

# Offering Memorandum

**Free Standing Building(Smart&Final)  
For Sale**

3111 E Florence Ave  
Huntington Park CA 90255

**Kenny Yoo**  
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DRE# 01844509

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**uni UNI COM REALTY**

3130 Wilshire Blvd #315, Los Angeles CA 90010

3111 E Florence Ave, Huntington Park CA 90255

# Smart&Final

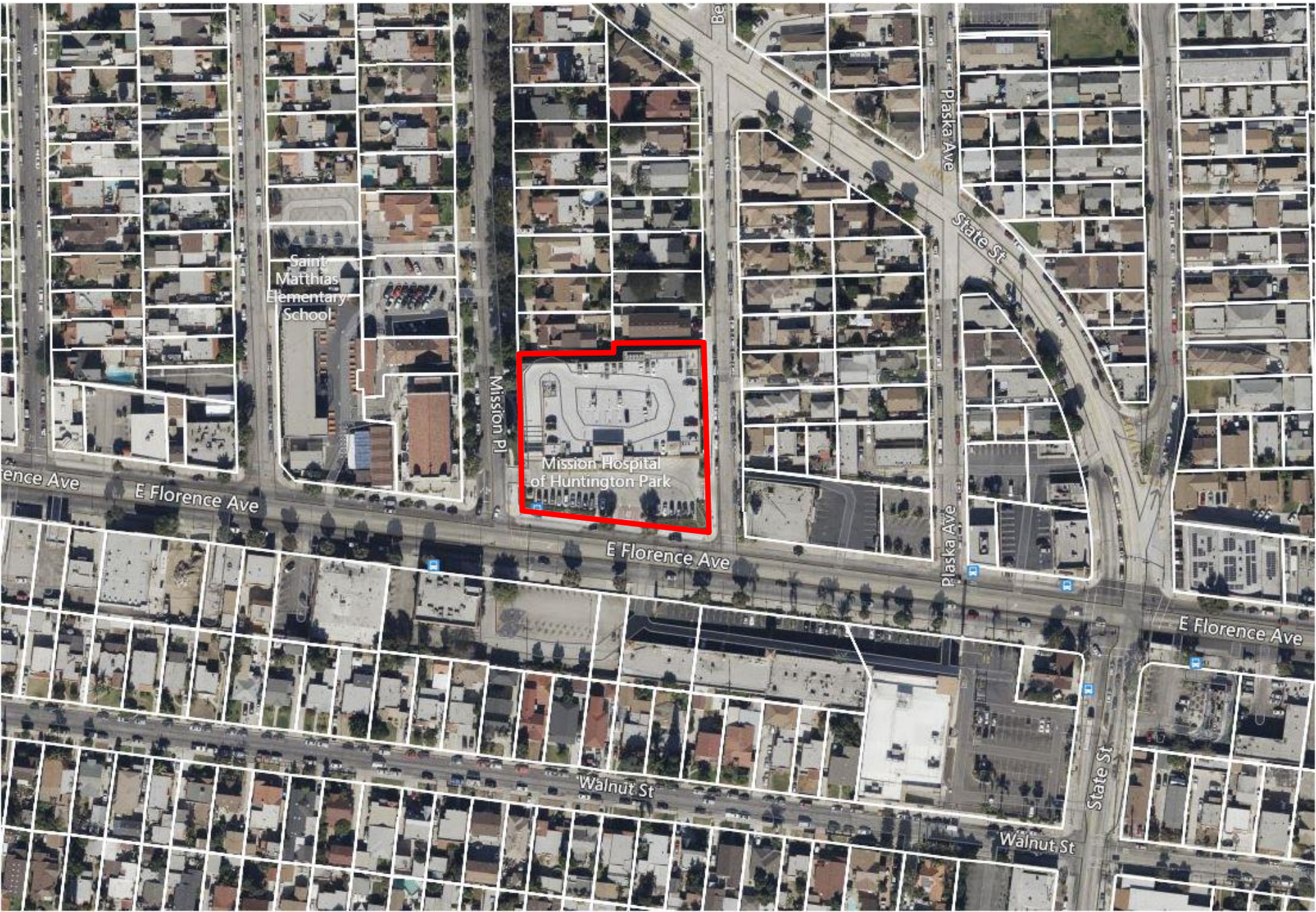




## Property & Offering Summary

<b>Building Size</b>	<b>28,390 SF</b>
Lot Size	1.37 AC
Year Built	2018
Parking Ratio	2.75/1,000 SF
USE CODE	Grocery, Supermarket
Zoning	HPCG
APN	6323-021-033
Cap Rate	4.25%
NOI	\$658,000
Tenant	Smart&Final
Lease Type	NNN
Lease Term Remaining	10 Years
<b>Asking Price : \$ 15,500,000</b>	

