



PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to offer qualified investors a rare opportunity to acquire a Bob's Big Boy and Used Car Lot (Leasehold Interest) located in Downey, CA (Los Angeles MSA). The property is well located at the intersection of Firestone Blvd. and Old River School Rd. and is situated on 1.91 acres of prime real estate. Bob's Big Boy is a staple of the community and maintains a strong historical significance within the city. Bob's Big Boy is currently on a month-to-month lease operating out of a 6,448 SF Building. The building is equipped with a drive-thru and has a large, dedicated parking area. There is a portion of the lot is leased to Hyundai of Downey on a month-to-month tenancy.

The ground lease commenced in 2008 and expires in March of 2106. The leasehold interest owner has a right of first refusal to purchase the fee interest in the ground should the ground lessor decide to sell in the future. Ground rent increases every 5 years based on CPI and cannot increase by less than 3% or more than 15% of the prior 5-year period. The property is zoned C-2 (General Commercial Zone).

Being that both Bob's Big Boy and the used car lot operate on a month-to-month tenancy, this offers a new investor the ability to re-negotiate leases or re-position the asset completely into a higher and better use. The Seller of the leasehold interest is also the operator of the Bob's Big Boy restaurant. The Bob's Big Boy tenant is willing to leaseback the building for up to a 4-year period at a market rental rate. Currently, Bob's Big Boy has a franchise agreement with Corporate in place that expires 10/06/2029, along with a façade agreement with the city of Downey that expires 03/31/2028.

This is a rare opportunity to acquire long-term control of the improvements within one of the premier retail shopping center intersections in the city of Downey. Given the surrounding demographics, traffic counts, and density within the immediate vicinity, there is sure to be a higher and better use for the nearly 2-acre commercial site.



RENT ROLL | BOB'S BIG BOY & CAR LOT

Suite	Tenant	Lease Type	Bldg SF	Lease Start	Lease Expiration	Current Annual Rent	Current Rent PSF	Rental Adjustments	Option Periods
7447	Bob's Big Boy	NNN	6,448	Year 1	Month-To-Month ^{1,4}	\$270,816	\$42.00 ²	Month-To-Month TBD	Month-To-Month
	Hyundai of Downey	NNN	N/A	Year 1	Month-To-Month	\$93,000	N/A	Month-To-Month TBD	Month-To-Month
	Ground Lease Rent	NNN	N/A	4/1/2008	3/31/2028 ³	-\$295,200	N/A	CPI Increases Every 5 Years (7) 10-Year Option Periods + (1) 8-Year Option CPI Increases Every 5 Years	
	Totals		6,448			\$68,616			

¹ Bob's Big Boy operator is willing to lease back the restaurant space for up to a 4-year period

² Bob's Big Boy hypothetical market rental rate of \$42.00 psf NNN (negotiable)

³ If all ground lease options are exercised, ground lease would expire 03/31/2106

⁴ Bob's Big Boy has a franchise agreement in place with the restaurant operator until 10/6/2029. The facade agreement with the City of Downey expires on 03/31/2028.

PRICING & NOI

Price:
\$1,500,000

Operating Income

Annual Rent \$363,816

Operating Expenses

Ground Lease Payment \$295,200

CAMs \$25,200

NET OPERATING INCOME \$43,416*

* The owner occasionally leases the property for filming. The current rate is a minimum fee of \$6,000 per day. This income is not included in the above NOI calculation. See broker for details.



INVESTMENT HIGHLIGHTS

- Landmark Property With Historical Building Significance
- Two-Tenant Net Leased Retail Asset – Bob's Big Boy & Hyundai of Downey Lot – Leasehold Interest
- Future Re-Development or Re-Positioning Opportunity
- 1.91 Acre Commercial Lot
- Month-to-Month Tenancy
- **Leasehold Interest / Control of Improvements Through 2106**
 - Leasehold Interest Owner Has Right of First Refusal To Purchase Fee Simple Ground Lease Position
 - Leasehold Interest Owner Also Operates Bob's Big Boy Restaurant – Will Leaseback up to 4 Years
- **Bob's Big Boy Restaurant Equipped With a Drive-Thru**
- **Multiple Points of Ingress/Egress** off of Firestone Blvd., Old River School Road, and Pomering Rd.



