Famous buffalo fries created by the owner himself. It has come to be known as not only a place where customers will be served the best wings, ribs, and the World Famous Buffalo Fries, but also as a family friendly SPOT.





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REALTY

EXCLUSIVE BROKER

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