

99¢  
only  
stores

LOS ANGELES COUNTY

SR 60 FREEWAY ADJACENT CENTER

2809 VIA CAMPO  
MONTEBELLO, CA

& SHOPS



CAPITAL MARKETS  
INVESTMENT PROPERTIES

## INVESTMENT ADVISORS

### KEN MCLEOD

First Vice President  
+1 310 550 2515  
Lic. 01181838  
ken.mcleod@cbre.com

### TIM KURUZAR

Senior Associate  
+1 310 550 2671  
Lic. 01778384  
tim.kuruzar@cbre.com

### ARMANDO AGUIRRE

Founder | Corporate Broker  
+1 213 926 5595  
Lic. 01245842  
aaguirre@legendarycre.com

### PATRICK YLAGAN

Client Services Coordinator  
+1 310 550 2603  
Lic. 02024663  
patrick.ylagan@cbre.com

**CBRE** ×



**99¢  
only  
Stores**

**& SHOPS**

2809 VIA CAMPO  
MONTEBELLO, CA

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99c  
MILK  
BREAD  
DELI  
AND  
MORE!

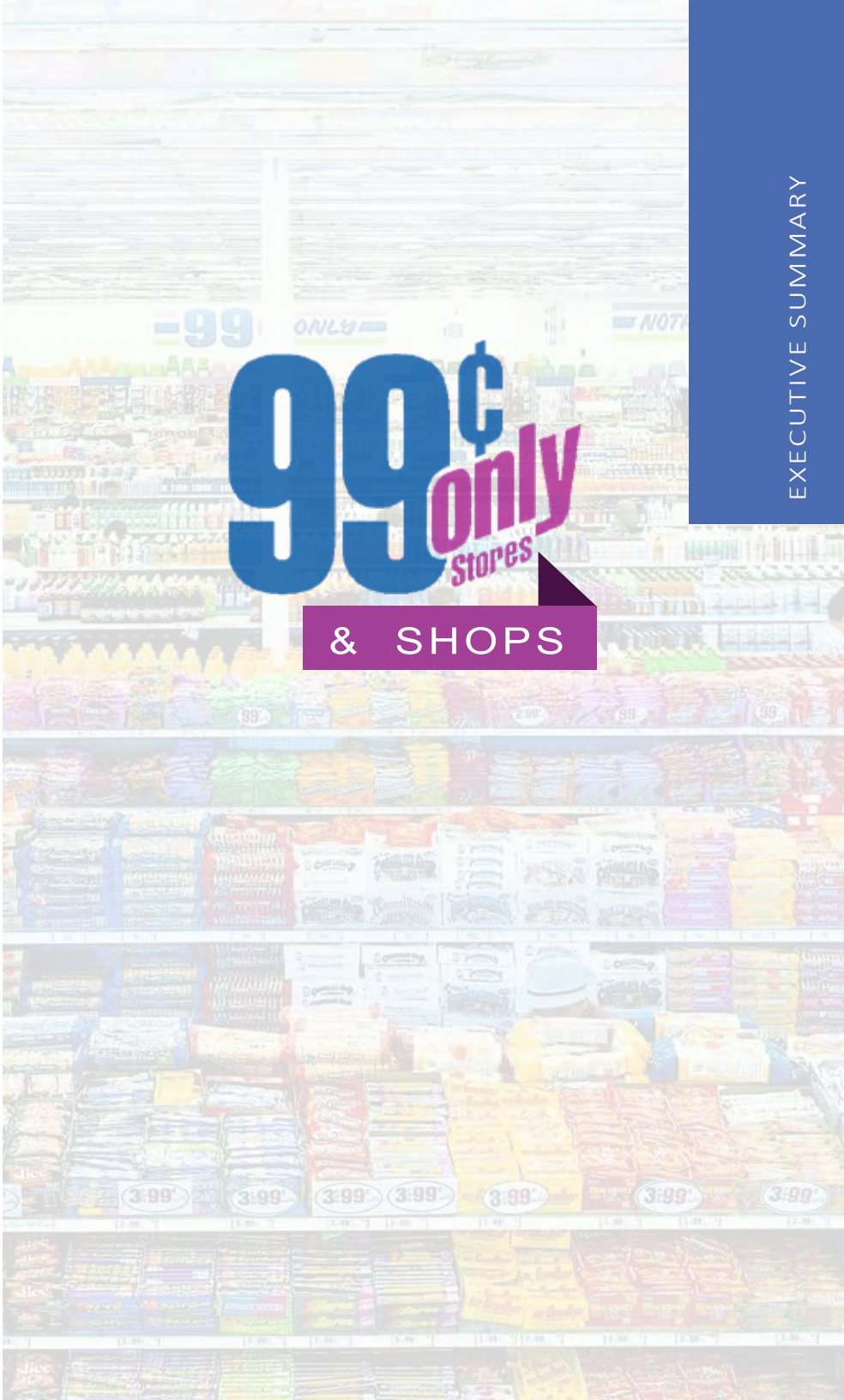
99c  
FRESH  
FRUITS  
AND  
VEGGIES

99c  
Only  
STORE

Available For Lease  
214-424-8778

Coming Soon!  
LA MICHOCANA

2809 VIA CAMPO | MONTEBELLO, CA



EXECUTIVE SUMMARY





99¢ STORE

LA BOUTIQUE

Sprint

RESTAURANT



99¢ only STORES

2809

♿  
PARKING ONLY  
MINIMUM PURCHASE \$250

California  
28U102  
MONTBELLO

## EXECUTIVE SUMMARY

2809 Via Campo is a 34,228 square foot retail property anchored by 99 Cents Only with in-line stores that include Sprint and Boost Mobile. The property is located adjacent to the Pomona Freeway in Montebello, CA which experiences up to 238k cars per day. 2809 Via Campo provides the surrounding area with internet resistant retail options catering to the areas dense demographics. The property benefits from its recognizable credit tenant, major exposure along the freeway and main corridor, ample parking, and its location in the area's main retail hub drawing many daily visitors and shoppers.

The property features the premier deep-discount retailer 99 Cents Only carrying name-brand general merchandise and daily grocery produce with a strong 15 year operating history in the trade area. 99 Cents Only relocated to the property from the adjacent center to expand from its ±15k square foot operation to its new ±25k square foot location and includes its grocery produce line. 99 Cents Only and its expansion ensures a greater draw to the center from its proven and stable flow of consumers already established in the area. The key tenant provides a synergistic mix to its in-line tenants that include a corporate lease Sprint store and local restaurants.

