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REPRESENTATIVE PHOTO - UNDER CONSTRUCTION -  
NON-CONTINGENT LEASE



**BRAND NEW CORPORATE ABSOLUTE NNN  
CHICK-FIL-A GROUND LEASE**

**BELLFLOWER, CA (LOS ANGELES METRO AREA)**

2025 Construction, Double Drive-Thru QSR on Signalized Hard Corner in Ultra-Dense Los Angeles MSA





DENSE INFILL LOS ANGELES LOCATION ON  
HARD SIGNALIZED CORNER WITH OVER 2.66  
MILLION RESIDENTS WITHIN A 10-MILE RADIUS



SUBJECT PROPERTY



ABSOLUTE NNN GROUND LEASE

CLARK AVE - 15,580 VPD

ROSECRANS AVE - 29,593 VPD

# LEAD BROKER

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NV RED# 10011411

**Property Address:**

**9333 ROSECRANS AVE, BELLFLOWER, CA** 



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Chick-fil-A is investing significant capital in the subject property to build a state-of-the-art building design that incorporates their latest long-term standards, including a modern, high-capacity kitchen optimized for high-volume service.

The property's entitlement for a double drive-thru—a challenging and valuable feature to secure—significantly enhances its projected traffic and sales volume.

Chick-fil-A's outstanding credit quality underscores its strength as a tenant. In 2023, the chain's average unit volume reached an industry-leading \$9.3 million, despite operating only six days a week.



**DOWNTOWN  
LOS ANGELES**

**15.9 MILES**

**SUBJECT PROPERTY**



**INTERSTATE 105 - 233,052 VPD**

**ROSECRANS AVE - 29,593 VPD**

**CLARK AVE - 15,580 VPD**







REPRESENTATIVE PHOTO



Exceptionally rare 1.56 acre double drive-thru Chick-fil-A ground lease with no CC&R encumbrances - an extremely scarce site in Los Angeles. Features a brand new 2025 prototype building on a prime hard corner just off Interstate 105 (233K VPD) in a dominant and densely populated market.

<b>Price</b>	<b>\$9,375,000</b>
<b>Cap Rate</b>	<b>4.00%</b>
<b>NOI</b>	<b>\$375,000</b>
<b>Lease Type</b>	<b>Absolute NNN</b>
<b>Price/SF</b>	<b>\$145</b>
<b>Building Size</b>	<b>2,967 SF</b>
<b>Land Area</b>	<b>1.56 AC</b>
<b>Drive-Thru Stacking</b>	<b>33 Cars</b>
<b>Parking</b>	<b>71 Spaces</b>
<b>Year Built</b>	<b>2025</b>

**9333 ROSECRANS AVE, BELLFLOWER, CA** 







## WHY INVEST

**Brand New California Lifestyle Prototype:** This site is designed to showcase Chick-fil-A's latest building prototype, featuring dual through-fare drive-thru lanes for faster service, an expanded outdoor area with a fully enclosed, all-weather covered patio, an outdoor walk-up order and pick-up window, and an interior space dedicated solely to food production.

**New 15 Year Ground Lease with Options:** The tenant is on a new 15-year ground lease with 10% rent increases every five years, plus three five-year renewal options and one additional option for four years and 11 months. Construction is expected to be completed by June 2025.

**Bellflower Courted Chick-fil-A Heavily, and Chick-fil-A Wanted to be in Bellflower:** This is a development that was heavily backed on both sides, demonstrating the strong business potential of the location. Chick-fil-A is investing a significant amount of capital in the site.

**Massive Parcel to Support Drive-Thru Stacking, Ample Parking:** This site amplifies Chick-fil-A's business model as there are 71 parking spaces, a double drive-thru designed to maximize stacking, and access from two streets. The corner location, site configuration and lack of CC&R/REA is also conducive to alternative/flexible uses in perpetuity.

**Nearby Major Medical Campuses:** Kaiser Permanente operates multiple medical complexes near the subject property. Directly across the street is a +/- 1M SF facility, complete with extensive parking to accommodate its large workforce. Just 1.3 miles to the north is Kaiser's Southern California headquarters, the Downey Medical Center. This large medical center employs over 5,500 people and spans 1.5M square feet of medical facilities, including a 424 bed hospital. Together, these two locations support a significant workforce in the area.

