



NNN INVESTMENT

11401 WASHINGTON BOULEVARD
WHITTIER, CA 90606



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Confidentiality & Disclaimer

This Offering Memorandum ("OM") has been prepared by GM Properties for the exclusive use of the party to whom it has been delivered for the purpose of evaluating a potential purchase of the real property located at 11401 Washington Blvd, Whittier, California (the "Property").

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Executive Summary

Sale-Leaseback Single Tenant NNN Lease

The subject property located at 11401 Washington Blvd in Whittier, California is a 2,310 square foot freestanding restaurant on approximately 0.34 acres at a signalized hard corner in the Southeast Los Angeles submarket. Built in 1979 and currently 100% occupied by Rubi's Grill & Frosty Freeze, a long-standing family-owned restaurant and neighborhood staple, the property benefits from strong visibility with 45 feet of frontage along Washington Boulevard, a pylon sign, and direct curb-cut access. Rubi's began as a frosty freeze stand in the 1950s and evolved into a full grill serving tacos, burgers, soft-serve and other classic items, maintaining family ownership and old-school service values while adapting its menu over time. The intersection carries significant daily traffic, providing excellent exposure, and the surrounding trade area has solid population density and rising household incomes. With tight restaurant vacancy among comparables and a prominent infill location, the asset represents an attractive opportunity for investors seeking stable cash flow.

Investment Highlights

- **Single Tenant Net Lease on AIR Contract**
- **Freestanding 2,310 SF restaurant on ±0.34 acres**
- **21 Parking Spaces + Drive Up Pick Up Window**
- **±43,760 CPD on Washington Blvd (2025 count)**
- **Signalized Intersection (Washington/Broadway)**
- **94' frontage on Washington Blvd with curb cut**
- **Pylon Signage and High Visibility Corner**
- **Highly dense infill Southeast LA submarket**
- **Adjacent to Several New Housing Developments**
- **Path of Metro E-Line Extension**
- **Immediate Access to I-605 Freeway**
- **Additional Income from EV Charging**