2809 Via Campo provides stability through its strong mix of operators on newly commenced long term leases and strong historical performance from its major tenant to provide exceptional drawing power that will ensure the continued long term success and demand for the property.

**99¢**  
only  
Stores

**& SHOPS**

**PRICE**

**\$11,725,000**

**CAP RATE**

**5.53%**

ADDRESS

2809 Via Campo  
Montebello, CA 90640

BUILDING SIZE

34,228 Square Feet

LAND SIZE

95,311 Square Feet

YEAR BUILT

1960 | Renovated 2007

ZONING

C2

PARKING

±141 Onsite Spaces  
±281 Shared Reciprocal Spaces

UNITS

6 Units | 100% Occupied

MAJOR TENANTS

99¢ Only, Sprint, Boost Mobile

# SITE PLAN



±238K CARS PER DAY

VIA CAMPO

±24.9K CARS PER DAY



±34K CARS PER DAY

N GARFIELD AVE





# PARCEL MAP

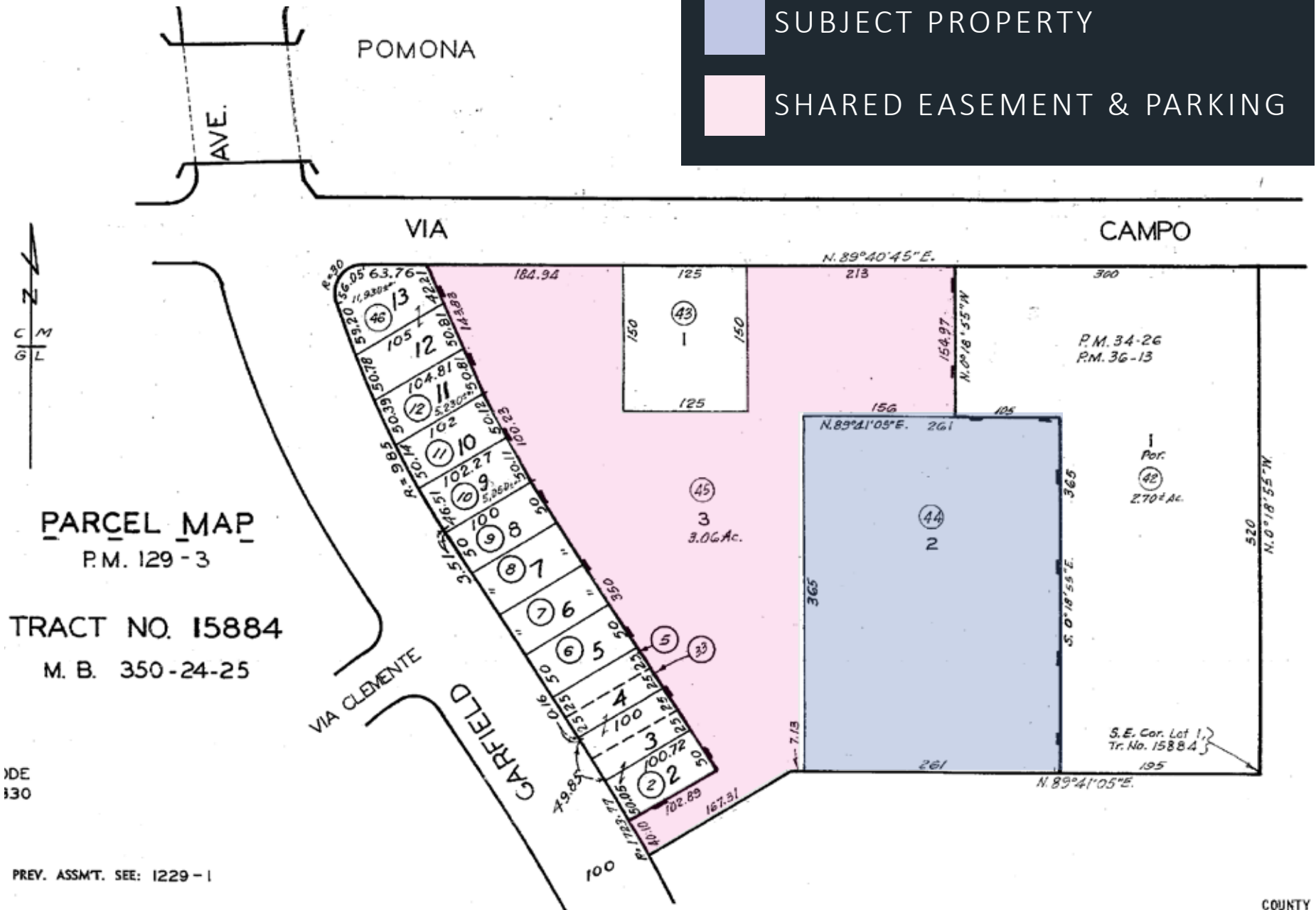
Center shares reciprocal access and parking with East West Bank, Jack in the Box and adjoining Owners on Garfield Avenue