**Chick-fil-A is a QSR Market Leader:** Chick-fil-A ranks at the #3 largest fast food chain in America by total sales, behind only McDonald's & Starbucks. This is staggering, especially considering Chick-fil-A is closed on Sundays, and there are 13K more Starbucks and 10K more McDonald's in the United States. Even more impressive, Chick-fil-A's average unit volume (AUV) is \$9.3 million. The company uses higher-quality ingredients than its competitors, meaning they can charge higher prices (and gain a cult fan base).

**Los Angeles: A Large and Diverse Economy:** The Los Angeles MSA is a global hub for entertainment, technology, manufacturing, international trade, and tourism. The region hosts the bustling Port of Los Angeles and Port of Long Beach, which are critical gateways for U.S. trade. Known for Hollywood, it is the heart of the nation's film and television industry. The economy benefits from a large, multicultural population, fostering a vibrant market for goods & services.



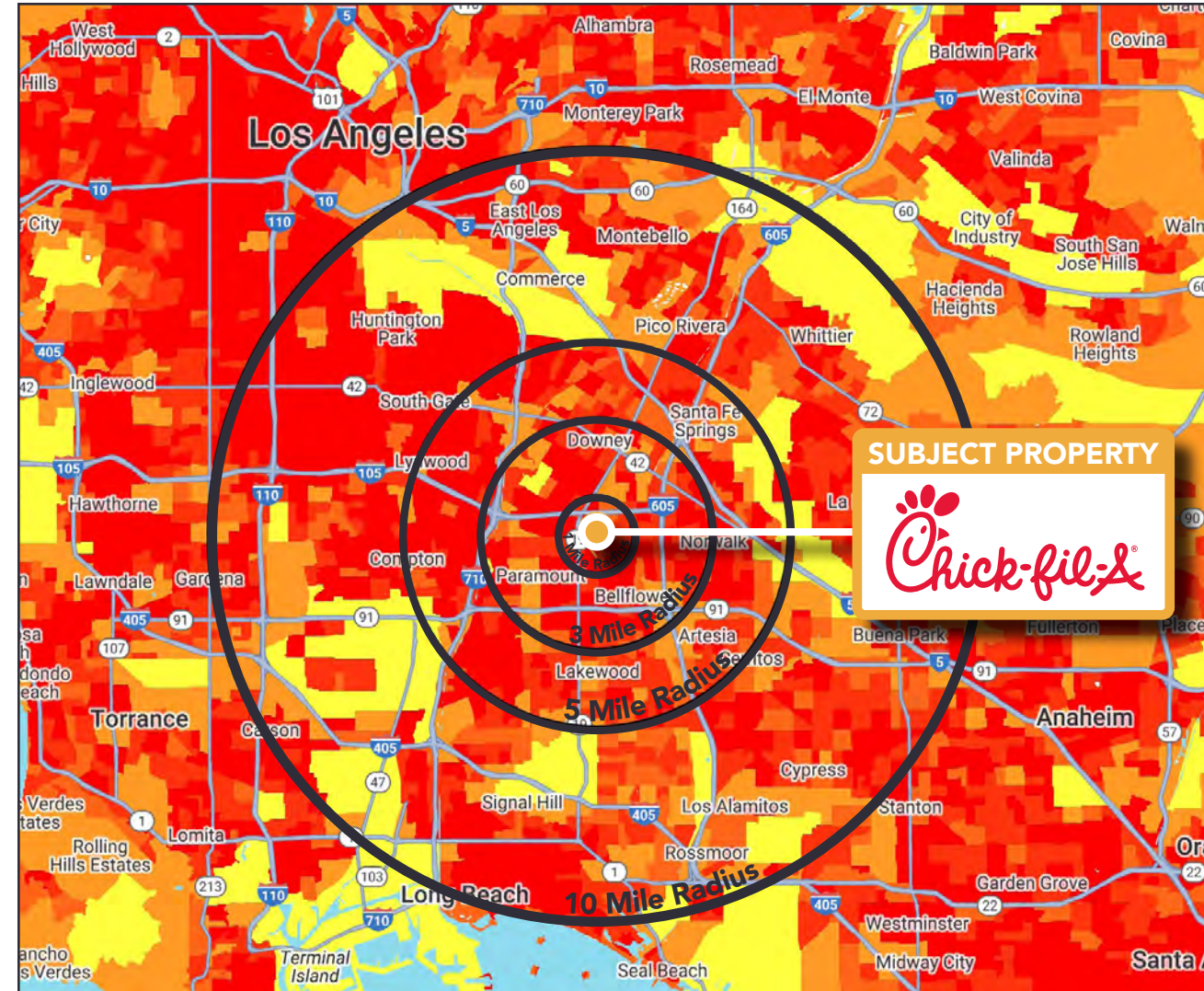


# GREATER LOS ANGELES IS ONE OF THE MOST DENSE URBAN AREAS IN THE U.S.

**Los Angeles** was named the nation's densest urban area in the 1990, 2000, 2010 and 2020 censuses according to Census Bureau data. With a population density of 8,476 residents per square mile, it surpasses all other large urban areas. A major factor driving this density is the city's small single-family lot sizes, which are the second smallest in the U.S., just behind Nevada. This pattern is reflective of broader trends in California, home to 35 of the 43 urban areas nationwide that have more than 5,000 residents per square mile.

- Population density (per square mile): 8,476.4
- Change in population density since 2010: 4.80%

**Bellflower** is the 65th most densely populated city in the United States, of cities over 50,000 residents, and **the 8th most densely populated city in California.**



The map above shows **population density per square mile**. Areas shaded in red are extremely dense, with the lowest density areas shaded in yellow. Source: Sites USA - REGIS Online.







