

2 NNN Leased - QSR SITES Investment Opportunity



1013 W. Valley Blvd. & 1224 S. Atlantic Blvd. Alhambra, CA

PRESENTED BY:

Justin Hugron, CCIM
Senior Vice President
justin@ashwillassociates.com
(714) 642-7690
DRE # 02069980
Corp. DRE # 01291393

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COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Ashwill Associates is pleased to present, for sale, for the first time in nearly 40 years, two separate NNN leased fast food investments, located in Southern California within in Los Angeles County. These freestanding quick serve restaurants are located on the hard signalized corner of W. Valley Blvd. and S. Atlantic Blvd, in Alhambra, each with their own address and APN numbers.

These two NNN leased investments offer an attractive opportunity for investors seeking stable income, a prime location, and reputable name-brand national tenants. Both Popeyes and Pizza Hut have been operating out of their respected locations here for more than 30 years and have both renewed their leases as they plan to be in place for the foreseeable future. These true NNN leases and their options have fixed rent escalations, and minimal landlord obligations, which will align with the goals of savvy real estate investors looking to build a solid and resilient portfolio in the QSR sector.

Both properties have been recently renovated and are conveniently located in the thriving downtown district of Alhambra with high traffic counts, large daytime and full-time population, as well as easy ingress and egress.

Don't miss the chance to secure these income-generating assets in a thriving market. For detailed financial information, property specifics, and a comprehensive investment analysis, please contact us for further due diligence.

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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers should verify information independently.

PROPERTY HIGHLIGHTS

Type:	Single Tenant Freestanding Retail - QSR
# Of Parcels:	2
Occupancy:	100% Tenant Leased
Tenants:	Popeyes and Pizza Hut
Addresses:	Popeyes - 1013 W. Valley Blvd. Alhambra, CA 91803 Pizza Hut - 1224 S. Atlantic Blvd. Alhambra, CA 91803
APN #'s:	Popeyes - 5350-016-038 Pizza Hut - 5350-016-037
Building SF.:	Popeyes - 1,200 SF Pizza Hut - 1,242 SF
Land Area:	Popeyes - 8,340 SF Pizza Hut - 8,780 SF
Site Coverage:	14% (both parcels)
Stories:	Single Story
Year Built:	Popeyes - 1975 Pizza Hut - 1976
Parking:	Popeyes - 9 Parking Spaces (7.5 per 1,000 SF) Pizza Hut - 11 Parking Spaces (8.86 per 1,000SF)
Zoning:	SP - District 3 (SC) - Valley Boulevard Corridor - Service Commercial
Investment Type:	Stabilized
Current NOI:	\$182,872.92
Annual Increases:	3%
Asking Price:	\$4,500,000
CAP Rate:	4.06 % CAP

TENANT PROFILE

POPEYES LOUISIANA CHICKEN



Popeyes Louisiana Kitchen, Inc., also known as Popeyes and formerly named Popeyes Chicken & Biscuits and Popeyes Famous Fried Chicken & Biscuits, is an American multinational chain of fried chicken fast food restaurants that was founded in 1972 in New Orleans, Louisiana and headquartered in Miami, Florida. It is currently a subsidiary of Toronto-based Restaurant Brands International. As of 2020 Popeyes has 3,451 restaurants, which are located in more than 46 states and the District of Columbia, Puerto Rico, and 30 countries worldwide. About 30 locations are company-owned; the rest franchised.

Popeyes was founded in Arabi, Louisiana, a suburb of New Orleans in St. Bernard Parish. It first opened its doors on June 12, 1972, as "Chicken on the Run". Owner Al Copeland wanted to compete with Kentucky Fried Chicken, but his restaurant failed after several months. Copeland reopened the restaurant four days later as Popeyes Mighty Good Chicken. By 1975, the company had been renamed as Popeyes Famous Fried Chicken.

2020 Total
Locations

3,451

2020 US
Sales (in Billions)

\$2.63BB

Corporate
Website

popeyes.com

TENANT PROFILE

PIZZA HUT



Pizza Hut Inc. is the largest pizza restaurant company in the world in terms of both the number of outlets and the percentage of market share that it holds. It was founded in 1958 in Wichita, Kansas. A subsidiary of PepsiCo, Inc., the company now oversees more than 17,000 pizza restaurants and delivery outlets in 90 countries worldwide. In October 1997, the company expected to become a subsidiary of Tricon Global Restaurants, Inc., formed from the spin-off of PepsiCo's restaurant holdings.

Pizza Hut is split into several different restaurant formats: the original family-style dine-in locations; storefront delivery and carry-out locations; and hybrid locations that have carry-out, delivery, and dine-in options. Some full-size Pizza Hut locations have a lunch buffet, with "all-you-can-eat" pizza, salad, desserts, and breadsticks, and a pasta bar. Pizza Hut has other business concepts independent of the store type.

Pizza Hut's commitment to quality ingredients, innovation, and customer convenience has solidified its position as a beloved and enduring brand in the fast-food and pizza industry. Whether dining in, taking out, or having pizza delivered to their doorstep, customers around the world continue to enjoy the delicious offerings of Pizza Hut.

