

CVS Pharmacy

Greater Los Angeles
3-Unit Drugstore Portfolio



Marcus & Millichap
JTU NET LEASE GROUP

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a 3-Unit Drugstore Portfolio in Greater Los Angeles.

This three-property Greater Los Angeles CVS portfolio offers a rare concentration of infill drugstore real estate across Compton, El Monte, and Ontario, totaling ±68,860 SF of building area on ±5.96 AC of land, positioned along highly trafficked arterials with immediate access to the region's major freeway network (including I-10, I-15, SR-60, I-110, I-105, SR-91, and I-710). The locations sit within proven retail corridors with strong national tenant synergy—Target, Home Depot, Walmart, Smart & Final, Burlington, Ross, Marshalls, Best Buy, PetSmart, McDonald's, Chipotle, O'Reilly, AutoZone, and many more—supported by nearby demand drivers such as airports, hospitals/medical nodes, civic centers, parks, and major employment/logistics infrastructure. Two assets are operating CVS locations, while El Monte is a dark store, offering a prime value-add/redevelopment angle for backfill or repositioning while benefiting from the same infill fundamentals and access/visibility that define this portfolio.

UNPRICED
LIST PRICE

NNN
LEASE TYPE

\$1,166,497.68
TOTAL NOI

±5.8 YEARS
TERM REMAINING

OVERVIEW

ONTARIO, CA

PRICE: UNPRICED

NET OPERATING INCOME: \$444,584.76

LEASE TYPE: NNN

GUARANTY: Corporate

TENANT: CVS

ADDRESS: 2456 S Grove Ave
Ontario, CA 91761

RENTABLE AREA: ±26,006 SF

LAND AREA: ±2.29 AC

YEAR BUILT: 1985

REMAINING LEASE TERM: ±5.8 Years

RENEWAL OPTIONS: Ten, 5-Year

APN: 1051-171-40



INVESTMENT HIGHLIGHTS

- **STRATEGIC GREATER LOS ANGELES / INLAND EMPIRE REAL ESTATE – ONTARIO INFILL** – Prime infill location in Ontario, California—one of Southern California’s most important logistics and residential growth hubs. Immediate access to major regional corridors (SR-60, I-10, I-15) supports long-term residual value and strong downside protection.
- **STRONG, DENSE DEMOGRAPHICS** – Robust consumer base with over 334,400 residents within 5 miles and average household income exceeding \$117,700 within 1 mile.
- **EXCEPTIONAL FREEWAY EXPOSURE / HEAVY TRAFFIC COUNTS** – Located just off the Pomona Freeway (SR-60) with 234,200+ VPD, providing constant daily visibility and commuter exposure.
- **ESTABLISHED RETAIL CORRIDOR / NATIONAL TENANT SYNERGY** – Surrounded by major national retailers and traffic drivers including Lowe’s, The Home Depot, O’Reilly Auto Parts, McDonald’s, Starbucks, Chipotle, 7-Eleven, AutoZone, and many more.
- **LOGISTICS & INFRASTRUCTURE HUB** – Near major demand drivers including Ontario International Airport, Chino Airport, and the Ontario Convention Center, reinforcing strong daytime population and long-term real estate fundamentals.
- **INVESTMENT-GRADE ESSENTIAL RETAIL TENANT (S&P: BBB)** – Leased to CVS Health (NYSE: CVS), a leading national pharmacy and daily-needs retailer with strong credit profile and recession-resistant demand.
- **HANDS-OFF PASSIVE INVESTMENT** – Absolute Triple Net (NNN) lease structure with zero landlord repair/maintenance responsibilities.