SUBJECT PROPERTY

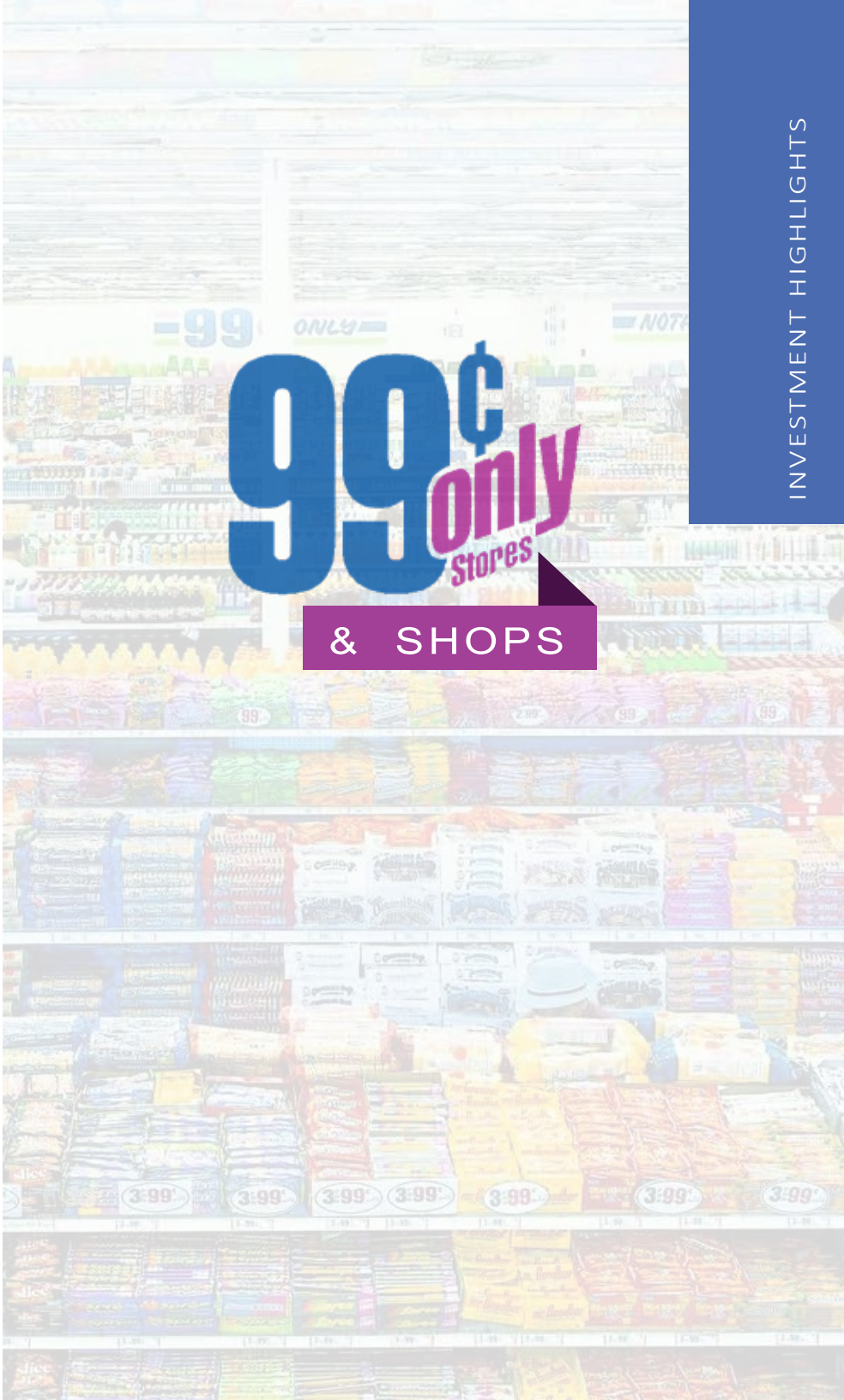


SHARED EASEMENT & PARKING



COUNTY

2809 VIA CAMPO | MONTEBELLO, CA



INVESTMENT HIGHLIGHTS





Shopping Center Plans  
Available For Lease  
213-928-5595  
www.99cstores.com

99c STORES

7RCN661

7NAV546



## INVESTMENT HIGHLIGHTS

### Credit Tenant Anchor with in-line stores

- Anchored by 99Cents Only
- Sprint Corporate Lease & Boost Mobile
- Internet Resistant Tenant Mix

### 99 Cents Only Long Term Success

- Previously operated in adjacent shopping center for 15 years
- Relocated to new location due to grocery restriction of Albertsons
- Expanded product Line to include groceries insures greater success
- Occupies 74% of the total square footage

### Easy Accessibility and Major Visibility

- Located in freeway adjacent center
- Freeway entrance/exit on Via Campo
- Ingress/Egress from both corridors
- Plentiful parking for property alone
- Frontage and visibility from freeway
  - Over 238k cars per day
  - Visible signage from freeway

### Accompanied by Major Area Retailers

- Daily shoppers attracted to retail area
- Local tenants include:
  - Smart & Final, Albertsons
  - Ross Dress For Less, Best Buy
  - CVS, & Ford Dealership

### Adjacent to Main Montebello Attractions

- Montebello Country Club
  - 18 Hole Golf Course
- Quiet Cannon Conference/Event Center
- New Development | Home2 Suites Hotel
  - 137k SF 203 room hotel
  - Summer 2018 planned completion