Absolutely dominant retail location with easy access from Interstate-105 and large daytime population

569K

ANNUAL VISITS TO BELLFLOWER PLAZA ACROSS THE STREET

233,579

VPD ALONG INTERSTATE-105

749K

POPULATION WITHIN A 5-MILE RADIUS



**KAISER FOUNDATION HOSPITAL**

This ± 1M square-foot Kaiser Permanente medical facility sits on a 14.89-acre lot and includes a four-level, 500 space parking garage, along with an extensive surface parking lot providing over 100 parking spaces. In addition to the hospital, the site houses Kaiser's Radiation Oncology Center, Bellflower MRI Center, medical offices, a pharmacy, a call center, and other essential services.



long beach airport



wesley Health Centers



Dollar Tree acquired 99Cent Only lease during bankruptcy

BELLFLOWER PLAZA



DEL TACO



Denny's

CLARK AVE - 15,580 VPD

ROSECRANS AVE - 29,593 VPD

**SUBJECT PROPERTY**







	<b>CURRENT</b>
<b>Price</b>	<b>\$9,375,000</b>
<b>Capitalization Rate</b>	<b>4.00%</b>
Land Price/SF	\$138
Estimated Building Size (SF)	2,967
Lot Size (SF)	67,954
Lot Size (AC)	1.56
<b>Income</b>	<b>\$/SF</b>
Scheduled Rent	\$375,000
<b>Expenses</b>	
Taxes	Absolute NNN
Insurance	Absolute NNN
Total Operating Expenses	Absolute NNN
<b>Net Operating Income</b>	<b>\$375,000</b>







Tenant Info		Ground Lease Terms		Rent Summary				
TENANT NAME	LOT SQ. FT.	TERM YEARS		MONTHLY RENT	GL YEARLY RENT	GL MONTHLY RENT/FT	YEARLY RENT/FT	INCREASES
Chick-fil-A, Inc.  3 - 5 year Options, 1 - 4 year 11 Month Option	<b>67,954</b>	<b>08/01/25*</b>	<b>07/31/40</b>	<b>\$31,250</b>	<b>\$375,000</b>	<b>\$0.46</b>	<b>\$5.52</b>	
	Increase	08/01/30	07/31/35	\$34,375	\$412,500	\$0.51	\$6.07	10.0%
	Increase	08/01/35	07/31/40	\$37,813	\$453,750	\$0.56	\$6.68	10.0%
	Option 1	08/01/40	07/31/45	\$41,594	\$499,125	\$0.61	\$7.35	10.0%
	Option 2	08/01/45	07/31/50	\$45,753	\$549,038	\$0.67	\$8.08	10.0%
	Option 3	08/01/50	07/31/55	\$50,328	\$603,941	\$0.74	\$8.89	10.0%
	Option 4	08/01/55	06/30/60	\$55,361	\$664,335	\$0.81	\$9.78	10.0%
	<b>67,954</b>			<b>\$31,250</b>	<b>\$375,000</b>	<b>\$0.46</b>	<b>\$5.52</b>	