AERIAL - NORTHWEST

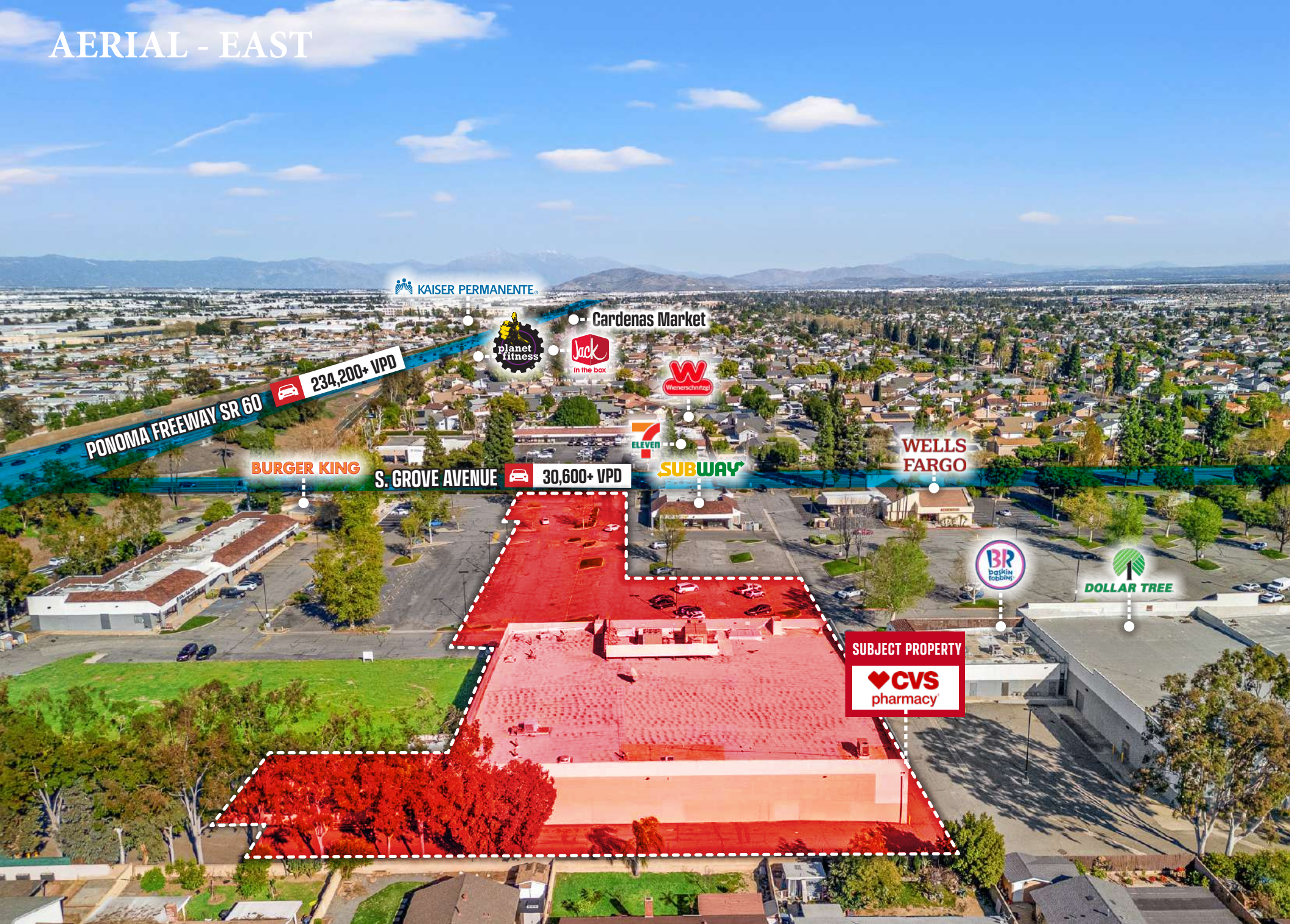


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AERIAL - NORTH



AERIAL - EAST



SUBJECT PROPERTY (FOR REFERENCE ONLY)



Marcus & Millichap

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FINANCIALS

RENT ROLL

| LEASE YEARS | | LEASE TERM | ANNUAL RENT | MONTHLY RENT |
|-------------|--------------|---------------------|--------------|--------------|
| 1-22 | Current | 12/01/06 - 12/31/28 | \$444,584.76 | \$37,048.73 |
| 23-25 | Rent Holiday | 01/01/29 - 01/31/32 | \$0 | \$0 |
| 26-75 | Options 1-10 | 02/01/32 - 01/31/82 | FMV* | FMV* |

OPERATING STATEMENT

| Revenue | In-Place |
|-----------------------------|---------------------|
| Rent | \$444,584.76 |
| Effective Gross Revenue | \$444,584.76 |
| Operating Expenses | |
| CAM | \$0 |
| Property Taxes | \$0 |
| Insurance | \$0 |
| Total Operating Expenses | \$0 |
| Net Operating Income | \$444,584.76 |

*The first two years of the 1st renewal option will be 101% of fair market rental value as determined by an appraiser. Starting in the 3rd year of the 1st option rent adjusts to 100% of fair market rental value as determined by an appraiser.

LOCATION OVERVIEW

ONTARIO, CA

Ontario is a major growth hub in San Bernardino County and the heart of the Inland Empire—strategically positioned at the crossroads of Southern California’s logistics, employment, and residential expansion. The city offers exceptional regional connectivity via Interstate 10 and Interstate 15, and is also served by Ontario International Airport, making it a key gateway for commerce and daily commuter traffic throughout the greater Los Angeles region.

Ontario features a built-out mix of established neighborhoods, retail corridors, and large-scale industrial and distribution infrastructure that continues to attract national tenants and long-term investment. The market benefits from a deep labor pool and proximity to major employment centers across the Inland Empire, supporting consistent consumer demand for necessity-based retail. With strong surrounding population density, ongoing housing growth, and continued business investment, Ontario has evolved into one of Southern California’s most active and resilient submarkets.

Driven by its central location, transportation access, and diverse economic base, Ontario remains an attractive location for retailers, residents, and investors seeking durable fundamentals and long-term real estate value.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|-----------|-----------|-----------|
| 2025 POPULATION | 17,360 | 119,361 | 334,425 |
| 2030 POPULATION EST. | 17,479 | 120,270 | 339,130 |
| AVG. HH INCOME | \$117,721 | \$113,601 | \$116,422 |
| MEDIAN HH INCOME | \$98,991 | \$94,836 | \$95,707 |
| BACHELORS DEGREE + | 16% | 19% | 22% |
| 2025 HOUSEHOLDS | 5,168 | 34,388 | 97,112 |
| 2030 HOUSEHOLDS EST. | 5,205 | 34,656 | 98,518 |