Asking Price

\$1,850,000

NOI

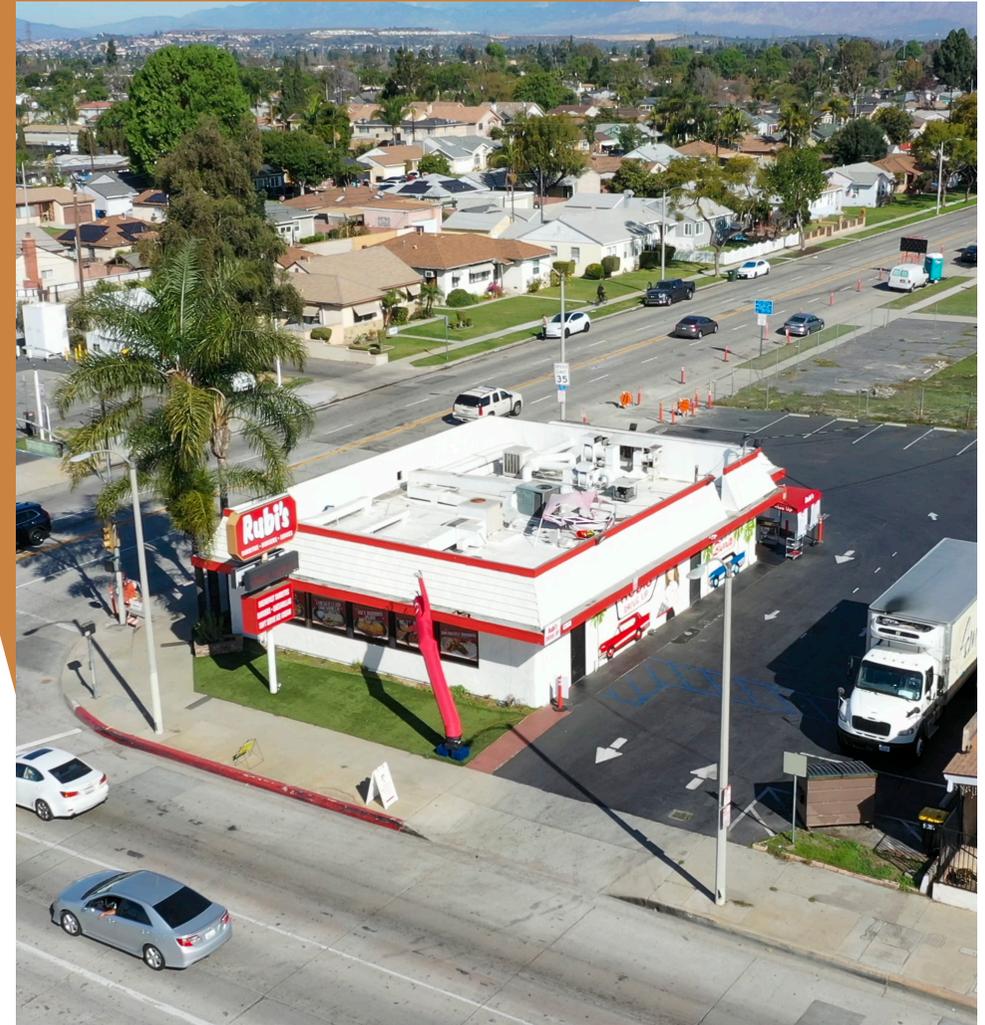
\$106,500

CAP Rate

5.75%

Lease **Terms**

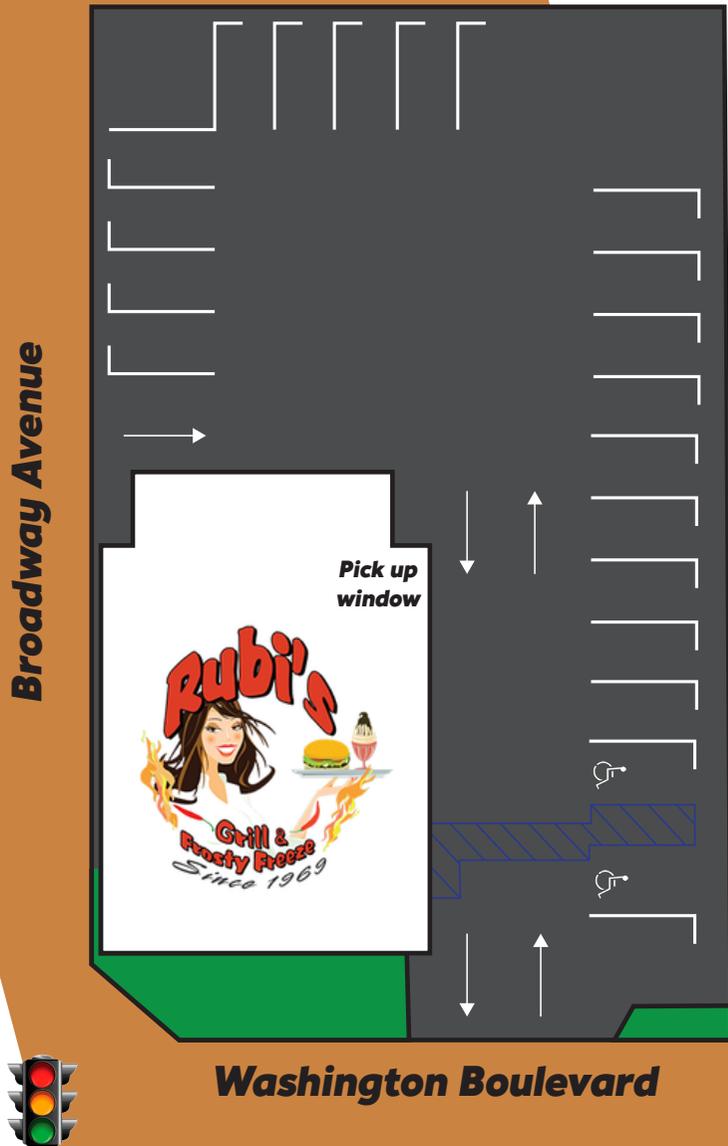
- **15 Year Initial Term**
- **\$8,000 per month NNN**
- **2% Annual Increases**
- **Three (3) Five (5) Year Options**
- **AIR Single Tenant Net Lease**
- **Additional Income from EV Charger**
- **Four (4) Stalls paying \$875/month**



Tenant Profile

Rubi's Grill & Frosty Freeze is a long-standing, family-owned neighborhood restaurant with decades of operating history in the local trade area. The business originated as a classic "Frosty Freeze" stand and evolved into a full-service grill serving Mexican food, burgers, and soft-serve desserts. The tenant benefits from strong brand recognition, loyal repeat customers, and entrenched community presence.