*\*The earlier of 8/30/25 or Opening for Business. Lease is Currently Non-Contingent. Seller Shall Credit any Free Rent Prior to Rent Commencement.*







## PREMISES & TERM

LEASE SIGNATORY	CHICK-FIL-A, INC.
LEASE TYPE	Absolute NNN Ground Lease
LEASE TERM	15 Years
LEASE COMMENCEMENT	3/3/25
RENT COMMENCEMENT	The earlier of 8/30/25 or Opening for Business. Lease is Currently Non-Contingent. Seller Shall Credit any Free Rent Prior to Rent Commencement.
OPTIONS	Three, 5 year Options, & One, 4 year/11month Option

## EXPENSES

CAM	Tenant Responsible
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
HVAC	Tenant Responsible
REPAIRS & MAINTENANCE	Tenant Responsible
ROOF & STRUCTURE	Tenant Responsible



REPRESENTATIVE PHOTO

## ADDITIONAL LEASE PROVISIONS

### ESTOPPELS

Within 30 days upon written request

Contact Agent for more detail.







# \$21B

ANNUAL REVENUE FOR  
FISCAL YEAR 2023

# 3,059+

LOCATIONS IN THE  
UNITED STATES

# 14.7%

COMPARABLE STORES  
SALES GROWTH IN  
FY 2023 VS FY 2022

# 140K

NUMBER OF  
EMPLOYEES



## ONE OF THE LARGEST FAST FOOD CHAINS IN THE UNITED STATES

Chick-fil-A is an American fast food restaurant chain specializing in chicken sandwiches. Headquartered in College Park, Georgia, Chick-fil-A **operates 3,059 restaurants across 48 states**, and in the District of Columbia and Puerto Rico.

Over the past decade, Chick-fil-A has quadrupled in size to become the **third-largest chain in America by sales**, [according to data from the research firm Technomic](#). Only McDonald's and Starbucks, respectively, generate more annual sales than Chick-fil-A.

Chick-fil-A **generated \$21.58 billion in sales in 2023**, a 14.7% increase over 2022's \$18.81 billion and over 43% over 2021's \$15 billion. According to new data from Technomic Ignite, the chain has essentially doubled its total sales volume since 2018.

The chain is **listed on multiple Forbes 2024 lists**, ranking at #2 on their Customer Service - All Stars list and #402 on their America's Best Large Employers list.

The QSR chain is looking forward to **future expansion in Europe and Asia in 2025, with plans to open restaurants in additional international markets by 2030**. Chick-fil-A will [launch in the UK in 2025](#), investing over \$100M in the next 10 years. Read more on the [Chick-fil-A website](#).





# CHICK-FIL-A CONTINUES TO GAIN MARKET SHARE WHILE SETTING ANOTHER AVERAGE UNIT VOLUME RECORD

**Nation's Restaurant News | April 4, 2024**

According to Technomic Ignite data, Chick-fil-A generated nearly **\$21.6 billion in sales in 2023**, while its latest FDD shows AUVs were a record **\$9.3 million**.

According to new data from Technomic Ignite, the chain has essentially doubled its total sales volume since 2018. In the process, the company has also **continued to gain market share in an intensely competitive QSR chicken category**.

Average sales in the QSR chicken category are \$2.86 billion, according to Technomic Ignite, which illustrates just **how much of a juggernaut Chick-fil-A's \$21.5 billion is. This is especially true given the chain's policy to remain closed on Sundays**. Further, its overall footprint is smaller than its closest two competitors – finishing 2023 with 2,964 restaurants versus Popeyes' 3,051 units, and KFC's 3,791 units.

[Read the Full Article](#)



## Competition Comparison: National Fast Food Chain 2023 Average Unit Volumes



**\$9.3 Million**  
Open 6 days/week



**\$5.7 Million**  
Open 7 days/week



**\$5.3 Million**  
Open 7 days/week



**\$3.9 Million**  
Open 7 days/week



**\$3 Million**  
Open 7 days/week



**\$1.9 Million**  
Open 7 days/week





Chick-fil-A is investing significant capital in the subject property to build a state-of-the-art building design that incorporates their latest long-term standards, including a double drive-thru, outdoor patio seating area with walk-up order window, and a modern, high-capacity kitchen optimized for high-volume service.