ONTARIO, CA



LOCATION MAP



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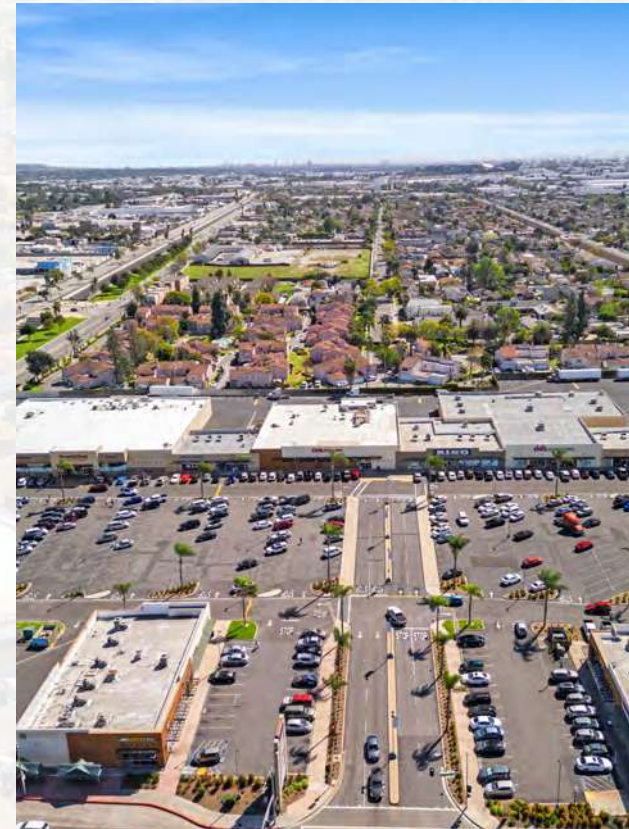
OVERVIEW

COMPTON, CA

| | |
|-----------------------|---|
| PRICE: | UNPRICED |
| NET OPERATING INCOME: | \$467,392.44 |
| LEASE TYPE: | NNN |
| GUARANTY: | Corporate |
| TENANT: | CVS |
| ADDRESS: | 220 E Compton Blvd Compton, CA 90220 |
| RENTABLE AREA: | ±22,880 SF |
| LAND AREA: | ±2.44 AC |
| YEAR BUILT: | 1983 |
| REMAINING LEASE TERM: | ±5.8 Years |
| RENEWAL OPTIONS: | Ten, 5-Year |
| APN: | 6160-015-021 |

INVESTMENT HIGHLIGHTS

- **STRATEGIC LOS ANGELES COUNTY REAL ESTATE – COMPTON INFILL** – Prime infill location approximately 16 miles south of Downtown Los Angeles, positioned in a dense, built-out trade area with high barriers to entry that supports long-term residual value and downside protection.
- **STRONG, DENSE DEMOGRAPHICS** – Over 748,100 residents within 5 miles with average household income exceeding \$94,900 within 5 miles.
- **PROVEN SHOPPING CENTER DRAW + RETAIL SYNERGY** – Located within Compton Towne Shopping Center anchored by Smart & Final and across from Renaissance Plaza anchored by Burlington, with strong surrounding national retailers including Target, Home Depot, Walmart, Ross, Marshalls, Best Buy, PetSmart, O’Reilly, AutoZone, McDonald’s, Raising Cane’s, Chipotle, and more.
- **HIGH-TRAFFIC CORRIDOR / FREEWAY CONNECTIVITY** – Positioned along major arterials with 41,750+ VPD (E Compton Blvd & S Alameda St) and convenient access to I-110, I-105, Hwy 91, and I-710, driving consistent commuter exposure.
- **MAJOR DEMAND DRIVERS** – Near Cal State Dominguez Hills (~15,000 students) and Compton/Woodley Airport (LA County-owned relief airport for LAX), supporting strong daytime population.
- **INVESTMENT-GRADE ESSENTIAL RETAIL TENANT (S&P: BBB)** – Leased to CVS Health (NYSE: CVS), a leading national pharmacy and daily-needs retailer with strong credit profile and recession-resistant demand.
- **HANDS-OFF PASSIVE INVESTMENT** – Absolute Triple Net (NNN) lease structure with zero landlord repair/maintenance responsibilities.



AERIAL - SOUTH

Gateway Towne Center

carter's TARGET FIVE BELOW 24 FITNESS
Ono Hawaiian BBQ ULTA Cane's CHIPOTLE
WELLS FARGO BEST BUY ALDI Marshalls PET SMART
BANK OF AMERICA ROSS DRESS FOR LESS at&t Pella MCDONALD'S

Compton College

S. ALAMEDA STREET
20,650+ VPD

SUBJECT PROPERTY
CVS
pharmacy

Smart & Final
extra!