**11401 Washington Boulevard
Whittier, CA 90606**

Building Size: 2,310 SF

Lot Size: 0.34 Acres

Year Built: 1979

Zoning: LCC2

Parking: 21 Parking Space inc. 1 ADA

Tenant: Rubi's Grill and Frosty Freeze

Opened: 1979

Traffic Counts:

Washington Blvd - 43,760 per day

Broadway Avenue - 10,131 per day

Demographics (3 Mile):

Population - 187,435

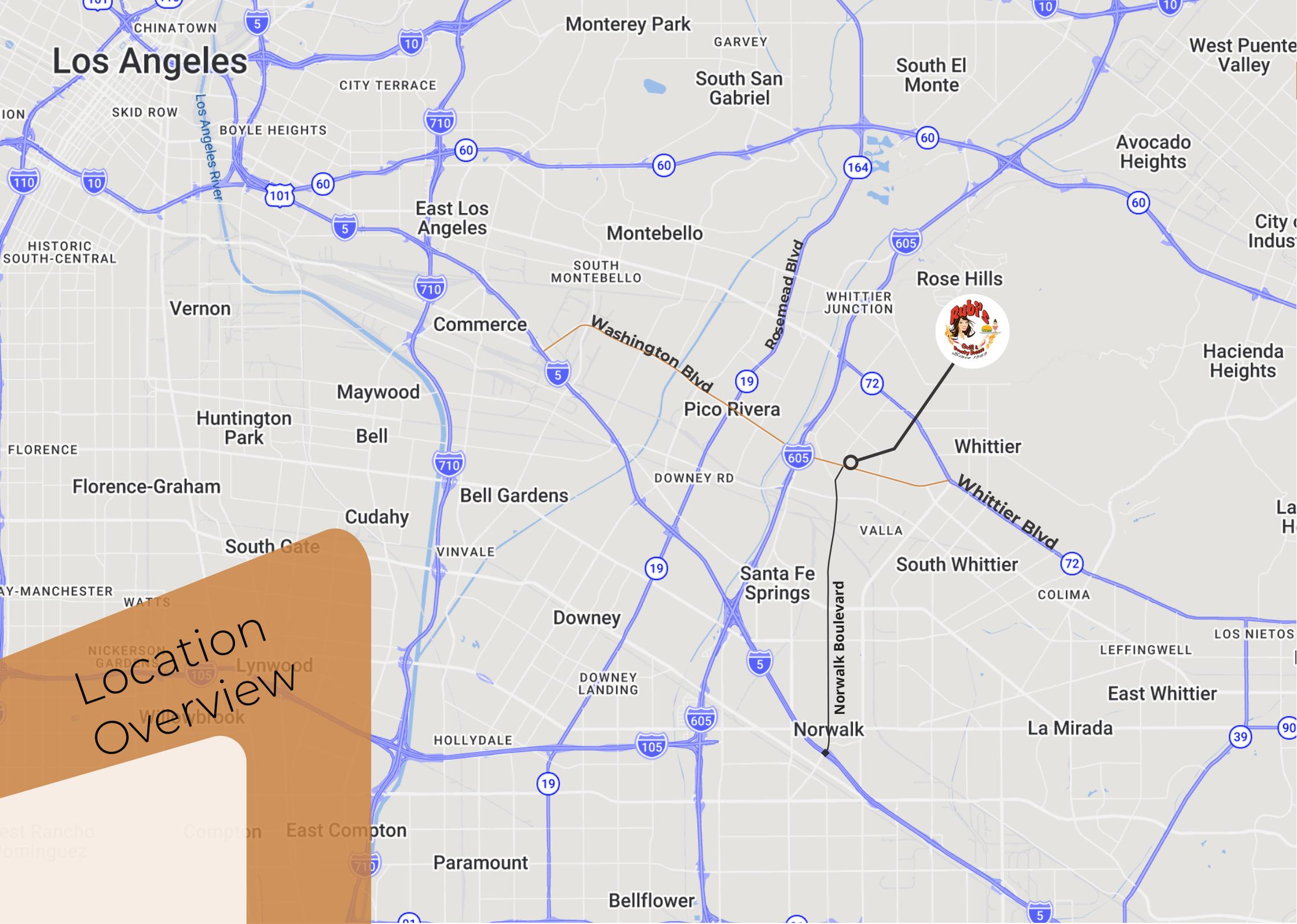
Average Household Income - \$113,859



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	22,665	187,435	469,639
Average Household Income	\$110,937	\$113,859	\$114,953
Owner Occupied Housing	68.76%	60.07%	59.7%
Median Age	33.5	33.9	33.8