PROPERTY DETAILS	
APN	6249-030-004
Building Size	6,448 SF
Approx. Parcel Size	1.91 Acres
Zoning	C-2 (General Commercial Zone)
Year Rebuilt	2009



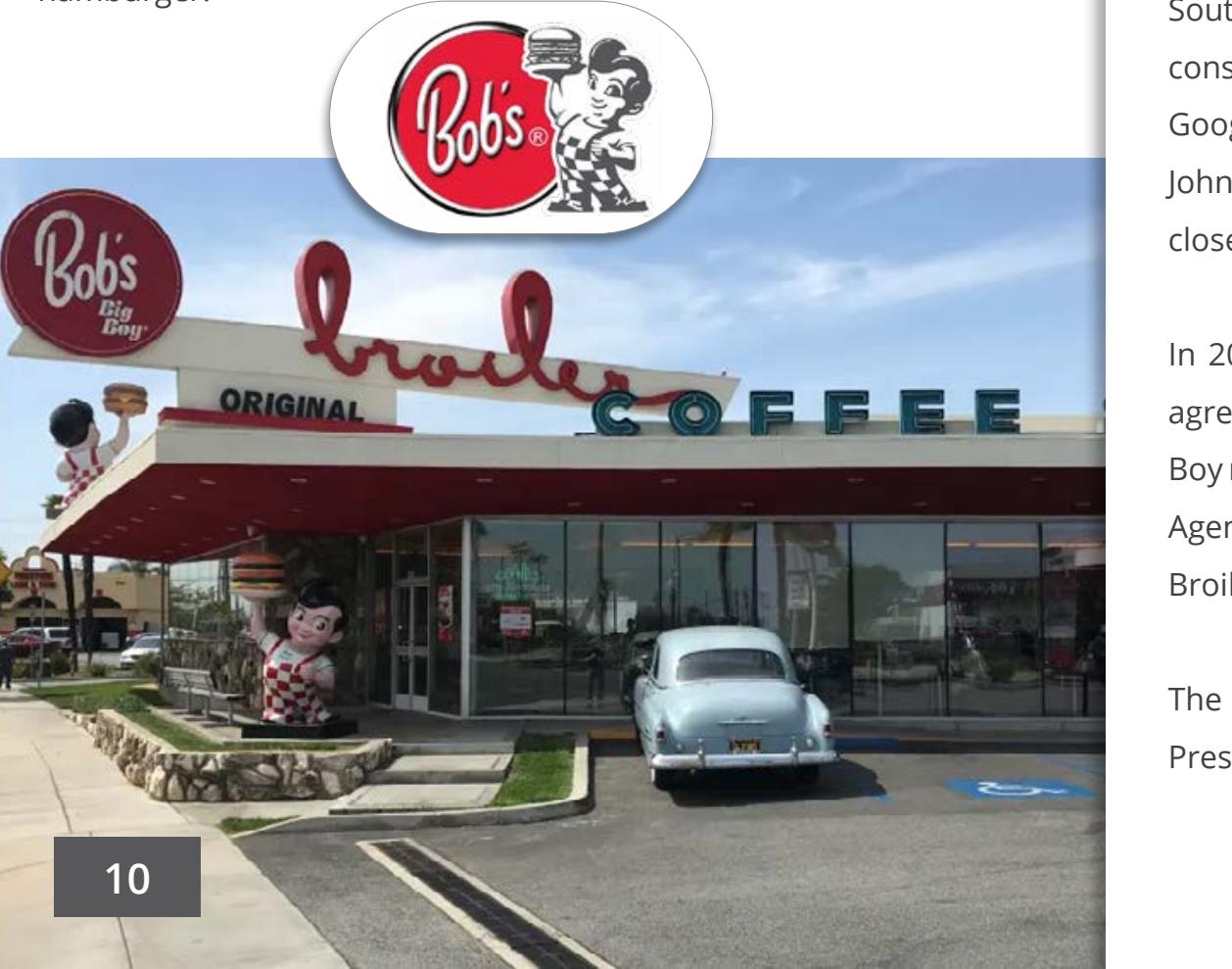
PROPERTY PHOTOS



TENANT OVERVIEW

Bob's Big Boy

Bob's Big Boy is a casual dining restaurant chain founded by Bob Wian in Southern California in 1936, originally named Bob's Pantry. The chain's signature product is the Big Boy hamburger, which Wian created six months after opening his original location. Slicing a bun into three slices and adding two hamburger patties, Wian is credited with creating the original double-decker (or "double-deck") hamburger.



HISTORIC broiler LOCATION

Harvey's Broiler was the largest drive-in restaurant in Southern California when it opened in 1958. Widely considered the best remaining example of 1950s Googie drive-in architecture, the Broiler was renamed Johnie's in 1968 and operated continuously until it closed for good on New Year's Eve 2001.