# Aerial Map





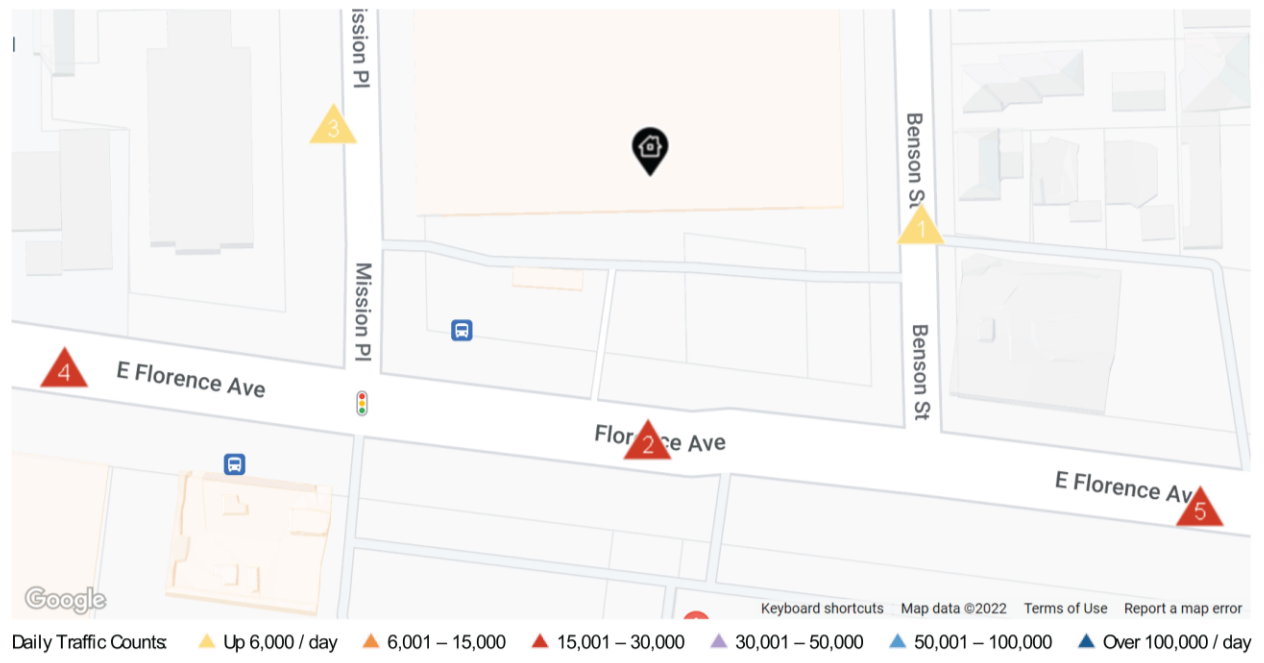
**Assessment / Tax Information**

	<b>APN 6323-021-033</b>
<b>Assessed Value</b>	\$8,116,398
<b>Land Value</b>	\$3,406,706
<b>Improvement Value</b>	\$4,709,692
<b>Percent Improvement</b>	58 %
<b>Tax Amount</b>	\$124,048.00
<b>Tax Rate Area</b>	13-483

# Demographic

<b>Population</b>	<b>Zip 90255</b>	<b>National</b>
2000	79,365	281,421,906
2008	83,988	309,731,508
2013	86,339	324,062,684
Growth Rate	0.6 %	1 %
Growth Centile	45 %	0 %
<b>Households</b>	<b>Zip 90255</b>	<b>National</b>
2000	18,894	105,480,101
2008	19,524	116,523,156
2013	19,981	122,109,448
Household Growth Rate	0.4 %	1.1 %
Average Household Size	4.29	2.59
<b>Families</b>	<b>Zip 90255</b>	<b>National</b>
2000	16,224	71,787,347
2008	16,767	77,956,117
Family Growth Rate	0.4 %	0.9 %
<b>Age Distribution</b>	<b>Zip 90255</b>	<b>National</b>
0 - 4	10.7 %	6.8 %
5 - 9	10 %	6.7 %
10 - 14	8.5 %	6.6 %
15 - 19	9.3 %	7.1 %
20 - 24	9.2 %	6.9 %
25 - 44	30.8 %	27 %
45 - 64	16.3 %	26 %
65 - 84	4.7 %	10.9 %
85+	0.6 %	1.9 %
<b>Median Age</b>	<b>Zip 90255</b>	<b>National</b>
2008	26.3	36.9
Male/Female Ratio	50.6%/49.4%	49.2%/50.8%
<b>Household Income</b>	<b>Zip 90255</b>	<b>National</b>
% <\$25K	29.8 %	20.9 %
% \$25K - 50K	33.9 %	24.4 %
% \$50K - 100K	29.8 %	35.3 %
% \$100K - 150K	4.8 %	11.7 %
% >\$150K	1.7 %	7.6 %
<b>Median Household Income</b>	<b>Zip 90255</b>	<b>National</b>
2008	\$ 37,685	\$ 54,719
2013	\$ 40,624	\$ 56,938
Per Capita Income	\$ 11,123	\$ 27,277
<b>Household Income Centile</b>	<b>Zip 90255</b>	<b>National</b>
National	26 %	
State	18 %	