2020 Total
Locations

17,639

2020 US
Sales (in Billions)

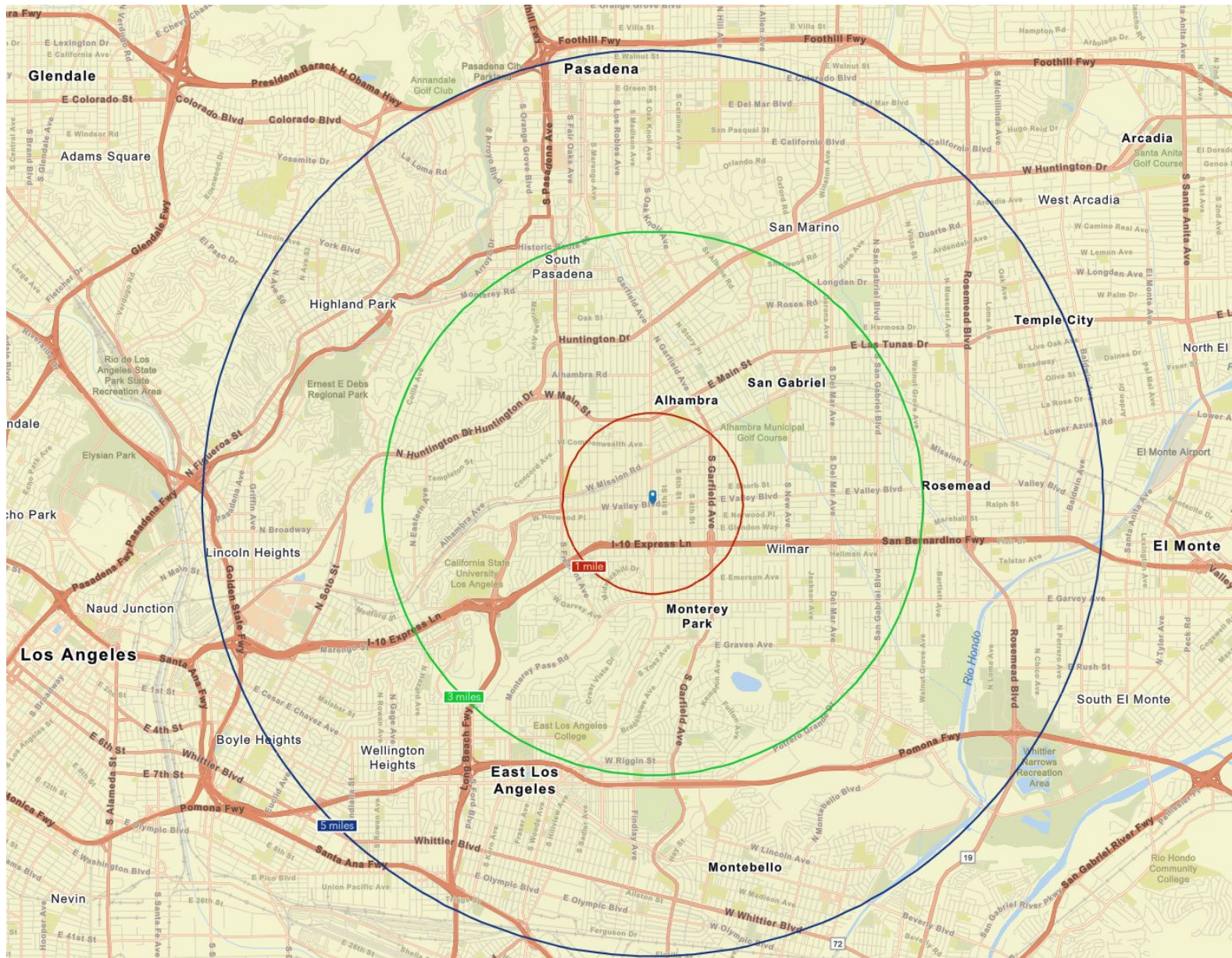
\$5.4BB

Corporate
Website

pizzzahut.com

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1, 3, 5 Mile Radius



DEMOGRAPHICS

1 Mile Radius

Summary Demographics		Census 2010		2023		2028	
Population		38,385		37,725		37,238	
Households		12,544		13,106		13,052	
Families		9,337		9,715		9,699	
Average Household Size		3.03		2.83		2.81	
Owner Occupied Housing Units		4,640		4,722		4,851	
Renter Occupied Housing Units		7,904		8,384		8,201	
Median Age		40.2		42.1		43.5	
Trends: 2023 - 2028 Annual Rate		Area		State		National	
Population		-0.26%				0.77%	
Households		-0.08%				0.75%	
Families		-0.03%				0.68%	
Owner HHs		0.54%				0.92%	
Median Household Income		3.29%				2.70%	
Population Summary							
2000 Total Population				39,399		39,399	
2010 Total Population				38,385		38,385	
2023 Total Population				37,725		37,725	
2023 Group Quarters				620		620	
2028 Total Population				37,238		37,238	
2018-2023 Annual Rate				-0.26%		-0.26%	
2023 Total Daytime Population				36,110		36,110	
Workers				16,133		16,133	
Residents				19,977		19,977	
		Census 2010		2023		2028	
Housing Units by Occupancy Status and Tenure		Number	Percent	Number	Percent	Number	Percent
Total Housing Units		13,253	100.0%	13,749	100.0%	13,790	100.0%
Occupied		12,544	94.7%	13,106	95.3%	13,052	94.6%
Owner		4,640	35.0%	4,722	34.3%	4,851	35.2%
Renter		7,904	59.6%	8,384	61.0%	8,201	59.5%
Vacant		709	5.3%	643	4.7%	738	5.4%
				2023		2028	
Owner Occupied Housing Units by Value				Number	Percent	Number	Percent
Total				4,722	100.0%	4,851	100.0%
<\$50,000				22	0.5%	14	0.3%
\$50,000-\$99,999				30	0.6%	23	0.5%
\$100,000-\$149,999				0	0.0%	0	0.0%
\$150,000-\$199,999				6	0.1%	4	0.1%
\$200,000-\$249,999				0	0.0%	0	0.0%
\$250,000-\$299,999				0	0.0%	0	0.0%
\$300,000-\$399,999				32	0.7%	22	0.5%
\$400,000-\$499,999				130	2.8%	100	2.1%
\$500,000-\$749,999				1,750	37.1%	1,417	29.2%
\$750,000-\$999,999				1,929	40.9%	2,164	44.6%
\$1,000,000-\$1,499,999				671	14.2%	856	17.6%
\$1,500,000-\$1,999,999				69	1.5%	110	2.3%
\$2,000,000+				83	1.8%	141	2.9%
Median Value				\$800,674		\$847,678	