In 2008, Bob's Big Boy franchise operator Jim Louder agreed to rebuild the Broiler and operate it as a Bob's Big Boy restaurant, with the City of Downey Redevelopment Agency making a significant contribution toward the Broiler's reconstruction.

The Los Angeles Conservancy awarded this project a Preservation Award in 2010.

A HISTORY IN FILM

The subject property has been featured in several popular movies and TV shows because of its authentic 1950s look. Some of the films and TV shows that it was featured in are:



What's Love Got to Do with It

The 1993 film by Brian Gibson starring Angela Bassett and Laurence Fishburne. Angela Bassett won a Golden Globe for Best Actress in a Motion Picture (Musical or Comedy) for her role in the film.

License to Drive

forever immortalized the property as "Archie's Atomic Drive-In"

Heat

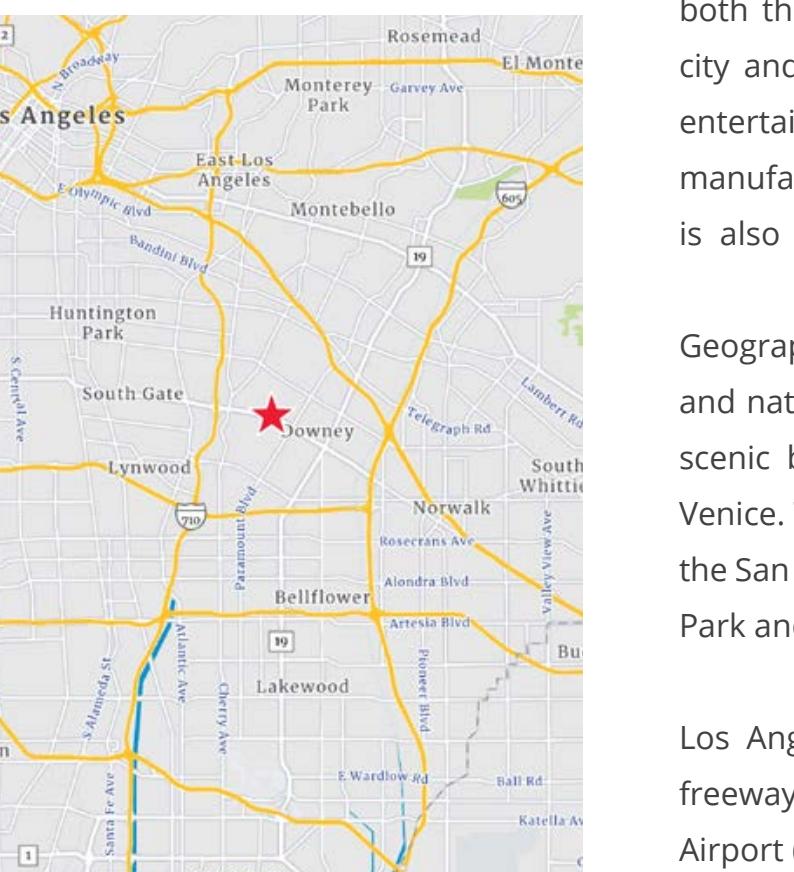
Starring Val Kilmer, Robert DeNiro, and Al Pacino, the film is widely-regarded as Michael Mann's best known work and one of the greatest movies made about Los Angeles.