## TRAFFIC COUNTS

24,858 Cars Per Day  
| VIA CAMPO

238,000 Cars Per Day  
| 60 FREEWAY

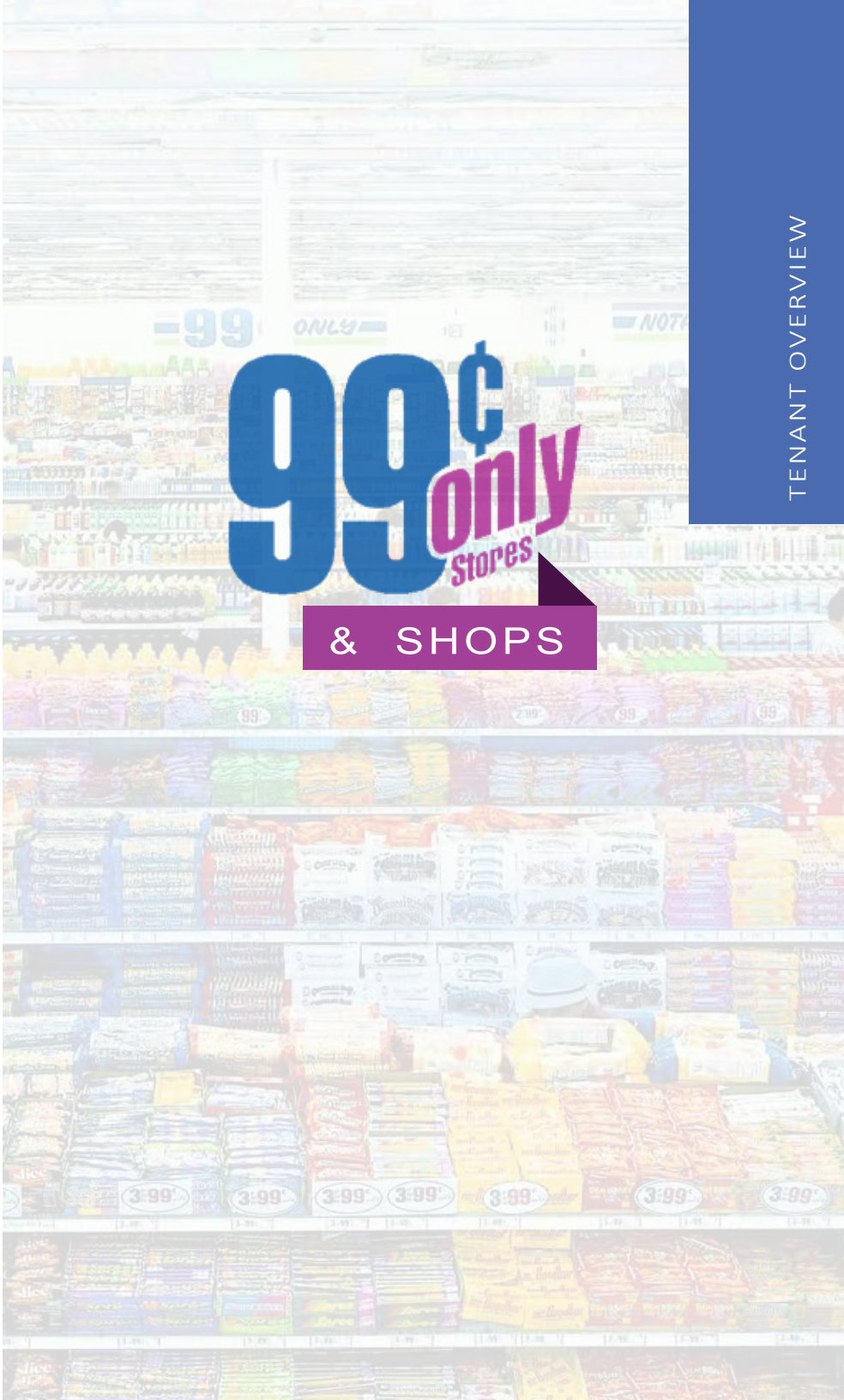


MONTEBELLO, CA

BUILDING FRONTAGE  
261' OF STOREFRONT



2809 VIA CAMPO | MONTEBELLO, CA



TENANT OVERVIEW







99¢  
only  
STORES

2809

¡Viva la Joven!  
HACANA

# TENANT OVERVIEW



1969

FOUNDED  
COMMERCE, CA

17k

EMPLOYEES  
(2017)



+390

LOCATIONS



▲ \$1.30B

REVENUE

“ 99 Cents Only Stores is a premier deep-discount retailer that primarily carries name-brand consumable and general merchandise.

We are an exciting shopping destination—often the first stop—for price-sensitive consumers, and a fun treasure-hunt shopping experience for other value conscious consumers.

Our stores are attractively merchandised, clean, full-service shopping destinations that offer customers significant value on a wide selection of quality products from everyday household items to fresh produce to an exciting assortment of seasonal and party merchandise including decorations, costumes and gifts. Merchandise encompasses name-brand closeouts and regularly available food and beverage products such as produce, deli, and other basic grocery items.

From the first store opening in 1982, 99 Cents Only Stores has expanded to more than 350 extreme value retail stores in California, Texas, Arizona, and Nevada.

”

[WWW.99ONLY.COM/ABOUT](http://WWW.99ONLY.COM/ABOUT)





Sprint Corporation is an American telecommunications company that provides wireless services and is an internet service provider. It is the fourth-largest mobile network operator in the United States and serves 54 million customers as of October 2017. The company also offers wireless voice, messaging, and broadband services through its various subsidiaries under the Boost Mobile, Virgin Mobile, and Assurance Wireless brands.

Boost Mobile is a wireless telecommunications brand used by two independent carriers in Australia and the United States. Boost Mobile was originally founded in 2000 by Peter Adderton in Australia. In Australia, it is operated by Boost Tel Pty Limited using the Telstra wireless network, where in the United States it is operated by Boost Worldwide, Inc, a Sprint Corporation subsidiary.

[WWW.SPRINT.COM](http://WWW.SPRINT.COM)

[WWW.BOOSTMOBILE.COM](http://WWW.BOOSTMOBILE.COM)



**TOFU KING**

Authentic local Taiwanese restaurant with multiple locations-popular for its specialty tofu dishes.



**LA BUFADORA BAJA GRILL**

Tacos la Bufadora proudly satisfied appetites with the best authentic Mexican food. We are well known by locals for our tasty food, excellent prices, and comfort ambiance.