Los Angeles



Location Overview

Monterey Park

South San Gabriel

South El Monte

Avocado Heights

East Los Angeles

Montebello

Rose Hills

Commerce

Pico Rivera

Whittier

Maywood

Bell

Downey Rd

Bell Gardens

Santa Fe Springs

South Whittier

Cudahy

Downey

Norwalk

East Whittier

La Mirada

Hollydale

Downey Landing

Paramount

Bellflower

CHINATOWN

CITY TERRACE

BOYLE HEIGHTS

SKID ROW

HISTORIC SOUTH-CENTRAL

Vernon

Huntington Park

Florence-Graham

FLORENCE

South Gate

WATTS

NICKERSON GARDENS

Lynwood

West Rancho Dominguez

Compton

East Compton

West Puente Valley

City of Industry

Hacienda Heights

La Habra

LOS NIETOS

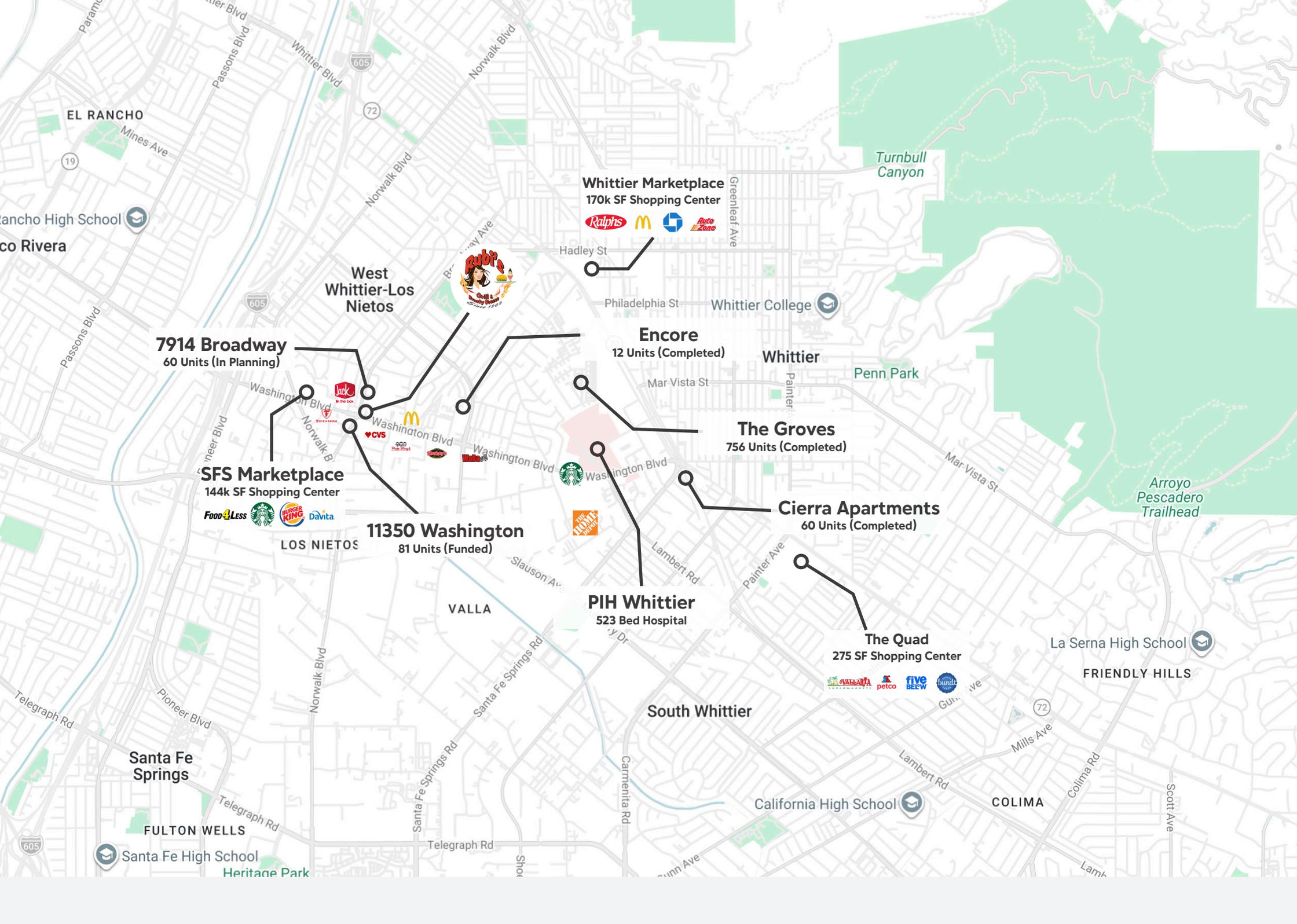
LEFFINGWELL

New and Upcoming Residential Development

Project Specifications

THE GROVES AT WHITTIER	<p>A 75-acre master-planned redevelopment of the former Fred C. Nelles campus that introduced hundreds of new homes along with approximately 150,000 SF of retail and restaurant space, creating a major new mixed-use neighborhood and regional shopping destination in Whittier.</p>
CIERRA APARTMENT HOMES	<p>Completed in 2023, Cierra is a 60-unit boutique apartment community offering modern one- and two-bedroom units with amenities such as a clubhouse, fitness center, pool, and direct access to the Whittier Greenway Trail.</p>
ENCORE BY RC HOMES	<p>Encore is a 14-home single-family residential community featuring modern detached homes ranging from roughly 1,869 to 2,093 square feet with three to four bedrooms.</p>
11350 WASHINGTON BOULEVARD (ACROSS STREET TO 11401)	<p>A new affordable housing development delivering approximately 81 residential units, including housing targeted for seniors and veterans, bringing additional residential density to the Washington Boulevard corridor. This project just received \$21.2M in Homekey+ funding.</p>