LOS ANGELES, CA

Los Angeles, often referred to by its initials L.A., is the most populous city in the U.S. state of California, and the commercial, financial, and cultural center of Southern California. With an estimated 3.7 million residents within the city limits as of 2025, it is the second-most populous in the United States, behind only New York City. Los Angeles has an ethnically and culturally diverse population, and is the principal city of a metropolitan area of 12.6 million people (2025). Greater Los Angeles, a combined statistical area that includes the Los Angeles and Riverside-San Bernardino metropolitan areas, is a sprawling metropolis of over 18.5 million residents.

The majority of the city proper lies in a basin in Southern California adjacent to the Pacific Ocean in the west and extending partly through the Santa Monica Mountains and north into the San Fernando Valley, with the city bordering the San Gabriel Valley to its east. It covers about 469 square miles, and is the county seat and most populated city of LA County.



LOS ANGELES COUNTY

Los Angeles County, located in southern California, is the most populous county in the United States, with over 9.7 million residents (2025). Covering a vast area of approximately 4,083 square miles, it is a diverse and dynamic region known for its cultural, economic, and geographic variety.

The county includes the city of Los Angeles, which serves as both the county seat and the second-largest city in the U.S. The city and county are economic hubs, home to industries such as entertainment (particularly Hollywood), technology, aerospace, manufacturing, and international trade. Los Angeles County is also a global center for education, healthcare, and tourism.

Geographically, the county features a blend of urban, suburban, and natural landscapes, from the bustling downtown areas to the scenic beaches along the Pacific Ocean, like Santa Monica and Venice. The region is also known for its mountain ranges, including the San Gabriel Mountains, and its numerous parks, such as Griffith Park and Angeles National Forest.

Los Angeles County is also a transportation hub, with multiple freeways, public transit options, and the Los Angeles International Airport (LAX), one of the busiest airports globally.



LOS ANGELES COUNTY

Transportation

Los Angeles County is known for its extensive freeway network. Major freeways like the I-5, I-10, I-405, and I-101 crisscross the region, making car travel the dominant mode of transportation.



Los Angeles International Airport (LAX)

LAX is one of the busiest international airports in the world. It serves as a major hub for domestic and international flights, with connections to virtually every corner of the globe.

Port of Los Angeles and Port of Long Beach

These two ports, located along the southern edge of the county, form the largest port complex in the United States and one of the busiest in the world. They handle a significant volume of global trade and are crucial to LA's economy. The ports also serve as hubs for shipping and distribution, directly impacting transportation infrastructure in the region.



\$39.3B 9.7M 442K+ 4.1M \$1,007,137

County Budget

Residents

Businesses

Employees

Average Owner-Occupied Home Value

EDUCATION

Los Angeles County is a major center for higher education, offering a broad spectrum of academic programs, research opportunities, and cultural experiences.