dd's
DISCOUNTS

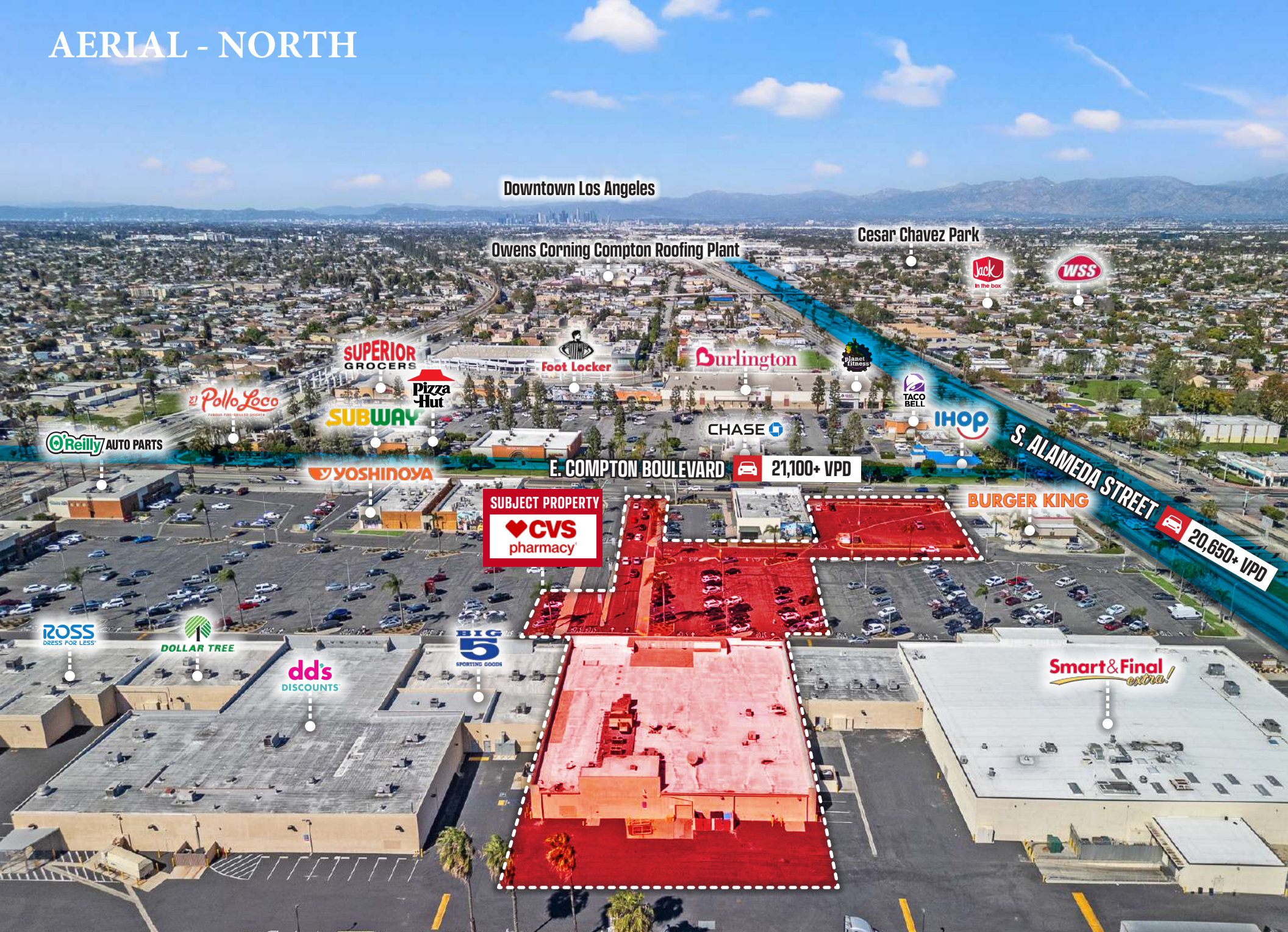
DOLLAR TREE

ROSS
DRESS FOR LESS

AERIAL - WEST



AERIAL - NORTH



Downtown Los Angeles

Owens Corning Compton Roofing Plant

Cesar Chavez Park

SUPERIOR GROCERS

Foot Locker

Burlington

Pollo Loco

Pizza Hut

SUBWAY

CHASE

TACO BELL

IHOP

O'Reilly AUTO PARTS

YOSHINOYA

E. COMPTON BOULEVARD

21,100+ VPD

BURGER KING

S. ALAMEDA STREET

20,650+ VPD

SUBJECT PROPERTY
CVS pharmacy

ROSS DRESS FOR LESS

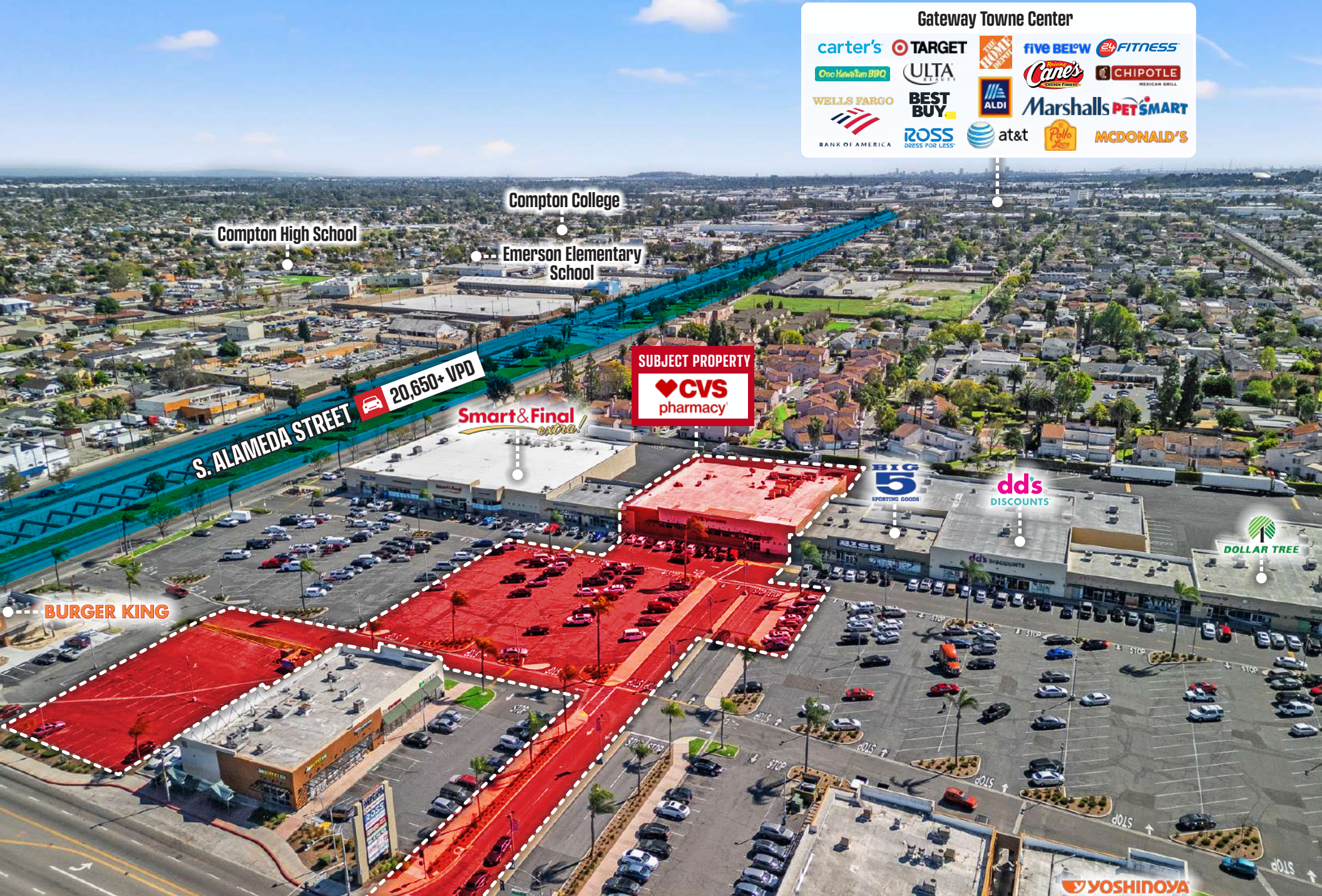
DOLLAR TREE

dd's DISCOUNTS

BIG 5 SPORTING GOODS

Smart & Final extra!

AERIAL - SOUTHEAST



Gateway Towne Center

- carter's
- TARGET
- THE HOME DEPOT
- FIVE BELOW
- 24 FITNESS
- Ono Hawaiian BBQ
- ULTA
- Cane's
- CHIPOTLE
- WELLS FARGO
- BEST BUY
- ALDI
- Marshall's
- PET SMART
- BANK OF AMERICA
- ROSS DRESS FOR LESS
- at&t
- Pollo Loco
- MCDONALD'S

Compton High School

Compton College

Emerson Elementary School

S. ALAMEDA STREET 20,650+ VPD

SUBJECT PROPERTY
CVS pharmacy

Smart & Final

BIG 5 SPORTING GOODS

dd's DISCOUNTS

DOLLAR TREE

BURGER KING

YOSHINOYA

AERIAL - EAST



AERIAL - NORTHEAST



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FINANCIALS

RENT ROLL

| LEASE YEARS | | LEASE TERM | ANNUAL RENT | MONTHLY RENT |
|-------------|--------------|---------------------|--------------|--------------|
| 1-22 | Current | 12/01/06 - 12/31/28 | \$467,392.44 | \$38,949.37 |
| 23-25 | Rent Holiday | 01/01/29 - 01/31/32 | \$0 | \$0 |
| 26-75 | Options 1-10 | 02/01/32 - 01/31/82 | FMV* | FMV* |

OPERATING STATEMENT

