

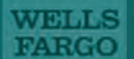


CENTERS
BUSINESS
MANAGEMENT

Your Southern California
Shopping Center Management & Leasing Partner

TENANTS

INCLUDE



new listing

WELLS FARGO LOCATION IN PRIME WILMINGTON – FOR SALE

NEC of Anaheim St. + Island Ave. – Wilmington

FEATURES...

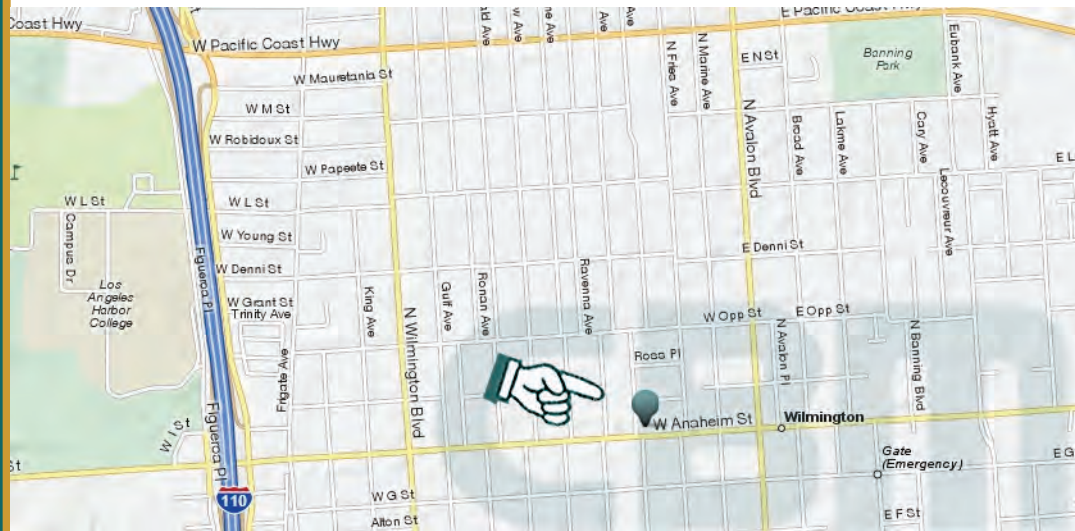
- ± 4,900 sq ft freestanding building
- Newer construction single tenant property
- ± 13,000 sq ft lot
- Wells Fargo leases adjacent lot for employee parking
- Ten year NNN lease — expires in 2019

AREA AMENITIES...

- Most desirable retail area in Wilmington
- Food-4-Less adjacent
- Strong retail trade area
- Excellent area population and household income demographics

Offered at \$4,580,000

**339 W. ANAHEIM STREET
WILMINGTON, CA 90744**



CONTACT...

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MORE INFO...
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The information contained herein has been obtained from the Owner of the property and/or other sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. CBM is performing acts that require a real estate license: CA Real Estate Brokers License # 00982859.

339 W. Anaheim Street, Wilmington, CA

Tenant Profile



Wells Fargo & Company (Wells Fargo) is a diversified financial services company. The Company provides banking, insurance, investments, mortgage banking, investment banking, retail banking, brokerage, and consumer finance through banking stores, the Internet and other distribution channels to consumers, businesses and institutions in 50 states, the District of Columbia, and in other countries. The Company operates in three segments: Community Banking, Wholesale Banking, and Wealth, Brokerage and Retirement. The Company provides other financial services through subsidiaries engaged in various businesses, principally: wholesale banking, mortgage banking, consumer finance, equipment leasing, agricultural finance, commercial finance, securities brokerage and investment banking, insurance agency and brokerage services, computer and data processing services, trust services, investment advisory services, mortgage-backed securities servicing and venture capital investment.

CBM makes no warranties or guarantees about the information provided herein. We have obtained the information from sources we consider credible, however, it has not been verified. The information contained herein is subject to errors and omissions and is subject to change without notice. Any and all projections, opinions, assumptions, and estimates provided are for purposes of example and may not represent actual performance of this property.

339 W. Anaheim Street, Wilmington, CA

Income Schedule

INCOME SCHEDULE	SF	Monthly Rent	Annual Rent
WELLS FARGO & COMPANY	4,876	\$21,942	\$263,304
Ten (10) Year, Triple Net Lease, Exp. 2/28/2019.			
Plus Three (3), Five (5) Year Options.			
12.5 % Rent Increases Every Five (5) Years.			
TOTAL:	4,876	\$21,942	\$263,304

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339 W. Anaheim Street, Wilmington, CA

Based on an all cash purchase

SALE PRICE:	\$4,580,000
TRIPLE NET INCOME:	\$263,304
NET SPENDABLE:	\$263,304
CAP RATE:	5.75%

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339 W. Anaheim Street, Wilmington, CA

Based on assuming an existing loan

SALE PRICE:	\$4,580,000
DOWN PAYMENT	\$2,110,000
TRIPLE NET INCOME:	\$263,304
FIRST TRUST DEED (\$2,280,000 Amortized over 30 years @ 6.5% due 2/2/2019)	\$178,243
NET SPENDABLE:	\$85,061
YIELD:	4%