**9 SO-CAL LOCATIONS**  
[www.labufadorabajagrill.com](http://www.labufadorabajagrill.com)

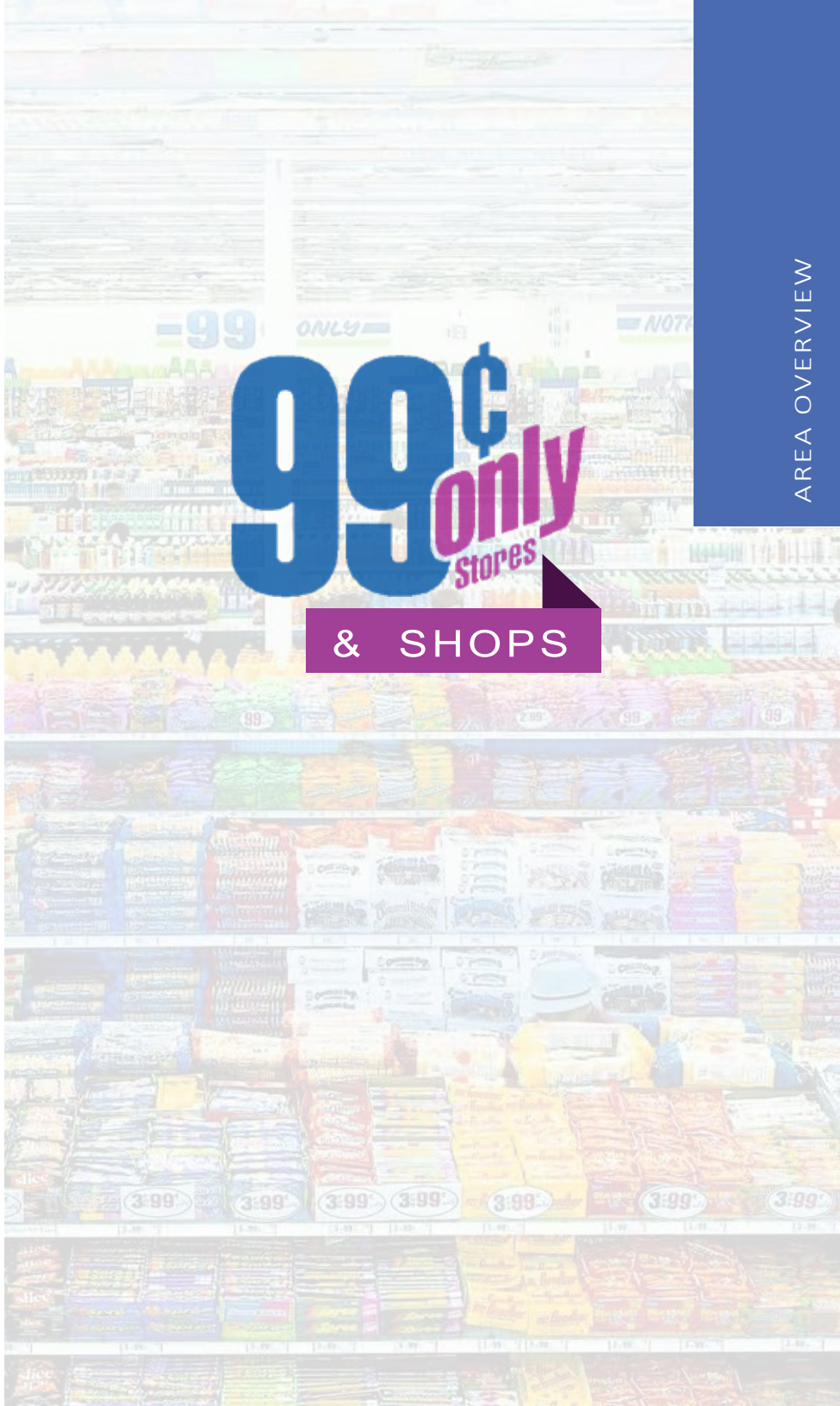


**LA RANITA MICHOCANA**

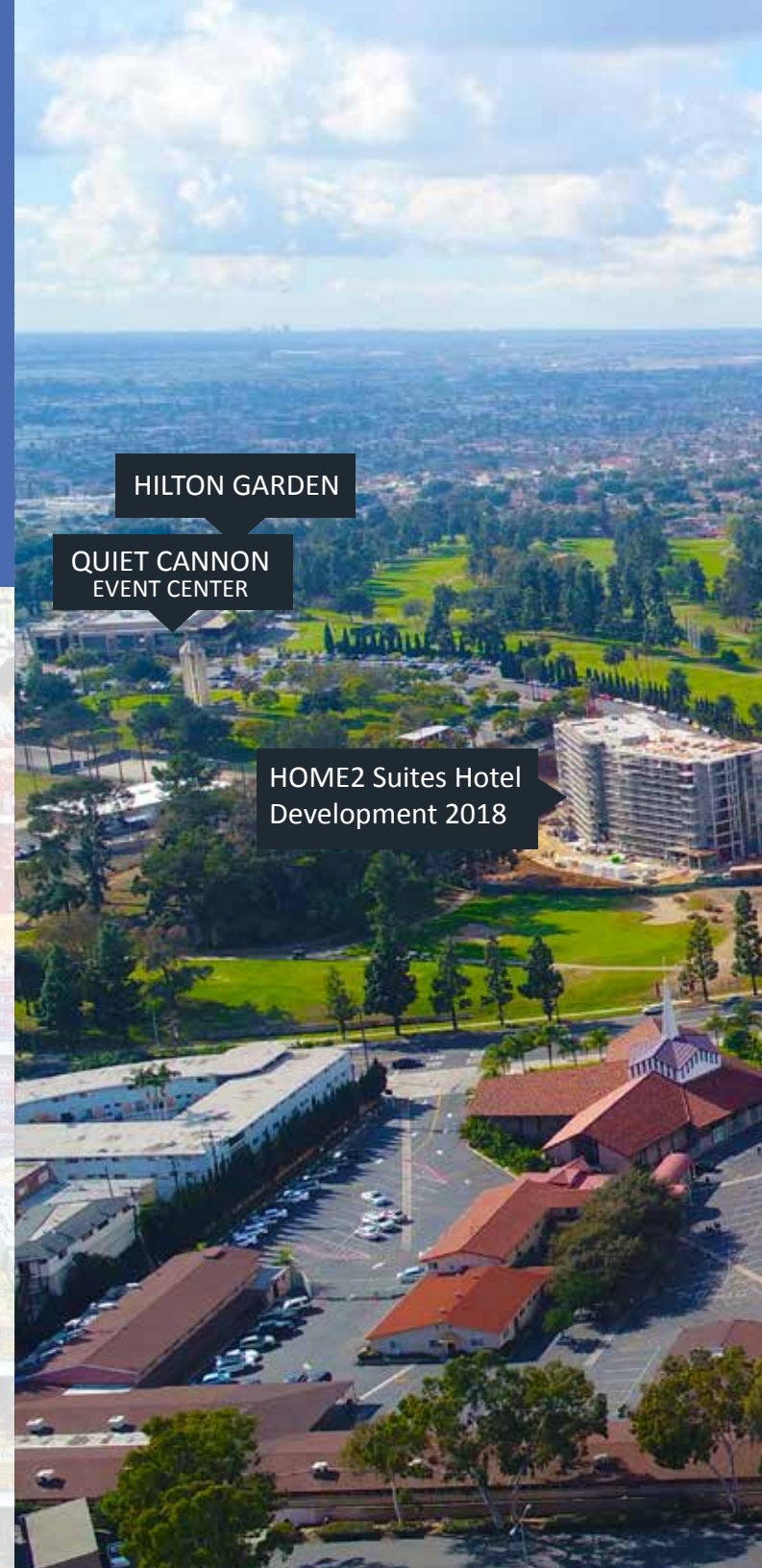
Local Mexican style frozen deserts and ice cream. Specializing in handmade popsicles and ice creams created with natural fruits.