47,000 Students
4,666 Faculty



46,667 Students
5,464 Faculty



26,000 Students
1,700 Faculty



10,000 Students
64 Full-Time Faculty



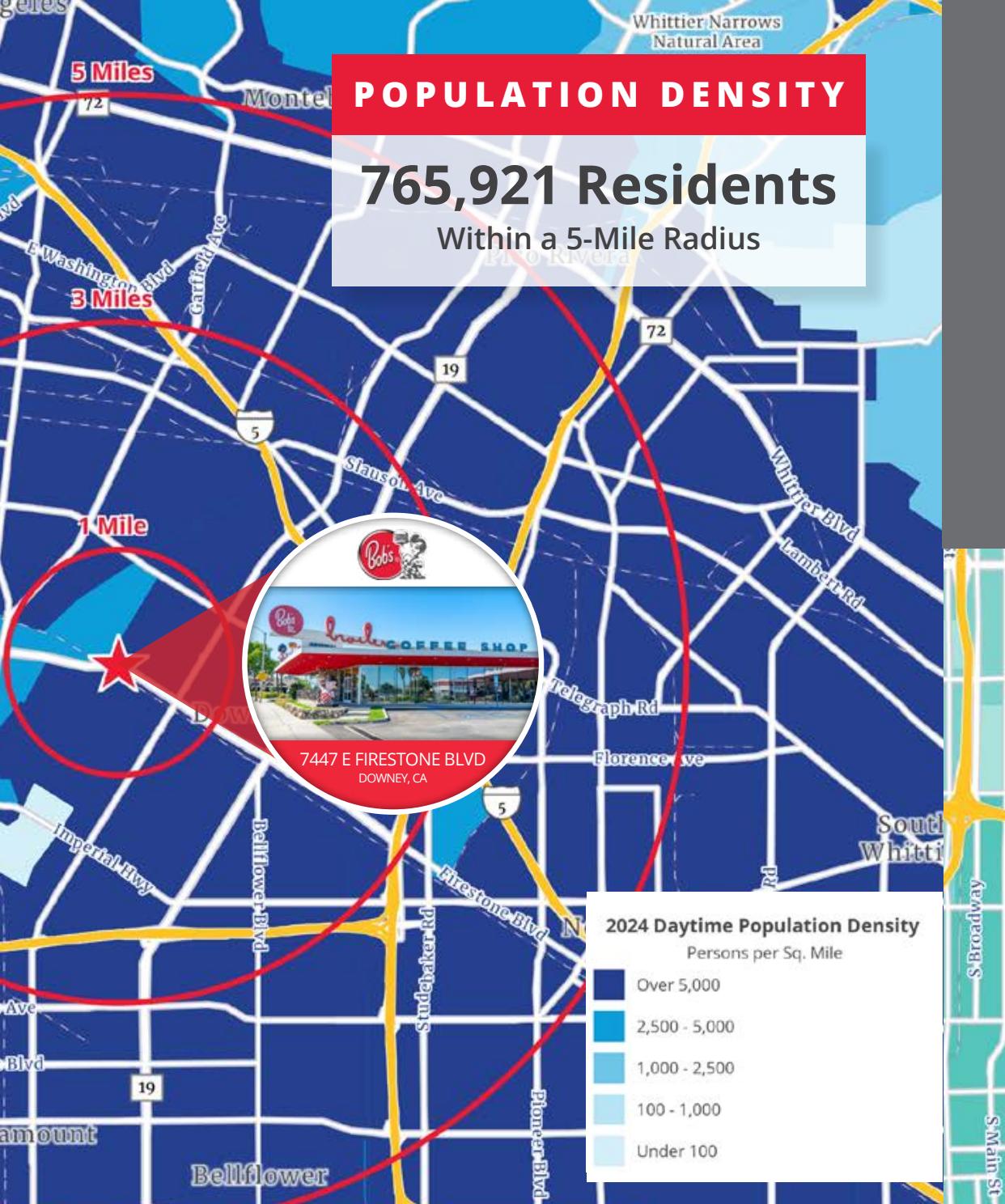
Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2025)	27,687	259,059	765,921
Projected Population (2030)	27,086	255,536	749,452