PROPERTY DATA
<b>2,967</b> Building SF
<b>1.56</b> Acres
<b>71</b> Parking Spaces
<b>33</b> Drive-Thru Car Stacking

LEGEND
Property Boundary
Egress







SUBJECT PROPERTY RENDERING



SUBJECT PROPERTY RENDERING







SUBJECT PROPERTY RENDERING



SUBJECT PROPERTY RENDERING

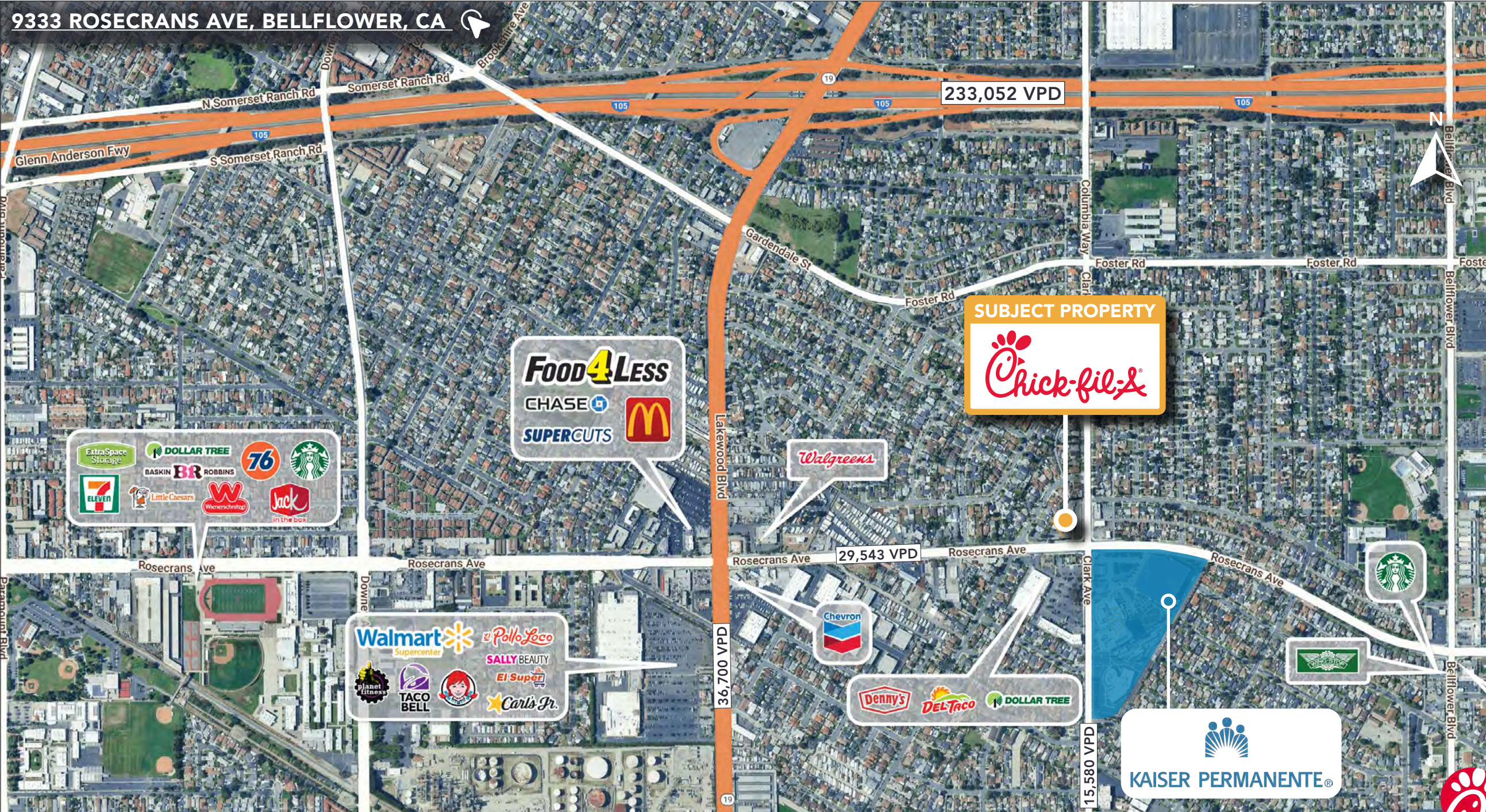