DEMOGRAPHICS

3 Mile Radius

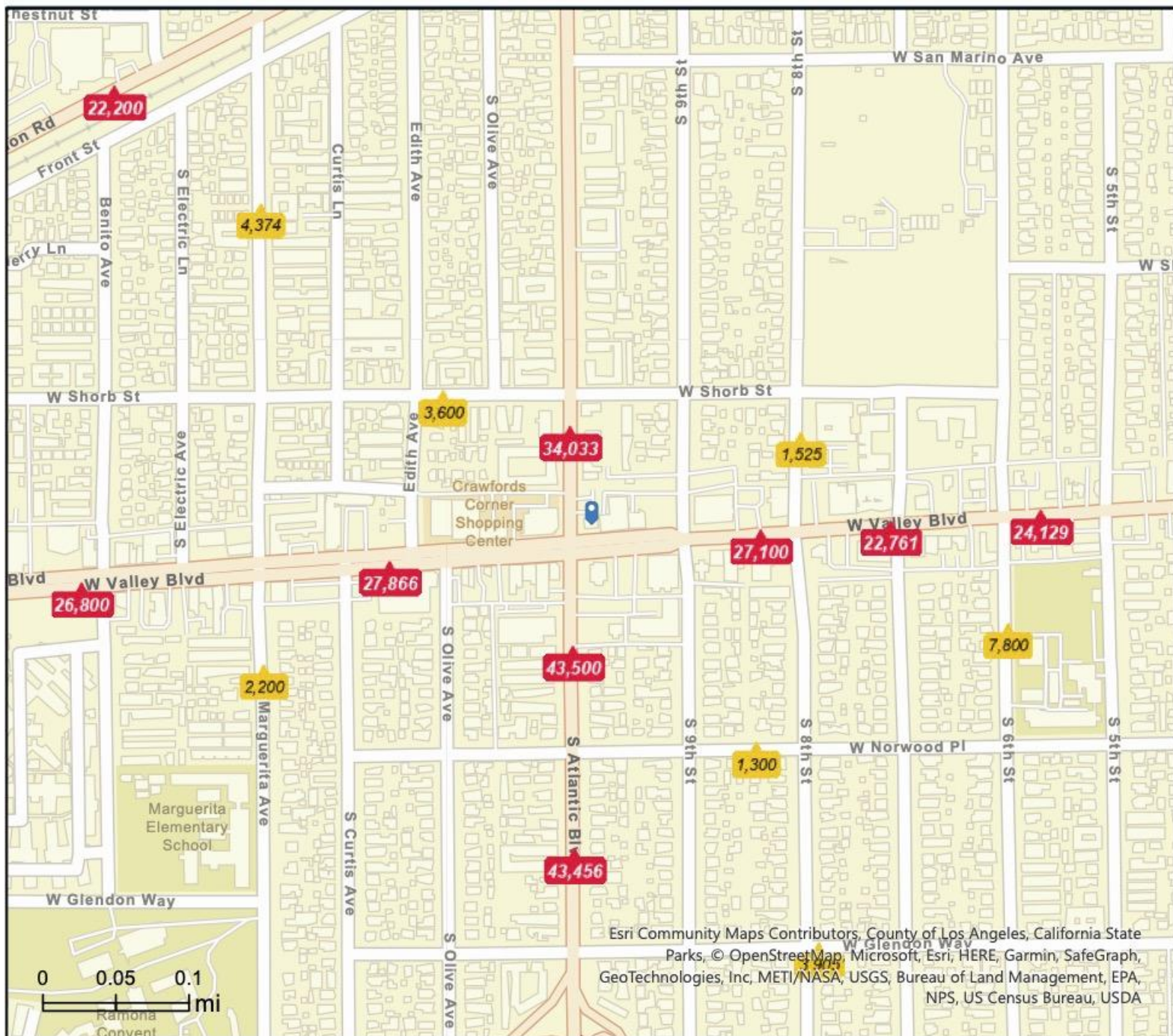
Summary Demographics		Census 2010		2023		2028			
Population		274,633		268,421		264,378			
Households		88,919		90,619		90,017			
Families		66,444		67,407		67,101			
Average Household Size		3.06		2.92		2.90			
Owner Occupied Housing Units		42,480		42,008		42,536			
Renter Occupied Housing Units		46,439		48,611		47,481			
Median Age		39.1		40.9		42.3			
Trends: 2023 - 2028 Annual Rate		Area		State		National			
Population		-0.30%				0.77%			
Households		-0.13%				0.75%			
Families		-0.09%				0.68%			
Owner HHs		0.25%				0.92%			
Median Household Income		3.27%				2.70%			
Population Summary									
2000 Total Population				276,966		276,966			
2010 Total Population				274,633		274,633			
2023 Total Population				268,421		268,421			
2023 Group Quarters				3,403		3,403			
2028 Total Population				264,378		264,378			
2018-2023 Annual Rate				-0.30%		-0.30%			
2023 Total Daytime Population				262,124		262,124			
Workers				117,841		117,841			
Residents				144,283		144,283			
Housing Units by Occupancy Status and Tenure		Census 2010		2023		2028			
		Number	Percent	Number	Percent	Number	Percent		
		Total Housing Units		93,564	100.0%	94,890	100.0%	95,291	100.0%
		Occupied		88,919	95.0%	90,619	95.5%	90,017	94.5%
		Owner		42,480	45.4%	42,008	44.3%	42,536	44.6%
		Renter		46,439	49.6%	48,611	51.2%	47,481	49.8%
		Vacant		4,645	5.0%	4,271	4.5%	5,274	5.5%
Owner Occupied Housing Units by Value		2023				2028			
		Number	Percent	Number	Percent				
Total				42,008	100.0%	42,538	100.0%		
<\$50,000				270	0.6%	173	0.4%		
\$50,000-\$99,999				109	0.3%	86	0.2%		
\$100,000-\$149,999				33	0.1%	14	0.0%		
\$150,000-\$199,999				12	0.0%	5	0.0%		
\$200,000-\$249,999				33	0.1%	22	0.1%		
\$250,000-\$299,999				22	0.1%	14	0.0%		
\$300,000-\$399,999				275	0.7%	188	0.4%		
\$400,000-\$499,999				1,028	2.4%	758	1.8%		
\$500,000-\$749,999				12,719	30.3%	10,139	23.8%		
\$750,000-\$999,999				16,194	38.5%	17,468	41.1%		
\$1,000,000-\$1,499,999				7,026	16.7%	8,220	19.3%		
\$1,500,000-\$1,999,999				1,993	4.7%	2,507	5.9%		
\$2,000,000+				2,294	5.5%	2,944	6.9%		
Median Value				\$850,392		\$891,258			