# Traffic Counts



**1**

## 325

2021 Est. daily traffic counts

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Street: **Benson St**  
 Cross: **Florence Ave**  
 Cross Dir: **S**  
 Dist: **0.03 miles**

**2**

## 22,460

2021 Est. daily traffic counts

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Street: **Florence Ave**  
 Cross: **Mission Pl**  
 Cross Dir: **W**  
 Dist: **0.03 miles**

**3**

## 1,969

2021 Est. daily traffic counts

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Street: **Mission Pl**  
 Cross: **Florence Ave**  
 Cross Dir: **S**  
 Dist: **0.03 miles**

**4**

## 23,915

2021 Est. daily traffic counts

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Street: **Florence Ave**  
 Cross: **Cedar St**  
 Cross Dir: **W**  
 Dist: **0.03 miles**

**5**

## 22,171

2021 Est. daily traffic counts

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Street: **Florence Ave**  
 Cross: **Plaska Ave**  
 Cross Dir: **E**  
 Dist: **0.03 miles**

Historical counts

Year	Count	Type
2014	540	ADT

Historical counts

Year	Count	Type
2014	30,547	ADT

Historical counts

Year	Count	Type
2014	2,000	AADT

Historical counts

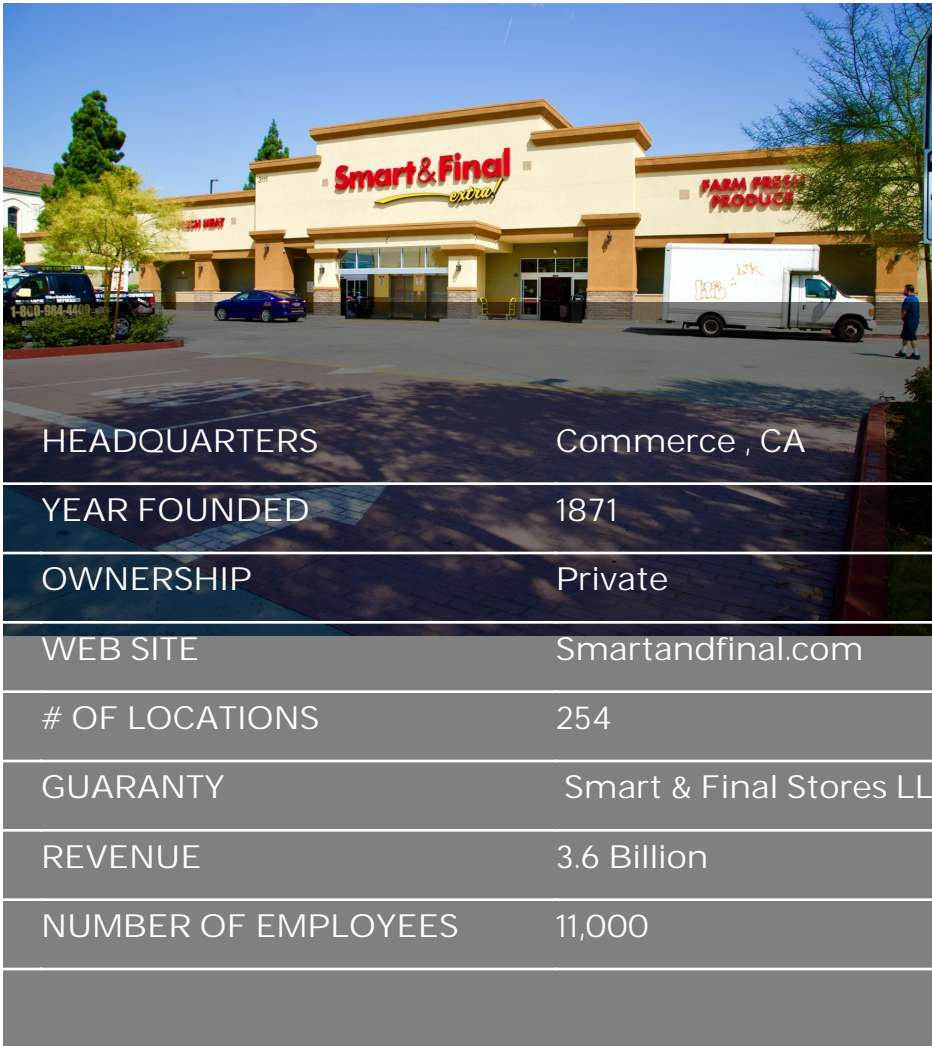
Year	Count	Type
2014	23,590	AADT

Historical counts

Year	Count	Type
2014	30,097	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)





## BRAND PROFILE



Smart & Final, the smaller, faster grocery warehouse store, is one of the longest continuously operating food retailers in the United States and operates under two banners: Smart & Final and Smart & Final Extra!. Headquartered in Los Angeles, where our history dates back to 1871, Smart & Final operates more than 250 grocery and foodservice stores in California, Arizona and Nevada with additional stores in Northern Mexico operated through a joint venture.