# 16 NEARBY RETAILERS



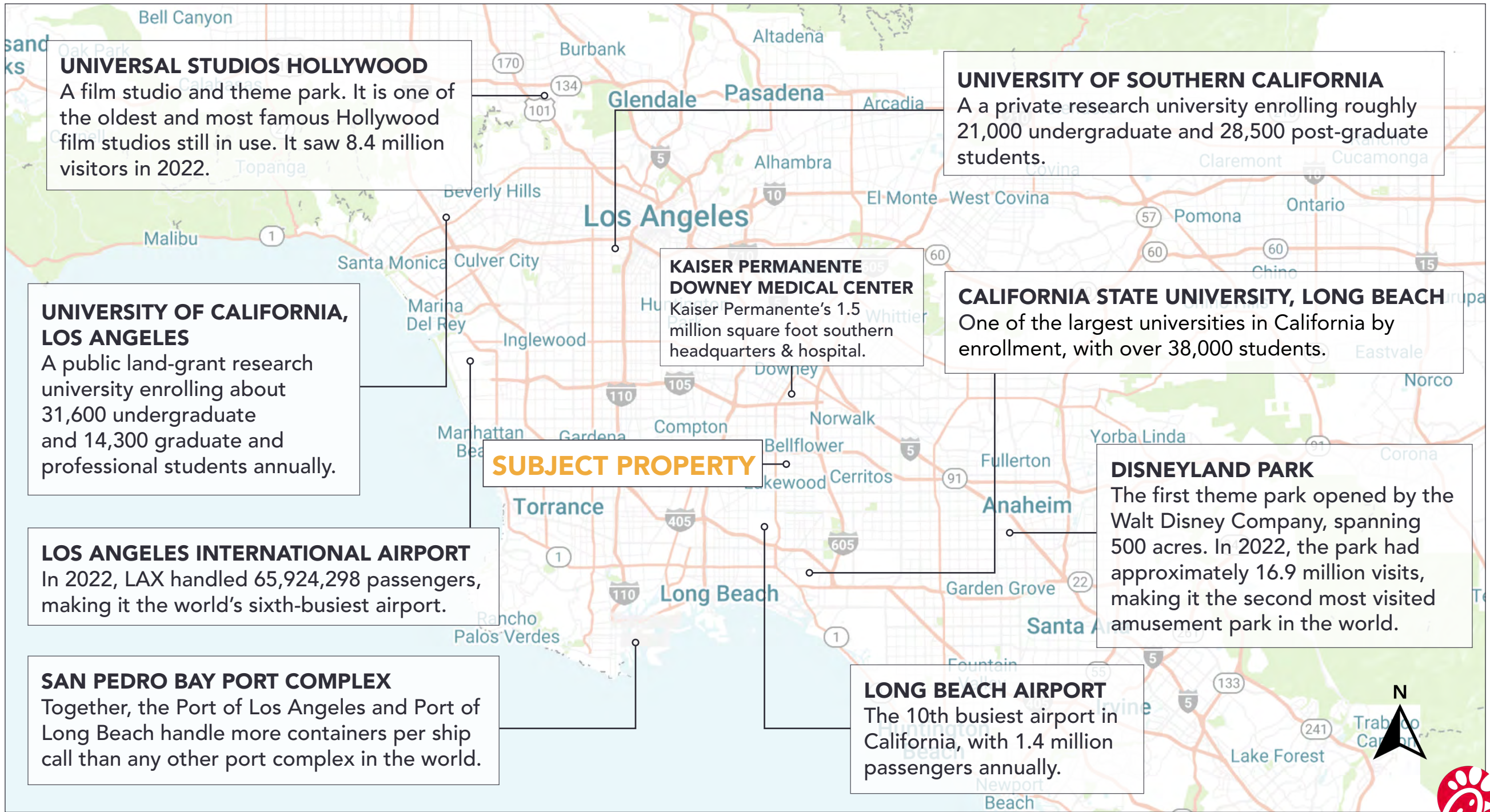
9333 ROSECRANS AVE, BELLFLOWER, CA



  
KAISER PERMANENTE®







**UNIVERSAL STUDIOS HOLLYWOOD**  
A film studio and theme park. It is one of the oldest and most famous Hollywood film studios still in use. It saw 8.4 million visitors in 2022.