DEMOGRAPHICS

5 Mile Radius

Summary Demographics		Census 2010		2023		2028			
Population		756,398		733,127		727,478			
Households		236,283		244,197		244,813			
Families		173,074		177,515		178,122			
Average Household Size		3.17		2.97		2.93			
Owner Occupied Housing Units		105,573		106,253		108,606			
Renter Occupied Housing Units		130,710		137,944		136,207			
Median Age		35.8		37.5		39.1			
Trends: 2023 - 2028 Annual Rate		Area		State		National			
Population		-0.15%				0.77%			
Households		0.05%				0.75%			
Families		0.07%				0.68%			
Owner HHs		0.44%				0.92%			
Median Household Income		2.98%				2.70%			
Population Summary									
2000 Total Population				754,371		754,371			
2010 Total Population				756,398		756,398			
2023 Total Population				733,127		733,127			
2023 Group Quarters				9,044		9,044			
2028 Total Population				727,478		727,478			
2018-2023 Annual Rate				-0.15%		-0.15%			
2023 Total Daytime Population				746,254		746,254			
Workers				346,426		346,426			
Residents				399,828		399,828			
Housing Units by Occupancy Status and Tenure		Census 2010		2023		2028			
		Number	Percent	Number	Percent	Number	Percent		
		Total Housing Units		249,378	100.0%	256,451	100.0%	258,949	100.0%
		Occupied		236,283	94.7%	244,197	95.2%	244,813	94.5%
		Owner		105,573	42.3%	106,253	41.4%	108,606	41.9%
		Renter		130,710	52.4%	137,944	53.8%	136,207	52.6%
Vacant		13,095	5.3%	12,254	4.8%	14,136	5.5%		
Owner Occupied Housing Units by Value				2023		2028			
				Number	Percent	Number	Percent		
		Total		106,252	100.0%	108,606	100.0%		
		<\$50,000		1,039	1.0%	790	0.7%		
		\$50,000-\$99,999		384	0.4%	349	0.3%		
		\$100,000-\$149,999		170	0.2%	102	0.1%		
		\$150,000-\$199,999		72	0.1%	41	0.0%		
		\$200,000-\$249,999		220	0.2%	166	0.2%		
		\$250,000-\$299,999		373	0.4%	296	0.3%		
		\$300,000-\$399,999		1,890	1.8%	1,492	1.4%		
		\$400,000-\$499,999		4,480	4.2%	3,650	3.4%		
		\$500,000-\$749,999		32,689	30.8%	27,492	25.3%		
		\$750,000-\$999,999		35,536	33.4%	38,356	35.3%		
		\$1,000,000-\$1,499,999		16,639	15.7%	19,353	17.8%		
		\$1,500,000-\$1,999,999		6,057	5.7%	7,818	7.2%		
		\$2,000,000+		6,703	6.3%	8,701	8.0%		
Median Value				\$833,078		\$879,869			