| Revenue | In-Place |
|-----------------------------|---------------------|
| Rent | \$467,392.44 |
| Effective Gross Revenue | \$467,392.44 |
| Operating Expenses | |
| CAM | \$0 |
| Property Taxes | \$0 |
| Insurance | \$0 |
| Total Operating Expenses | \$0 |
| Net Operating Income | \$467,392.44 |

*The first two years of the 1st renewal option will be 101% of fair market rental value as determined by an appraiser. Starting in the 3rd year of the 1st option rent adjusts to 100% of fair market rental value as determined by an appraiser.

LOCATION OVERVIEW

COMPTON, CA

Compton is a centrally located infill city in Los Angeles County, positioned in the Gateway Cities region just south of Downtown Los Angeles. Often referred to as the “Hub City,” Compton benefits from strong regional connectivity and proximity to major employment and goods-movement infrastructure serving the Ports of Los Angeles and Long Beach. The city is framed by several of Southern California’s most important transportation corridors, including I-710, I-105, I-110, and SR-91, supporting efficient access across the broader Los Angeles Basin.

Compton’s economy is closely tied to Southern California’s distribution and logistics network, with industrial and warehousing uses playing a meaningful role in the local employment base. In addition, Compton/Woodley Airport—a County of Los Angeles-owned general aviation facility—serves as a designated relief airport for the region and provides another layer of transportation infrastructure supporting long-term market fundamentals.