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339 W. Anaheim Street, Wilmington, CA
Site Plan

Anaheim Avenue

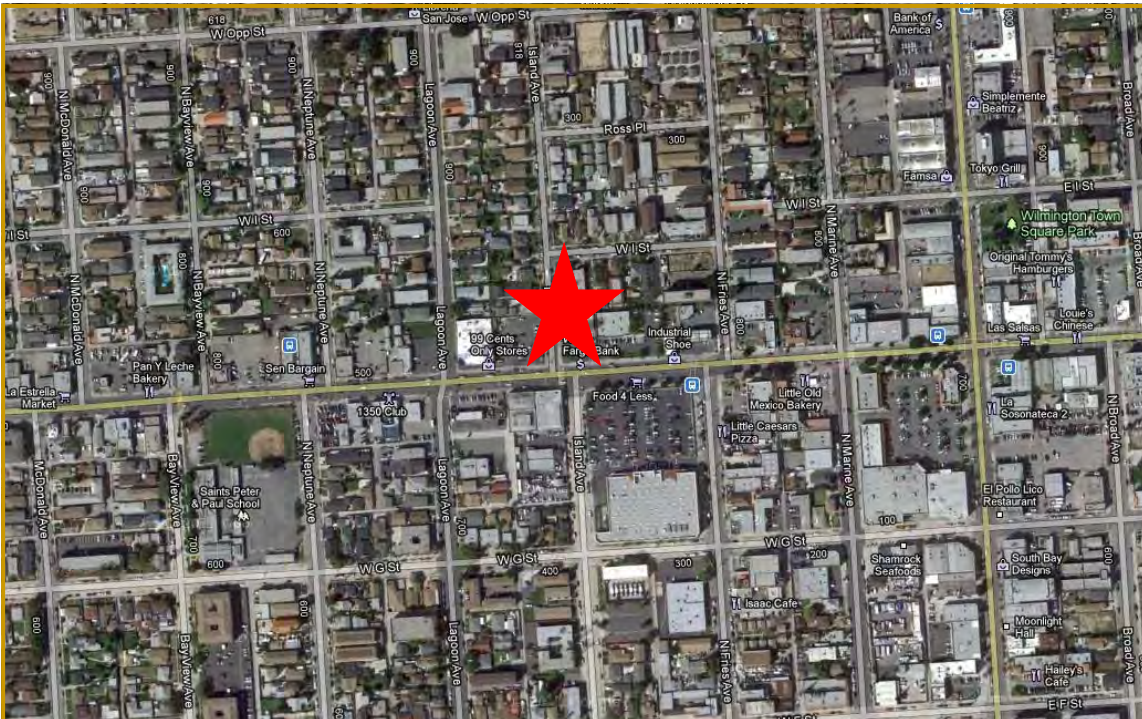


Parking

Anaheim Street

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339 W. Anaheim Street, Wilmington, CA Aerial Photos



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339 W. Anaheim Street, Wilmington, CA

Demographics

Date: 10/04/11

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 339 W ANAHEIM ST, WILMINGTON, CA 90744

Lat: 33.779915 Long: -118.265992

City: Los Angeles Pop: 3,827,180

County: Los Angeles County Pop: 9,736,157

Zip: 90744 Pop: 53,603

Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population: Fall 2010			
Total Population	37,812	140,435	465,328
Male Population	51.4%	50.2%	49.9%
Female Population	48.6%	49.8%	50.1%
Median Age	29.2	33.6	34.7
Population Density (per sq. mi.)	12,035.8	4,966.9	5,924.7
Employees	8,839	45,825	200,560
Establishments	1,010	4,179	16,697
Income: Fall 2010			
Median HH Income	\$31,706	\$47,859	\$48,325
Per Capita Income	\$13,195	\$20,464	\$23,149
Average HH Income	\$51,237	\$68,315	\$70,729
Households: Fall 2010			
Total Households	9,522	40,912	146,934
Average Household Size	4.0	3.4	3.1
Household Growth 2000 - 2010	1.0%	2.5%	1.7%
Housing: Fall 2010			
Owner Occupied Housing Units	29.8%	48.7%	44.9%
Renter Occupied Housing Units	64.3%	45.0%	48.5%
Vacant Housing Units	5.9%	6.3%	6.5%
Race: Fall 2010			
White	57.7%	60.2%	59.2%
Black	4.4%	6.4%	8.1%
American Indian, Eskimo, Aleut	1.3%	1.0%	1.0%
Asian	5.6%	10.8%	13.8%
Hawaiian or Pacific Islander	0.8%	1.1%	1.2%
Other	27.1%	17.4%	13.5%
Multirace	3.0%	3.1%	3.2%
Ethnicity: Fall 2010			
Hispanic	88.7%	62.9%	49.4%
Non-Hispanic	11.3%	37.1%	50.6%

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