2809 VIA CAMPO | MONTEBELLO, CA



AREA OVERVIEW



HILTON GARDEN

QUIET CANNON  
EVENT CENTER

HOME2 Suites Hotel  
Development 2018

DOWNTOWN LA

18 HOLE  
COUNTRY CLUB  
GOLF COURSE

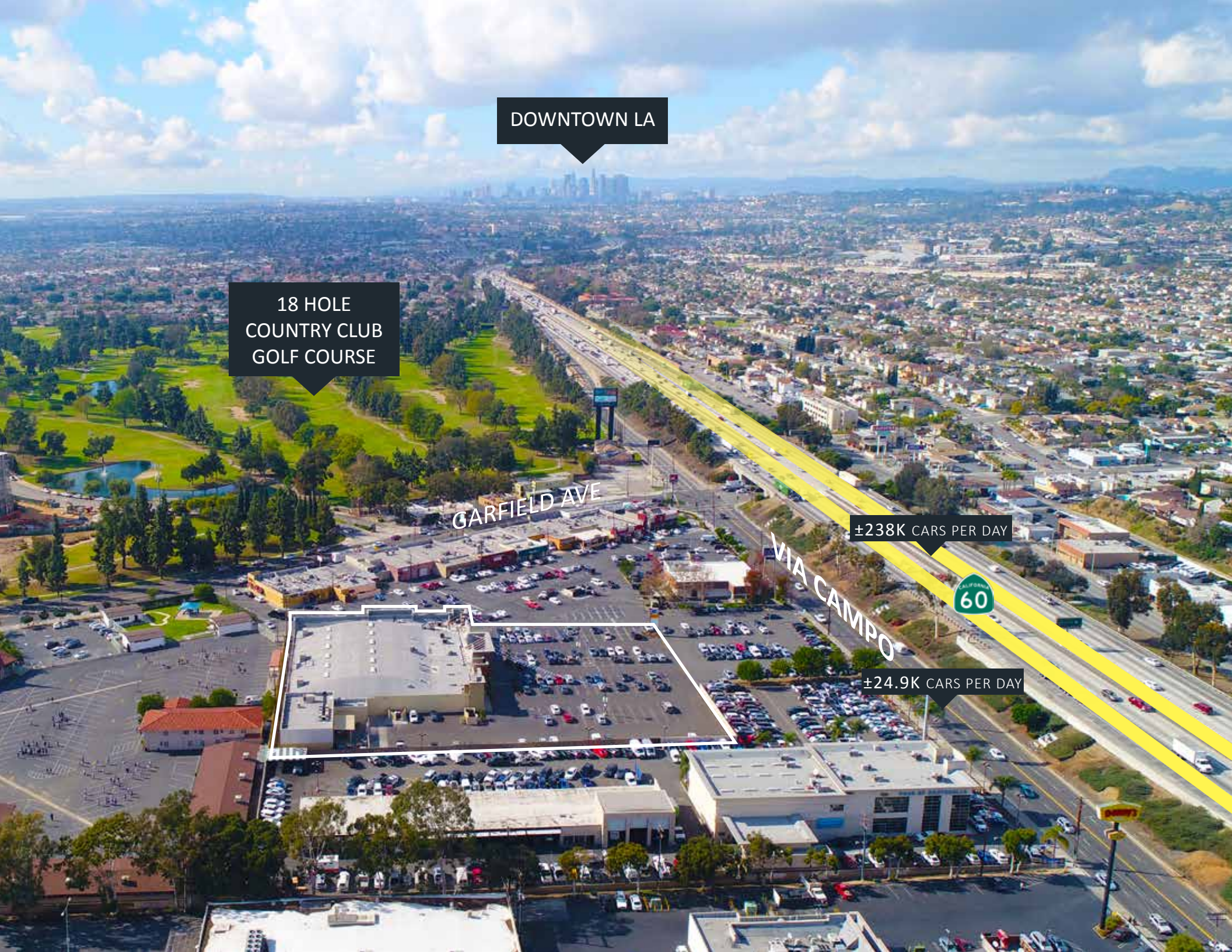
GARFIELD AVE

VIA CAMPO

±238K CARS PER DAY



±24.9K CARS PER DAY



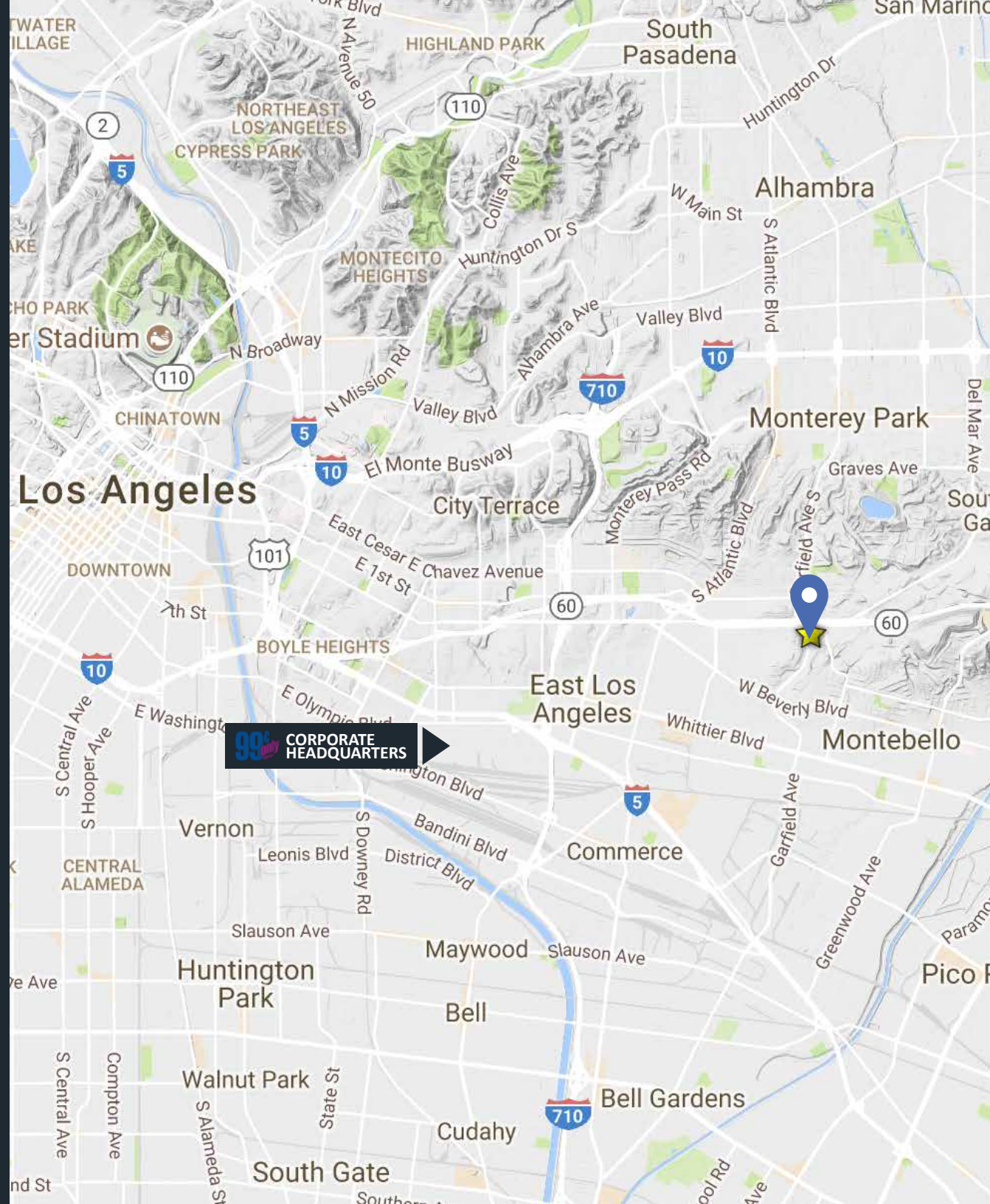


## MONTEBELLO, CA

Montebello is a city in Los Angeles County, California, United States, located in the southwestern area of the San Gabriel Valley on 8.4 sq mi 8 mi east of downtown Los Angeles. It is considered part of the Gateway Cities, and is a member of the Gateway Cities Council of Governments. In the early 20th century, Montebello was a well-known source for oil reserves. At the 2010 census, the population was 62,500.

Montebello is ringed by freeways and has become a center for the trucking and specialty vehicle industry. When frequent or daily distribution of goods is important, Montebello's central geography and abundant freeway access can, by itself, be a deciding issue. Bakeries, meat companies, consumer paper distributors, sales organizations, beer and soft drink distributors, warehouses, petroleum distributors, and lumber and building materials suppliers, all find Montebello's location near the "hub of the wheel" critical to their operations.

Montebello is 20 driving minutes from the largest deep water port in the Western United States. We are fewer than 45 driving minutes from each of the three major airports serving Southern California. The largest concentration of railroad yards and freight handling equipment outside of Chicago is located within 10 minutes of Montebello. Downtown Los Angeles, the banking and financial capitol of the Western U.S., is within a 15-minute drive.





±238K CARS PER DAY

CALIFORNIA  
60

76

Denny's