While all Smart & Final stores provide quality product at the great value of a warehouse store, Smart & Final Extra! stores have a larger format and provide an assortment of both club and traditional-sized groceries and supplies for households, businesses and organizations. Ideal for one-stop shopping, Smart & Final Extra! stores combine a warehouse store with traditional grocery offerings like farm-fresh produce, fresh meat, frozen foods, dairy, deli, grocery basics, and natural and organic options. So whether you're shopping for your business or organization, stocking up and meal planning, hosting a party or simply preparing a dinner for your family, Smart & Final Extra! offers more than 3,000 club-sized items alongside your daily grocery needs, all at prices lower than traditional supermarkets and without a membership fee.

# LEASE ABSTRACT

TENANT	Smart & Final
GUARANTOR	Smart & Final Stores LLC
LEASE TERM REMAINING	11 Years
RENEWAL OPTIONS	4
CURRENT RENT	\$658,000
ROFR	No

<b>RENT</b>	CURRENT RENT	\$658,000/Year	
	Rent Increases	10% in year 10	
	Rent Schedule		
	YEAR 1-10	\$658,000/Year	\$54,833/Month
	YEAR 11-15	\$723,800/Year	\$60,317/Month
	OPTION 1 (YEAR 16-21)	\$796,180/Year	\$66,348/Month
	OPTION 2 (YEAR 22-27)	\$875,798/Year	\$72,983/Month
	OPTION 3 (YEAR 28-33)	\$963,378/Year	\$80,282/Month
	OPTION 4 (YEAR 34-37 11 MONTH)	\$1,059,716/Year	\$88,310/Month

# LEASE STRUCTURE

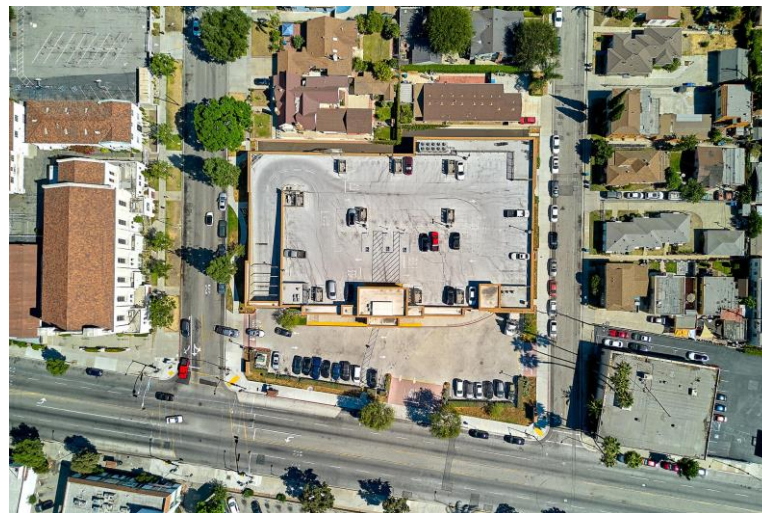
LEASE TYPE	Absolute NNN
ROOF	Tenant
STRUCTURE	Tenant
HVAC	Tenant
CAM	Tenant
PARKING	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant
OTHER	Option Period: 10% increase or CPI whichever is less.



Photos



# Photos



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