TRAFFIC COUNTS



PROPERTY PHOTOS



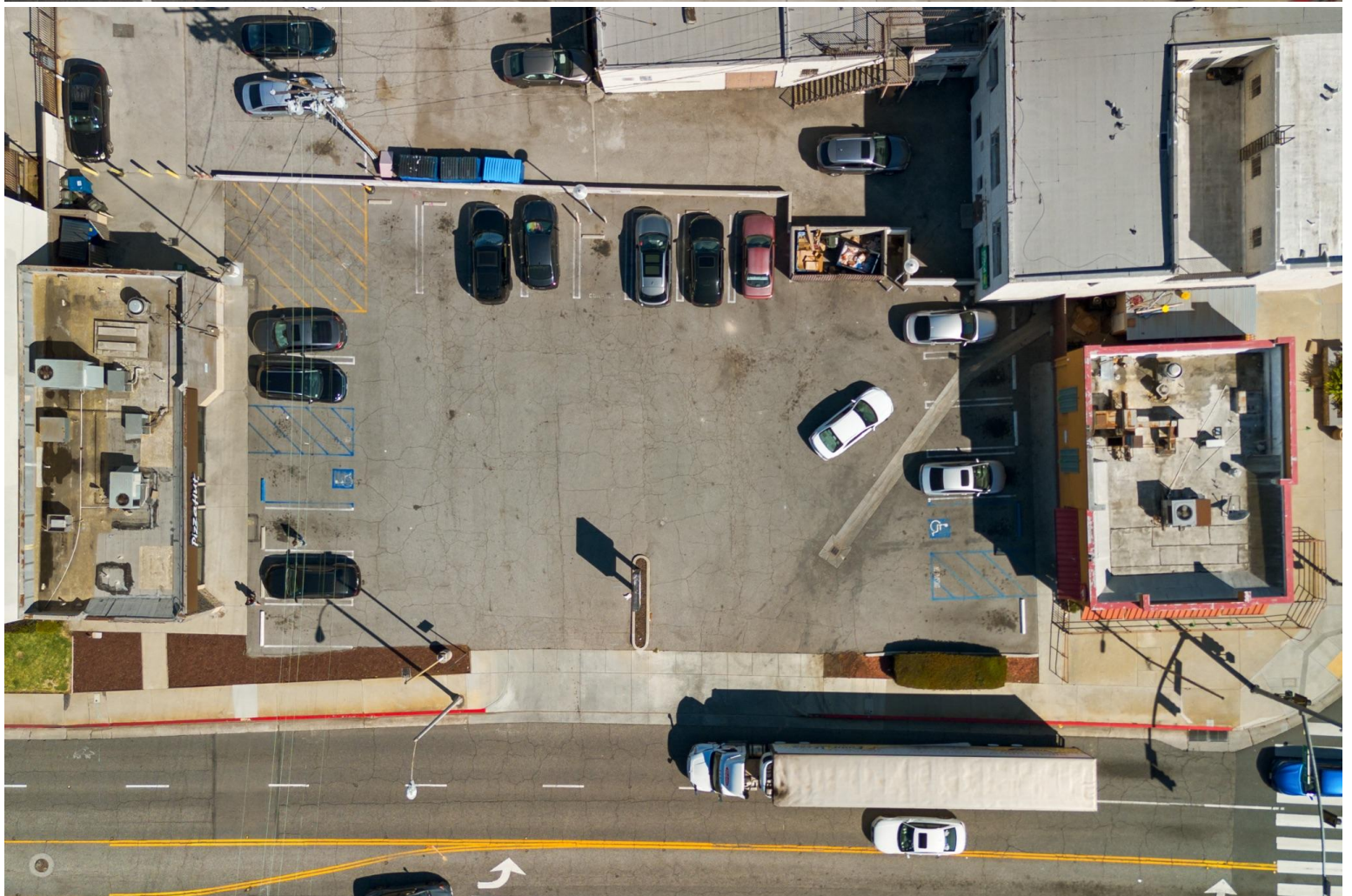
PHOTOS CONT.