Ford

boost  
mobile

Sprint

99c  
only

HomeTown  
BUFFET

Smart  
& Final

Bank of America

Del-Taco

BEST  
BUY

Albertsons

ROSS  
SAVES FOR LESS

CVS  
pharmacy

Office







WALK SCORE

“VERY WALKABLE”

MOST ERRANDS CAN BE DONE ON FOOT

## INTERNATIONAL MARKETPLACE

Neighborhoods are a rich blend of cultures, found in densely populated urban and suburban areas, almost entirely in the Middle Atlantic (especially in New York and New Jersey) or in California. Almost 40% of residents are foreign-born; 1 in 4 households are linguistically isolated. Young, Hispanic families renting apartments in older buildings dominate this market; about two-fifths of households have children. Workers are mainly employed in white collar and service occupations (especially food service and building maintenance).

## PACIFIC HEIGHTS

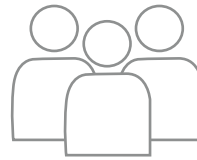
One of the smaller markets (with less than 1 percent of households), composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific Coast in California, in Hawaii, and in the Northeast. This market includes the highest percentage of Asian and multiracial populations; many of them born outside the US. This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households.

## LIFEMODE GROUPS

[esri.com/tapestry](https://esri.com/tapestry)

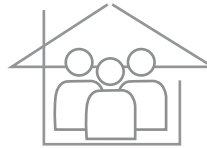
## DEMOGRAPHICS

POPULATION



	1 MILE	3 MILES	5 MILES
2017 Population	24,269	256,920	739,555
2022 Population	24,952	263,960	760,249
2010 Population	23,424	248,226	713,681
Percent Pop Change: 2010 - 2017	0.49%	0.48%	0.49%

HOUSEHOLD



	1 MILE	3 MILES	5 MILES
2017 Households	7,748	74,096	203,767
2022 Households	7,927	75,823	208,655
2010 Households	7,546	72,165	198,237
Percent HH Growth: 2010 to 2017	0.37%	0.36%	0.38%
Average Household Size	3.13	3.45	3.60