With its established neighborhoods, infill land constraints, and access to major freeways and economic drivers, Compton remains a well-located submarket for neighborhood-serving retail and long-term real estate investment.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|----------|
| 2025 POPULATION | 36,856 | 261,031 | 748,170 |
| 2030 POPULATION EST. | 36,120 | 255,948 | 735,340 |
| AVG. HH INCOME | \$83,857 | \$91,436 | \$94,929 |
| MEDIAN HH INCOME | \$68,282 | \$72,270 | \$73,693 |
| BACHELORS DEGREE + | 8% | 11% | 14% |
| 2025 HOUSEHOLDS | 9,315 | 65,189 | 201,407 |
| 2030 HOUSEHOLDS EST. | 9,108 | 63,740 | 197,508 |

COMPTON, CA



LOCATION MAP



OVERVIEW

EL MONTE, CA

| | |
|-----------------------|---------------------------------------|
| PRICE: | UNPRICED |
| NET OPERATING INCOME: | \$254,520.48 |
| LEASE TYPE: | NNN |
| GUARANTY: | Corporate |
| TENANT: | CVS (Dark) |
| ADDRESS: | 9920 Garvey Ave El Monte, CA 91733 |
| RENTABLE AREA: | ±19,974 SF |
| LAND AREA: | ±1.24 AC |
| YEAR BUILT: | 1968 |
| REMAINING LEASE TERM: | ±5.8 Years |
| RENEWAL OPTIONS: | Ten, 5-Year |
| APN: | 8102-001-028 |

INVESTMENT HIGHLIGHTS

- PRIME VALUE-ADD / REDEVELOPMENT OPPORTUNITY (DARK CVS) – Dark building with remaining lease term and in-place income stream, creating a compelling value-add profile.
- STRATEGIC LOS ANGELES COUNTY REAL ESTATE – EL MONTE INFILL (SAN GABRIEL VALLEY) – Prime infill location within the high-barrier-to-entry San Gabriel Valley. Immediate access to key regional corridors (I-10, I-605, Hwy 60) supports long-term residual value and strong downside protection.
- STRONG, DENSE DEMOGRAPHICS – Over 541,500 residents within 5 miles and average household income exceeding \$109,700 within 5 miles.
- HIGH-TRAFFIC RETAIL CORRIDOR / FREEWAY CONNECTIVITY – Positioned along major arterials with 33,250+ VPD (Garvey Ave & Merced Ave) and near Interstate 10 (242,450+ VPD), providing strong visibility, commuter exposure, and excellent regional access throughout the San Gabriel Valley and greater Los Angeles.
- ESTABLISHED RETAIL CORRIDOR / NATIONAL TENANT SYNERGY – Surrounded by major national and regional traffic drivers including Target, Home Depot, PetSmart, Chipotle, Chick-fil-A, McDonald's, Starbucks, Smart & Final, Marshalls, AutoZone, Denny's, Del Taco, Jersey Mike's, Five Below, and more.
- AIRPORT, MEDICAL & COMMUNITY DEMAND DRIVERS – Close proximity to San Gabriel Valley Airport, Greater El Monte Community Hospital, and multiple schools/parks, supporting strong daytime population and consistent neighborhood-serving demand.
- HANDS-OFF PASSIVE STRUCTURE DURING REMAINING TERM – Absolute Triple Net (NNN) lease structure with zero landlord repair/maintenance responsibilities, providing a hands-off ownership profile while executing a backfill/redevelopment strategy.