**UNIVERSITY OF SOUTHERN CALIFORNIA**  
A private research university enrolling roughly 21,000 undergraduate and 28,500 post-graduate students.

**UNIVERSITY OF CALIFORNIA, LOS ANGELES**  
A public land-grant research university enrolling about 31,600 undergraduate and 14,300 graduate and professional students annually.

**KAISER PERMANENTE DOWNEY MEDICAL CENTER**  
Kaiser Permanente's 1.5 million square foot southern headquarters & hospital.

**CALIFORNIA STATE UNIVERSITY, LONG BEACH**  
One of the largest universities in California by enrollment, with over 38,000 students.

**LOS ANGELES INTERNATIONAL AIRPORT**  
In 2022, LAX handled 65,924,298 passengers, making it the world's sixth-busiest airport.

**SUBJECT PROPERTY**

**DISNEYLAND PARK**  
The first theme park opened by the Walt Disney Company, spanning 500 acres. In 2022, the park had approximately 16.9 million visits, making it the second most visited amusement park in the world.

**SAN PEDRO BAY PORT COMPLEX**  
Together, the Port of Los Angeles and Port of Long Beach handle more containers per ship call than any other port complex in the world.

**LONG BEACH AIRPORT**  
The 10th busiest airport in California, with 1.4 million passengers annually.







**BELLFLOWER, CA**  
Bellflower is located just 17 miles from downtown Los Angeles. It is the 8th most densely populated city in California.







# BELLFLOWER, CA, IN FOCUS

A DENSELY POPULATED CITY JUST OUTSIDE  
DOWNTOWN LOS ANGELES



## LOCATED IN LOS ANGELES MSA

Bellflower is a beautiful city that has plenty to offer for those looking for that ideal small town life that’s still close to the action. It has a **population of 79,190 residents**, making it the **8th most densely populated city in California**.

Its tight-knit community is a wonderful place to call home. From delicious dining options to beautiful parks and recreation centers, **Bellflower has something for everyone**. The city’s rich cultural history, family-friendly atmosphere, convenient location, shopping options, and community events make it a hidden gem in Southern California.

Bellflower is located just a few miles from downtown Los Angeles, **making it a great place to live for those who work in the city**. The city is also close to major freeways, including the 605, 91, and 105, making it easy to travel to other parts of California.

## SITE DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	32,673	280,615	749,305	2,660,128
Population Density (Per Square Mile)	10,405	9,930	9,544	8,471
Average HH Income	\$130,775	\$115,368	\$116,646	\$110,642
Median HH Income	\$92,441	\$85,933	\$87,856	\$86,886





THE LOS ANGELES MSA

18.4M

GREATER LOS ANGELES POPULATION

\$1.5T

GREATER LOS ANGELES ECONOMY VALUE

50M

PEOPLE VISIT GREATER LOS ANGELES YEARLY

3RD

LARGEST ECONOMY IN THE WORLD

THE SECOND LARGEST METRO REGION IN THE UNITED STATES

The Greater Los Angeles area has a **population of 18.4 million** people. Known as the **"Movie Capital of the United States,"** the economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music.

In addition to being the nexus of the global entertainment industry, Greater Los Angeles is an important center of international trade, education, media, business, tourism, technology, and sports. **It has the third-largest metropolitan economy in the world,** behind New York City and Tokyo with the combined statistical area of Greater Los Angeles having an **economy valued at a \$1.528 trillion.**

Greater Los Angeles is one of the most visited areas in the world, with **over 50 million people visiting each year** to experience the area's theme parks, sporting events, museums, cultural attractions, beaches, shopping, dining, and other tourist attractions.

Greater Los Angeles is **home to a number of colleges and universities.** The University of Southern California and University of California, Los Angeles, are among the largest, and the Claremont Colleges and California Institute of Technology are among the most academically renowned.

The area is **home to twelve major league professional teams** and has hosted many national and international sporting events. Los Angeles has a special history with the Olympic Games and has hosted the event twice before in 1932 and 1984. **It will host the Summer Olympics for a third time in 2028.**







## CONTACT

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