7914 BROADWAY (ADJACENT TO 11401)	<p>A proposed 60-unit multifamily apartment development at 7914 Broadway Avenue would introduce new rental housing to the West Whittier area, increasing residential density near the Washington Boulevard corridor. This project has a Board of Supervisors hearing end of March 2026.</p>

Whittier has experienced significant residential investment in recent years, with multiple new housing developments introducing modern apartments, townhomes, and single-family residences throughout the city. Projects such as The Groves at Whittier, Cierra Apartment Homes, Encore by RC Homes, and several planned multifamily communities are bringing hundreds of new housing units to the area. These developments are increasing residential density, attracting new residents, and contributing to the continued revitalization of Whittier while supporting long-term demand for neighborhood-serving retail and restaurant establishments.



Whittier Marketplace
170k SF Shopping Center



West Whittier-Los Nietos



7914 Broadway
60 Units (In Planning)



SFS Marketplace
144k SF Shopping Center



11350 Washington
81 Units (Funded)

LOS NIETOS

Encore
12 Units (Completed)



The Groves
756 Units (Completed)

Cierra Apartments
60 Units (Completed)

PIH Whittier
523 Bed Hospital

The Quad
275 SF Shopping Center



South Whittier

La Serna High School

FRIENDLY HILLS

Santa Fe Springs

FULTON WELLS

Santa Fe High School

Heritage Park

California High School

COLIMA



Metro E Line Eastside Extension (Phase 2)

The Eastside Transit Corridor Phase 2 is a planned ~9-mile light rail extension of the Metro E Line running southeast from the current terminus at Atlantic/Pomona in East Los Angeles to Lambert Road in the City of Whittier. The alignment runs primarily along Washington Boulevard through the cities of Commerce, Montebello, Pico Rivera, Santa Fe Springs, and unincorporated West Whittier-Los Nietos. Metro's website currently lists the project status as in Planning





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