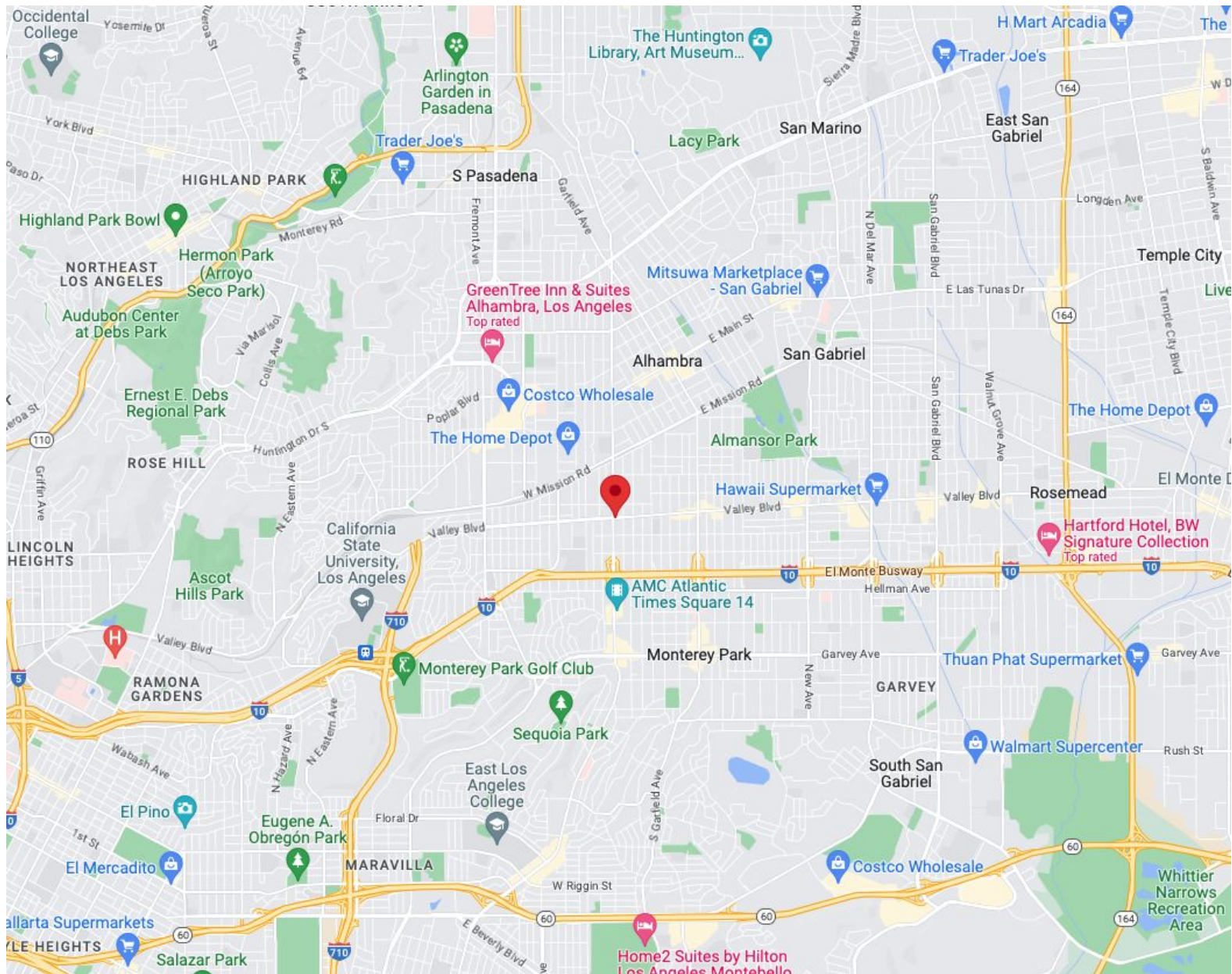
PHOTOS CONT.