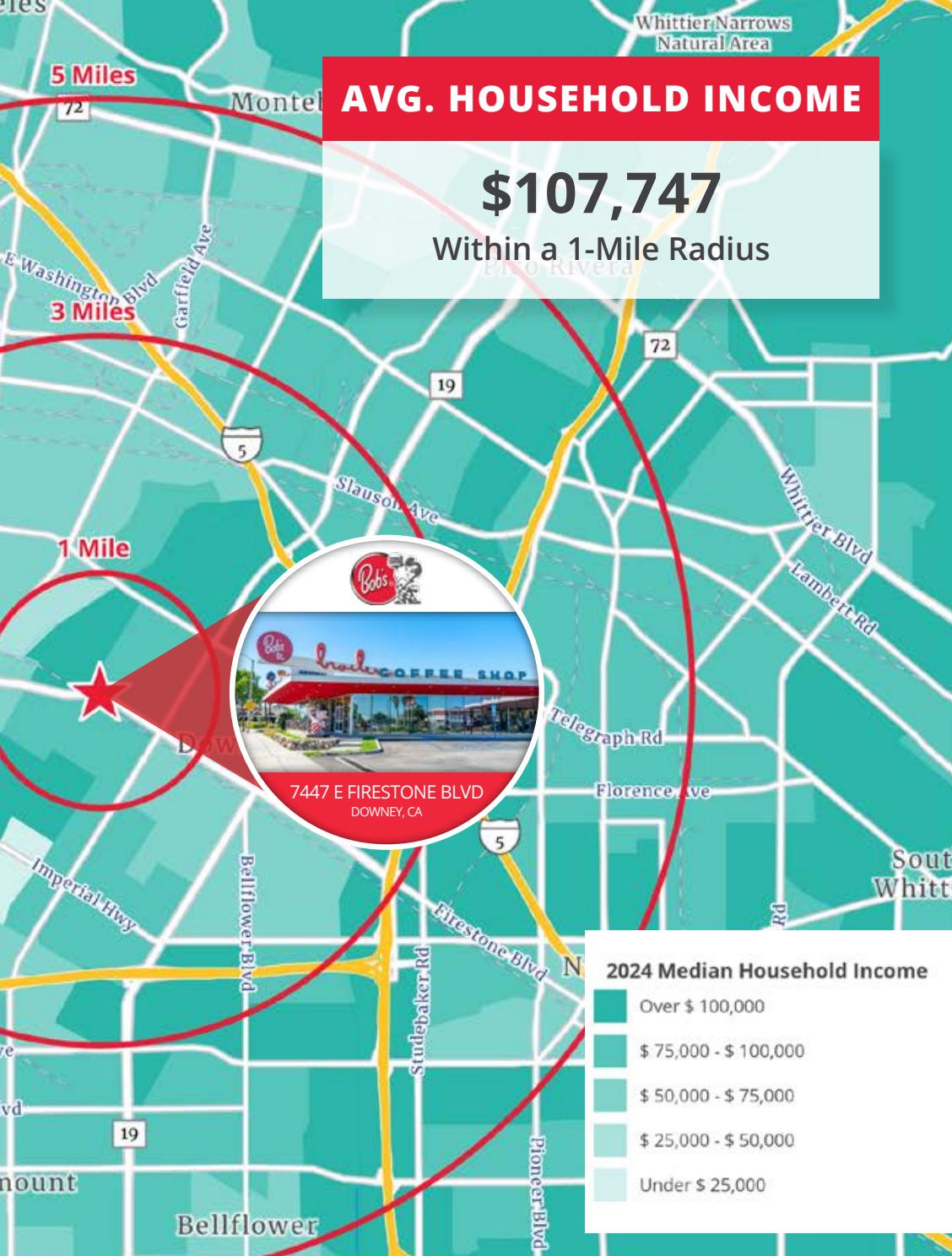
Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2025)	8,782	75,706	217,685
Projected Households (2030)	8,769	76,429	218,088



Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2025)	\$107,747	\$102,984	\$99,019
Median Household Income (2025)	\$87,698	\$78,691	\$77,078





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