AERIAL - NORTHWEST

Rosemead Plaza



MCDONALD'S



10 242,450+ VPD

AutoZone



Cortada Elementary School

Savannah Elementary School

GARVEY AVENUE 28,500+ VPD

MERCED AVENUE 7,450+ VPD

SUBJECT PROPERTY



SUPERIOR GROCERS

AERIAL - NORTHEAST



Santa Fe Trail Plaza

FIVE BELOW SUPERIOR GROCERS STARBUCKS
PETSMART THE UPS STORE petco Jack In The Box

242,450+ VPD

AutoZone

Chick-fil-A

NORMS

BANK OF AMERICA

New Lexington Elementary School

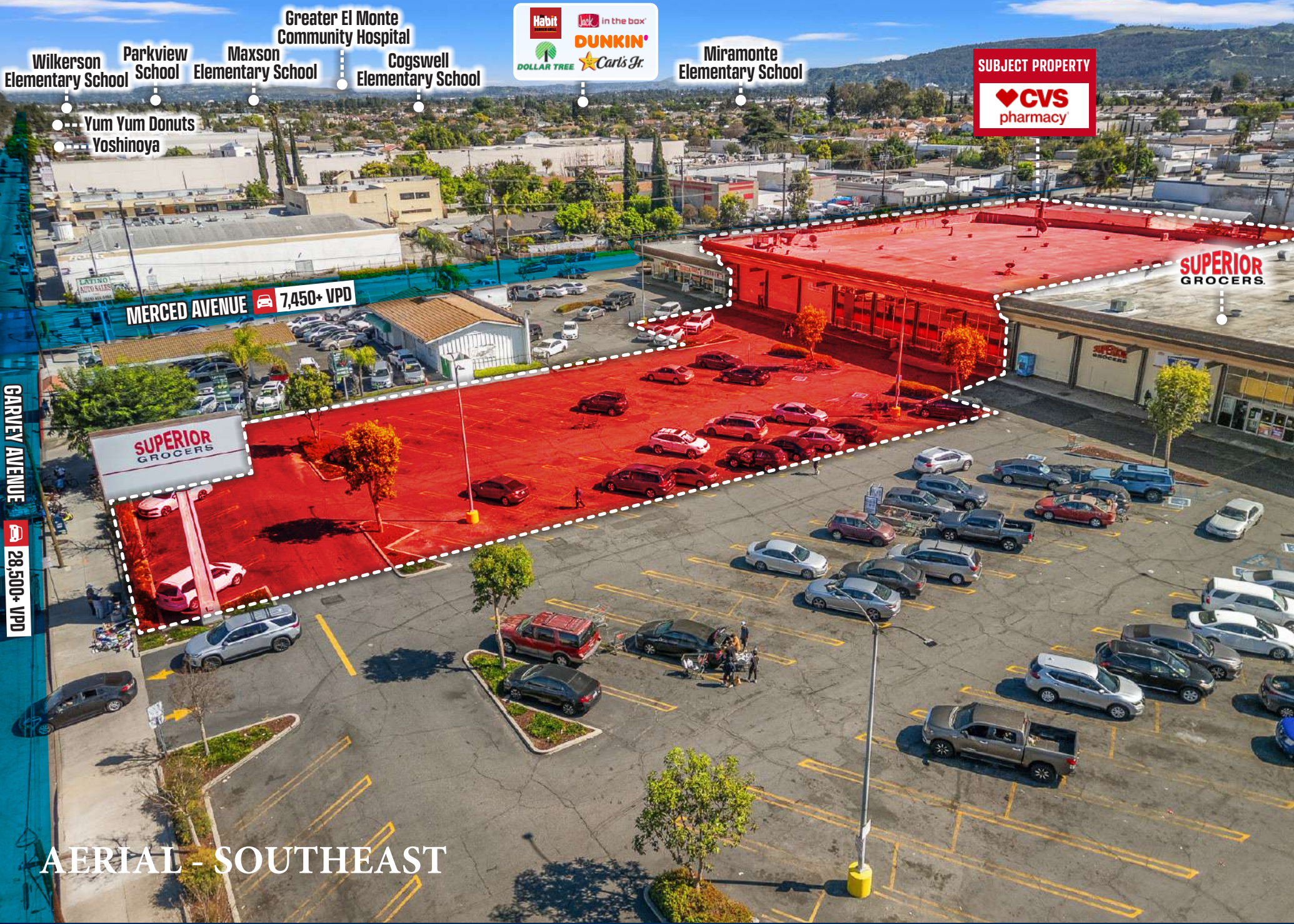
San Gabriel Valley Airport

SUBJECT PROPERTY

CVS pharmacy

GARVEY AVENUE 28,500+ VPD

MERCED AVENUE 7,450+ VPD



Wilkerson Elementary School

Parkview School

Maxson Elementary School

Greater El Monte Community Hospital

Cogswell Elementary School

Miramonte Elementary School

SUBJECT PROPERTY
CVS pharmacy

Habit
DUNKIN'
DOLLAR TREE
in the box
Carl's Jr.