AERIAL PHOTOS

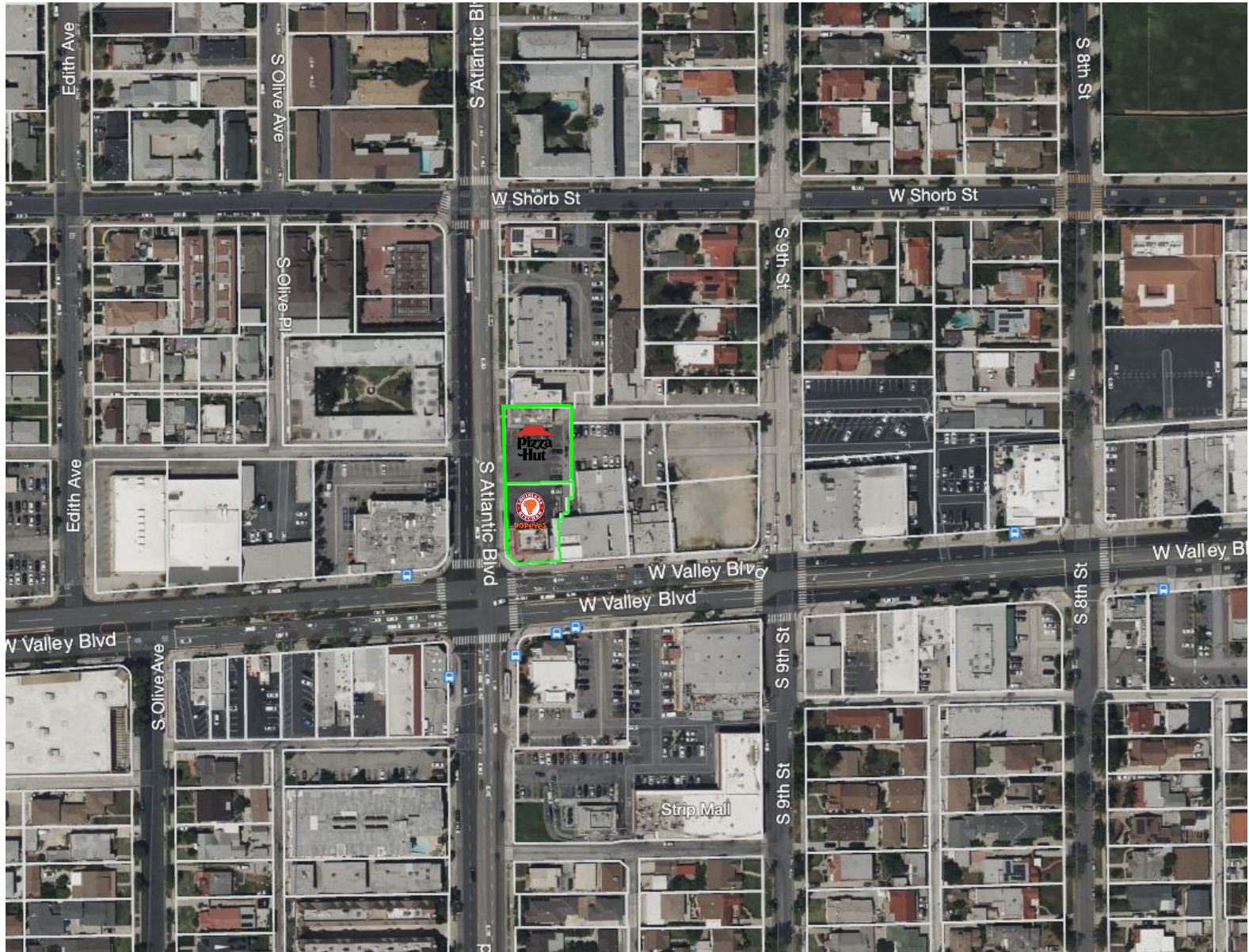


SITE MAP



PARCEL AERIAL

1013 W. Valley Blvd.
1224 W. Atlantic Blvd.



SALES COMPS

1

9045 Rosecrans Ave - Pollo Campero

Bellflower, CA 90706 (Los Angeles County) - Mid-Cities Submarket



Retail

Sold	2/11/2025	Sale Price	\$3,550,000 (\$1,420.00/SF)
GLA (% Leased)	2,500 SF (100%)	Price Status	Confirmed
Built	2024	Land Area	27,878 SF/0.64 AC
Actual Cap Rate	5.35%	Sale Comp Status	Research Complete
Sale Comp ID	7050378	Parcel Numbers	6262-008-030
Sale Conditions	Investment Triple Net		



2

685 E Artesia Blvd - Starbucks

Long Beach, CA 90805 (Los Angeles County) - Mid-Cities Submarket



Retail

Sold	1/29/2025	Sale Price	\$2,750,000 (\$1,331.07/SF)
GLA (% Leased)	2,066 SF (100%)	Price Status	Confirmed
Built	2020	Land Area	17,860 SF/0.41 AC
Actual Cap Rate	5.50%	Sale Comp Status	Research Complete
Sale Comp ID	7039133	Parcel Numbers	7115-003-054
Sale Conditions	Investment Triple Net		



3

1019-1029 W Carson St - Chipotle

Torrance, CA 90502 (Los Angeles County) - Torrance Submarket



Retail

Sold	12/30/2024	Sale Price	\$5,890,000 (\$1,649.86/SF)
GLA (% Leased)	3,570 SF (100%)	Price Status	Confirmed
Built	2024	Land Area	16,000 SF/0.37 AC
Actual Cap Rate	4.67%	Sale Comp Status	Research Complete
Sale Comp ID	7002801	Parcel Numbers	7345-010-011 +1
Sale Conditions	1031 Exchange +1		



4

545 E Sepulveda Blvd - KFC

Carson, CA 90745 (Los Angeles County) - Torrance Submarket



Retail

Sold	12/19/2024	Sale Price	\$1,700,000 (\$767.84/SF)
GLA (% Leased)	2,214 SF (100%)	Price Status	Full Value
Built	1968	Land Area	16,897 SF/0.39 AC
Actual Cap Rate	4.69%	Sale Comp Status	Research Complete
Sale Comp ID	6989816	Parcel Numbers	7329-046-026



SALES COMPS

5 1891 W Malvern Ave - McDonald's Fullerton, CA 92833 (Orange County) - Fullerton Submarket

★★★★☆
Retail

Sold	11/21/2024	Sale Price	\$4,016,000 (\$1,295.48/SF)
GLA (% Leased)	3,100 SF (100%)	Price Status	Confirmed
Built	2000	Land Area	35,284 SF/0.81 AC
Actual Cap Rate	3.50%	Sale Comp Status	Research Complete
Sale Comp ID	6955015	Parcel Numbers	280-301-14
Sale Conditions	Investment Triple Net		



6 19045 Golden Valley Rd - Pad B Santa Clarita, CA 91387 (Los Angeles County) - Santa Clarita Valley Submarket

★★★★☆
Retail

Sold	8/30/2024	Sale Price	\$3,782,000 (\$1,575.83/SF)
GLA	2,400 SF	Price Status	Confirmed
Built	2021	Land Area	27,443 SF/0.63 AC
Actual Cap Rate	3.50%	Sale Comp Status	Research Complete
Sale Comp ID	6839021	Parcel Numbers	2841-064-004



