



FEE SIMPLE / CVS GROUND LEASE  
RETAIL OPPORTUNITY



## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Broker/Agent nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## CONFIDENTIALITY

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Broker/Agent, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Broker/Agent.

## CONTACT

**Kenny Woods**

[kennywoods360@gmail.com](mailto:kennywoods360@gmail.com)

DRE No. 00700220

# INVESTMENT OVERVIEW



**OFFERING PRICE**  
**\$7,990,000.00**

**APN**  
5346-001-020  
5346-001-021

**OWNERSHIP TYPE**  
Fee Simple / CVS Ground Lease (\*CVS Corporation Guaranty)

**LOCATION**  
808 E. Main Street, Alhambra, CA 91801  
816 E. Main Street, Alhambra, CA 91801

**BUILDING SQUARE FOOTAGE**  
The property consists of two (2) free standing retail buildings (12,000 S.F. and 6,000 S.F.). \*Currently 1,000 square feet of available vacant space in the 6,000 square foot building located behind the Bank location with a separate entry.

**ZONING**  
GC, General Commercial ; EMC, East Main Commercial

**TRAFFIC COUNTS**  
28,000+ Cars Per Day along Main Street.

**FRONTAGE**  
The subject property benefits from over 300 linear feet of frontage along Main Street

**LOCAL DEVELOPMENT**  
Intracorp Homes is in development of a 49-unit residential complex across the street at 801 E. Main Street. Additional information can be found at the Alhambra Community Development Office ([Click Here](#)).

**EXISTING NOI**  
**\$524,900.00**

**CAP RATE**  
**6.57%**

**LAND AREA**  
**1.81 Net Acres**

# LEASE ABSTRACTS

 CVS  
pharmacy®

American Continental Bank

TENANT	CVS Pharmacy	American Continental Bank
PROPERTY ADDRESS	816 E. Main Street	808 E. Main Street
BUILDING SQUARE FOOTAGE	12,000 SQ FT	5,000 SQ FT
RENT COMMENCEMENT	10/03/2003	04/01/2021
LEASE EXPIRATION	01/31/2030	09/30/2027
CURRENT BASE RENT	\$351,884.00	\$185,709.00
RENEWAL OPTIONS	<p>Three (3) Option Periods:</p> <p>Option 1: Five (5) Year Period Ending 01/31/35</p> <p>Option 2: Five (5) Year Period Ending 01/31/40</p> <p>Option 3: Five (5) Year Period Ending 01/31/45</p>	<p>One (1) Option Period:</p> <p>Option 1: Two (2) Year Period Ending 09/30/2029</p>
RENT	<p>Years 20-22: \$351,384.00/YR</p> <p>Years 22-25: \$365,439.00/YR</p> <p>OPTION PERIODS:</p> <p>OPTION 1, YEARS 1-5: \$404,091.60</p> <p>OPTION 2, YEARS 6-10: \$464,705.34</p> <p>OPTION 3, YEARS 11-15: \$534,411.14</p>	<p>OPTION PERIODS:</p> <p>OPTION 1, YEARS 1-2: \$191,280</p>
YEAR BUILT	2003	2003
OWNERSHIP TYPE	FEE SIMPLE CVS GROUND LEASE	FEE SIMPLE

\*Currently 1,000 square feet of available vacant space in the 6,000 square foot building located behind the Bank location with a separate entry.

# Local & Regional Maps



# City of Alhambra

Gateway to the San Gabriel Valley

The City of Alhambra is located in the San Gabriel Valley and is a suburb of Los Angeles County with a population of 82,295. It is known as the "Gateway to the San Gabriel Valley". Home to a diverse array of businesses, restaurants, neighborhoods, and residents. Known as one of the best places to live in California, many young professionals find comfort in Alhambra as it offers residents an urban suburban mix feel.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
<b>2023 Population</b>	<b>41,272</b>	<b>255,821</b>	<b>665,366</b>
<b>2023 Median HH Income</b>	<b>\$77,221</b>	<b>\$84,415</b>	<b>\$82,698</b>
<b>2023 Average HH Income</b>	<b>\$107,363</b>	<b>\$123,842</b>	<b>\$120,112</b>



# TENANT PROFILES



## CVS/pharmacy

CVS Pharmacy, Inc. is an American retail corporation. A subsidiary of CVS Health, it is headquartered in Woonsocket, Rhode Island. Originally named the Consumer Value Stores, it was founded in Lowell, Massachusetts in 1963.

The chain was owned by its original holding company Melville Corporation from its inception until its current parent company (CVS Health) was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the fifth largest U.S. corporation by FY2020 revenues in the Fortune 500. The parent company of CVS Pharmacy's leading competitor (Walgreens) ranked 19th for the same time period. CVS sells prescription drugs and a wide assortment of general merchandise, including over the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within or outside CVS stores.



## American Continental Bank

American Continental Bank was established on October 6, 2003, by a group of local businessmen and individuals who were interested in creating a Bank that would provide specialized financial services to the Chinese community. Their Senior Management team and staff consist of highly skilled bankers who are professional, knowledgeable, and motivated to maintain high service standards and ideals. They provide a banking environment conducive to cultivating and delivering excellent service and relationships within the community, which now spans to 8 Branches and Loan Facilities located in California, Washington, and Texas.

**FOR ADDITIONAL INFORMATION EMAIL**

**Kenny Woods**

KennyWoods360@gmail.com

DRE No. 00700220