MERCED AVENUE 7,450+ VPD

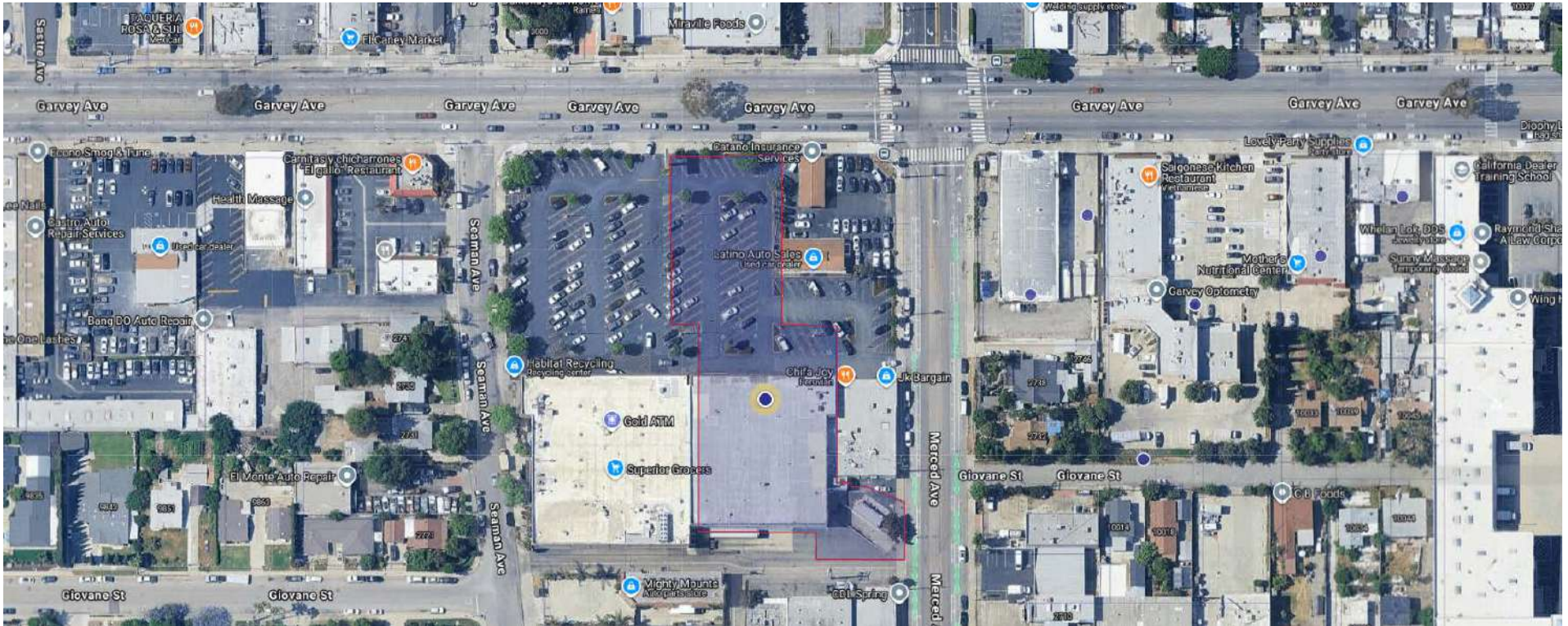
GARVEY AVENUE 28,500+ VPD

SUPERIOR GROCERS

AERIAL - SOUTHEAST

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FINANCIALS

RENT ROLL

| LEASE YEARS | | LEASE TERM | ANNUAL RENT | MONTHLY RENT |
|-------------|--------------|---------------------|--------------|--------------|
| 1-22 | Current | 12/01/06 - 12/31/28 | \$254,520.48 | \$21,210.04 |
| 23-25 | Rent Holiday | 01/01/29 - 01/31/32 | \$0 | \$0 |

OPERATING STATEMENT

| Revenue | In-Place |
|-----------------------------|---------------------|
| Rent | \$254,520.48 |
| Effective Gross Revenue | \$254,520.48 |
| Operating Expenses | |
| CAM | \$0 |
| Property Taxes | \$0 |
| Insurance | \$0 |
| Total Operating Expenses | \$0 |
| Net Operating Income | \$254,520.48 |

LOCATION OVERVIEW

EL MONTE, CA

El Monte is a dense, infill city in Los Angeles County located in the San Gabriel Valley, roughly 15–20 miles east of Downtown Los Angeles. It is widely viewed as a regional transportation hub, with major commuter and goods-movement corridors running through the city—most notably the I-10 (San Bernardino Freeway) and I-605 (San Gabriel River Freeway)—which support efficient access across the broader Los Angeles Basin.

El Monte also benefits from significant transit infrastructure, including the El Monte Station and the El Monte Busway (the express bus/HOT lane corridor along I-10 linking El Monte to Downtown Los Angeles), reinforcing steady daily inflows of commuters and regional activity.

A key local demand driver is San Gabriel Valley Airport (EMT)—a public, County of Los Angeles-owned airport (formerly El Monte Airport) that the FAA categorizes as a regional reliever general aviation facility.

With established neighborhoods, limited infill land supply, and exceptional freeway/transit connectivity, El Monte remains a well-located submarket for neighborhood-serving retail, service uses, and long-term real estate investment.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|-----------|
| 2025 POPULATION | 28,725 | 205,776 | 541,583 |
| 2030 POPULATION EST. | 28,201 | 202,890 | 534,502 |
| AVG. HH INCOME | \$85,724 | \$95,342 | \$109,746 |
| MEDIAN HH INCOME | \$64,014 | \$73,368 | \$83,613 |
| BACHELORS DEGREE + | 11% | 18% | 25% |
| 2025 HOUSEHOLDS | 7,313 | 56,526 | 160,095 |
| 2030 HOUSEHOLDS EST. | 7,162 | 55,579 | 157,633 |



LOCATION MAP



TENANT OVERVIEW

CVS HEALTH

CVS Health is engaged in the retail drugstore business. The company operates 9,000+ locations in all 50 states, the District of Columbia, and Puerto Rico. CVS Pharmacy is the nation's drugstore chain and total prescription revenue.

CVS Pharmacy also offers healthcare services through their MinuteClinic locations, most of which are located within their stores. CVS is headquartered in Woonsocket, Rhode Island and was founded in 1963.

CVS Health is a publicly traded company on the New York Stock Exchange (Symbol: CVS) with a market capitalization of approximately \$98 billion. CVS is an investment grade rated tenant with a Standard & Poor's rating of BBB.



COMPANY OVERVIEW

WOONSOCKET, RI
HEADQUARTERS

PUBLIC
COMPANY TYPE

CVS
NYSE

9,000+
LOCATIONS

\$402.1B
REVENUE (2025)

\$1.73B
NET INCOME (2025)

300,000
NO. OF EMPLOYEES



INVESTMENT CONTACTS

Point of Contact

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Marcus & Millichap

JTU NET LEASE GROUP

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer'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 newly-acquired 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 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 may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

C O N F I D E N T I A L I T Y & D I S C L A I M E R

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N O N - E N D O R S E M E N T N O T I C E

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R E N T D I S C L A I M E R

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