7 542 N Diamond Bar Blvd Diamond Bar, CA 91765 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Retail

Sold	7/25/2024	Sale Price	\$2,850,000 (\$1,258.83/SF)
GLA (% Leased)	2,264 SF (100%)	Price Status	Full Value
Built	1974	Land Area	13,508 SF/0.31 AC
Sale Comp Status	Research Complete	Sale Comp ID	6800858
Parcel Numbers	8706-001-003		



8 11051 Euclid St - Carl's Jr Garden Grove, CA 92840 (Orange County) - Garden Grove Submarket

★★★★☆
Retail

Sold	7/8/2024	Sale Price	\$2,750,000 (\$684.76/SF)
GLA	4,016 SF	Price Status	Confirmed
Built	1980	Land Area	14,985 SF/0.34 AC
Sale Comp Status	Research Complete	Sale Comp ID	6783975
Parcel Numbers	089-010-40		



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SALES COMPS

9 200 N Harbor Blvd - Burger King (Part of a 6-Property Sale) Santa Ana, CA 92703 (Orange County) - Santa Ana Submarket

★★★★☆
Retail

Sold	6/27/2024	Sale Price	\$4,424,646 (\$1,244.63/SF)
GLA	3,555 SF	Price Status	Allocated
Built	1986	Land Area	25,030 SF/0.57 AC
Sale Comp Status	Research Complete	Sale Comp ID	6769864
Parcel Numbers	198-061-23		



10 20707 Avalon Blvd Carson, CA 90746 (Los Angeles County) - Torrance Submarket

★★★★☆
Retail

Sold	6/25/2024	Sale Price	\$7,525,000 (\$2,705.86/SF)
GLA	2,781 SF	Price Status	Confirmed
Built	2021	Land Area	31,677 SF/0.73 AC
Actual Cap Rate	4.65%	Sale Comp Status	Research Complete
Sale Comp ID	6767447	Parcel Numbers	7339-018-037
Sale Conditions	1031 Exchange +1		



11 11321 Talbert Ave - McDonald's Fountain Valley, CA 92708 (Orange County) - Fountain Valley Submarket

★★★★☆
Retail

Sold	6/20/2024	Sale Price	\$3,850,000 (\$1,100.00/SF)
GLA (% Leased)	3,500 SF (100%)	Price Status	Confirmed
Built	2011	Land Area	45,302 SF/1.04 AC
Actual Cap Rate	3.55%	Sale Comp Status	Research Complete
Sale Comp ID	6762785	Parcel Numbers	169-222-27
Sale Conditions	Ground Lease (Leased Fee) +1		



12 1519 W Chapman Ave - El Pollo Loco Orange, CA 92868 (Orange County) - Stadium Area Submarket

★★★★☆
Retail

Sold	4/15/2024	Sale Price	\$3,812,041 (\$1,815.26/SF)
GLA (% Leased)	2,100 SF (100%)	Price Status	Confirmed
Built	1953	Land Area	20,038 SF/0.46 AC
Actual Cap Rate	4.85%	Sale Comp Status	Research Complete
Sale Comp ID	6703075	Parcel Numbers	039-313-02
Sale Conditions	1031 Exchange +1		



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SALES COMPS

13

5133 Florence Ave

Bell, CA 90201 (Los Angeles County) - Mid-Cities Submarket



Retail

Sold	4/3/2024	Sale Price	\$2,525,000 (\$984.79/SF)
GLA	2,564 SF	Price Status	Confirmed
Built	2022	Land Area	19,860 SF/0.46 AC
Actual Cap Rate	4.75%	Sale Comp Status	Research Complete
Sale Comp ID	6693332	Parcel Numbers	6327-026-023 +1
Sale Conditions	Ground Lease (Leased Fee) +1		



14

8070 Monet Ave - McDonald's

Rancho Cucamonga, CA 91739 (San Bernardino County) - Airport Area Submarket



Retail

Under Contract	113 Days on Market	Asking Price	\$4,084,000 (\$1,025.10/SF)
GLA (% Leased)	3,984 SF (100%)	Built	2006
Land Area	32,365 SF/0.74 AC	Actual Cap Rate	4.00%
Parcel Numbers	1090-551-10	Sale Conditions	Investment Triple Net

tel:1090-551-10



DISCLAIMER AND CONFIDENTIALITY:

The information contained herein is private and confidential. The sole intended purpose of this document is to provide a synopsis of the potential investment of two freestanding NNN leased quick serve restaurant properties located at 1013 W. Valley and 1224 S. Atlantic Blvd. in the city of Alhambra, CA. Although we have no reason to doubt its accuracy, we cannot guarantee it. Buyers should verify information independently and with the aid of a licensed real estate professional, their legal council and their tax advisor. Ashwill Associates and it's brokers do not warranty any of this information. This document is not a substitute for due diligence investigations. We strongly encourage all potential investors to conduct thorough due diligence investigations prior to entering any real estate transaction.

FOR COMPLETE DUE DILIGENCE PACKAGE, DETAILED FINANCIALS, OR MORE INFORMATION, PLEASE CONTACT:

Justin Hugron, CCIM
Senior Vice President
justin@ashwillassociates.com
(714) 642-7690
DRE # 02069980
Corp. DRE # 01291393

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