INCOME



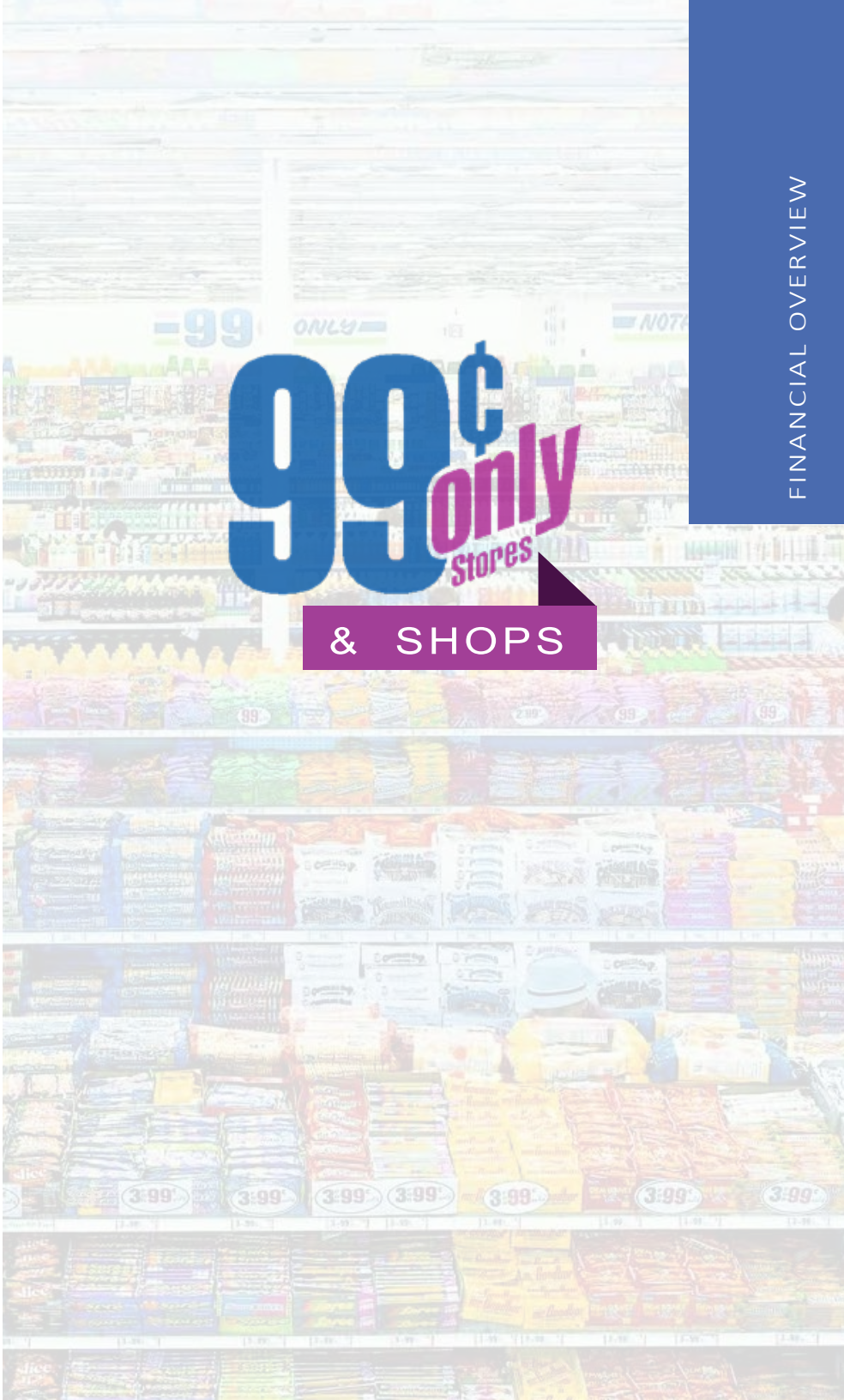
	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$76,184	\$68,699	\$65,485
2022 Average Household Income	\$86,737	\$77,689	\$74,093
2017 Median Household Income	\$58,448	\$50,938	\$48,661
2022 Median Household Income	\$65,223	\$54,742	\$52,385

HOUSING



	1 MILE	3 MILES	5 MILES
2017 Housing Units	8,117	77,458	213,515
2017 Occupied Housing Units	7,748	74,096	203,766
2017 Vacant Housing Units	369	3,362	9,748
2017 Owner-Occupied Units	4,534	34,312	87,751
2017 Renter-Occupied Units	3,214	39,784	116,015

2809 VIA CAMPO | MONTEBELLO, CA



FINANCIAL OVERVIEW





# RENT ROLL

Unit	Tenant	Square Footage	Term	Current Lease Term	Monthly Rent	Rent/SF	Lease Type	Options	Rent Increases
2809 Via Campo	99 Cents Only Store	25,321	10 Years	12/30/2016-1/31/2028	\$29,789.00	\$1.18	NNN	Five (5)- 5 Year Options	Years 1 to 5 = \$29,789.00 / month Years 6 to 10 = \$32,470.01 / month Year 11 to 15 = \$35,392.31 / month Year 16 to 20 = \$38,577.62 / month Year 21 to 25 = \$42,049.60 / month Year 26 to 30 = \$45,834.07 / month Year 31 to 35 = \$49,959.14 / month
A	Tofu King	1,903	5 Years	5/1/2017-4/30/2022	\$5,390.25	\$2.83	NNN	One (1)- 5 Year Option	3% Annual Increases each Lease Anniversary Date
B, C	Sprint PCS Assets	2,034	10 Years	1/12/2018-1/11/2028	\$6,102.00	\$3.00	NNN	Three (3)- 5 Year Options	Years 6 to 10 = \$ 6,712.20 / month First Option Term = \$ 7,383.42 / month Second Option Term = \$ 8,122.44 / month Third Option Term = \$ 8,934.35 / month
D	La Ranita Michoacana	1,520	5 Years	4/27/2017-4/26/2022	\$4,305.40	\$2.83	NNN	Two (2)- 5 Year Options	4/28/18 = \$4,305.40 / month 4/28/19 = \$4,434.57 / month 4/28/20 = \$4,567.61 / month 4/28/21 = \$4,704.64 / month
E	Boost Mobile	1,000	3 Years	5/1/2018-4/30/2021	\$2,750.00	\$2.75	NNN	One (1)- 3 Year Option	Year 1 = \$2,750.00 / month Year 2 = \$2,830.00 / month Year 3 = \$2,920.00 / month Year 4 = \$3,010.00 / month Year 5 = \$3,100.00 / month Year 6 = \$3,190.00 / month
F, G, H	La Bufadora Baja Grill	2,450	10 Years	*8/1/2018-7/31/2028	\$6,370.00	\$2.60	NNN	Two (2)- 5 Year Options	3% Annual Increases each Lease Anniversary Date Including Option Years
*La Bufadora Baja Grill Approximate Start		<b>TOTAL</b>	<b>34,228</b>		<b>\$54,706.65</b>				



# INCOME & EXPENSES

## INCOME & EXPENSES |

Gross Potential Rental Income	\$656,480
Vacancy / Rollover	(\$5,645)
Expenses Recovery (NNN)	\$204,654
<b>Gross Operating Income</b>	<b>\$855,489</b>
Operating Expenses	
Property Tax- Estimated New	\$162,098
Common Area Maintenance	\$10,791
Landscaping /Groundskeeping	\$9,350
Trash Disposal	\$4,678
Management Fees	\$3,073
Utilities	\$7,030
Insurance	\$9,701
<b>Total Operating Expense</b>	<b>(\$206,721)</b>
<b>Net Operating Income</b>	<b>\$648,768</b>

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Sprint

OPEN

悦 乘

823-887-7807

No Drone  
No Drones Allowed



LOS ANGELES COUNTY

SR 60 FREEWAY ADJACENT CENTER

2809 VIA CAMPO  
MONTEBELLO, CA

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