

CBM

CENTERS
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Your Southern California
Shopping Center Management & Leasing Partner

NEIGHBORING

RETAILERS



for sale



NEWER CORNER RETAIL SHOPPING CENTER IN PRIME MONTEBELLO

Signalized Intersection of Washington Blvd. + Greenwood Ave.

FEATURES...

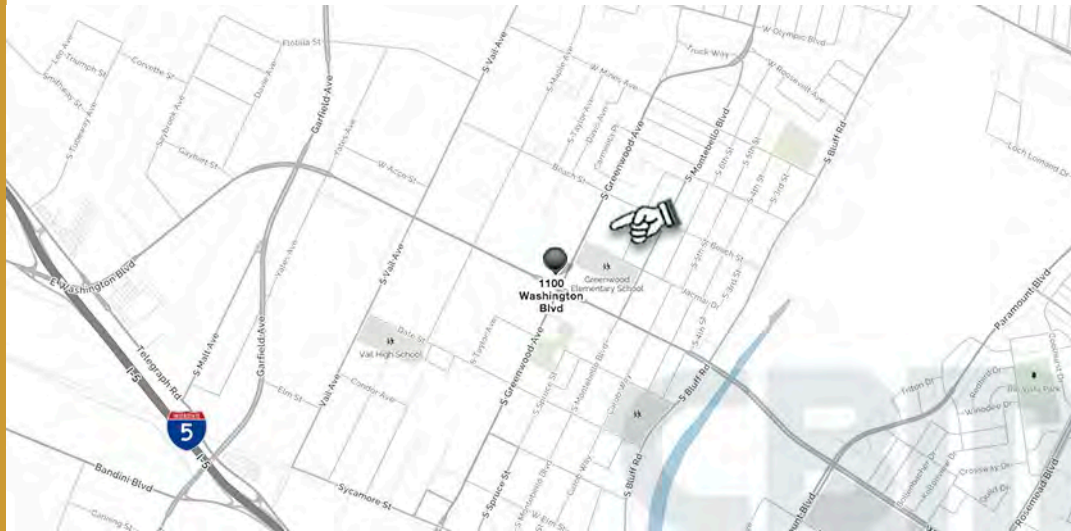
- ± 6,770 sq ft building
- ± 20,832 sq ft lot size
- Newer (2006) construction strip center
- Ample parking in on-site lot

AREA AMENITIES...

- Prime Montebello location on major signalized intersection
- Freeway-close: Adjacent to the 5 Freeway
- Gateway to a major industrial district

OFFERED AT \$4,515,000

**1100 WASHINGTON BOULEVARD
MONTEBELLO, CA 90640**



CONTACT...

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MORE INFO...

▶ visit cbm1.com

CORNER RETAIL SHOPPING CENTER

1100 Washington Boulevard
Montebello, CA 90640



OFFERING MEMORANDUM

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COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT OPPORTUNITY



CORNER RETAIL SHOPPING CENTER IN PRIME MONTEBELLO—FOR SALE

At the Intersection of Washington & Greenwood—Montebello

FEATURES

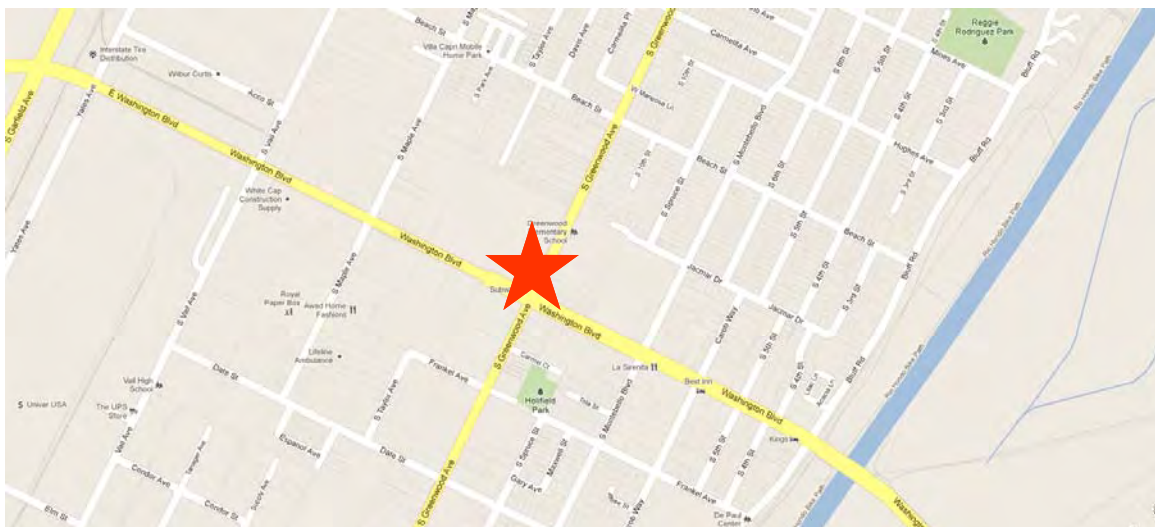
- Approx. 6,770 SQFT Building
- Approx. 20,832 Lot Size
- Newer (2006) Construction Strip Center
- Ample Parking in On-Site Lot
- 100% Leased Since Originally Developed
- APN: 6353-012-010

LOCATION HIGHLIGHTS

- Prime Montebello Location on Major Signalized Intersection
- Freeway Close, Adjacent to the 5 Freeway
- Gateway to Major Industrial District

**Offered at
\$4,515,000**

**1100 Washington Blvd.
Montebello, CA 90640**



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Income Schedule

1100 Washington Blvd. Montebello, CA 90640

Tenant	SF	Monthly Rent	Annual Rent
CALIFORNIA CHECK CASHING In First Option, Exp 12/15/19. Triple Net, Plus One (1) Three (3) Year Option Which Increases to \$7,978.	2,000	\$7,527	\$90,324
SUBWAY In First Option, Exp 8/31/21 with Annual CPI Increases (3% Maximum), Triple Net, Plus One (1) Five (5) Year Option, with Annual CPI Increases (4% Maximum).	1,174	\$3,462	\$41,459
SHERWIN-WILLIAM AUTO FINISHING In First Option, Exp 12/31/21, Triple Net, Plus One (1) Five (5) Year Option with 10% Increase.	3,596	\$10,649	\$127,795
TOTAL:	6,770	\$21,639	\$259,668

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Financial Prospectus Based On Assuming Existing Loan*

1100 Washington Blvd. Montebello, CA 90640

SALE PRICE: **\$4,515,000**

DOWN PAYMENT: **\$2,415,000**

TRIPLE NET INCOME: **\$259,668**

FIRST TRUST DEED **\$128,200**

(\$2,100,000 Amortized over 30 years @ 4.41%
due in 9 years—adjusted in 6 years)

Note: Union Bank (Lender) will consider adding a 2nd Trust Deed for a qualified buyer.

NET SPENDABLE CASH: **\$131,468**

YIELD CASH: **5.5%**

YIELD (PRINCIPLE & INTEREST): **6.9%**

CAP RATE: **5.75%**

****2% Loan Assumption Fee***

****3% Prepayment Penalty If Paid Off***

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Financial Prospectus *Based On Obtaining New Loan*

1100 Washington Blvd. Montebello, CA 90640

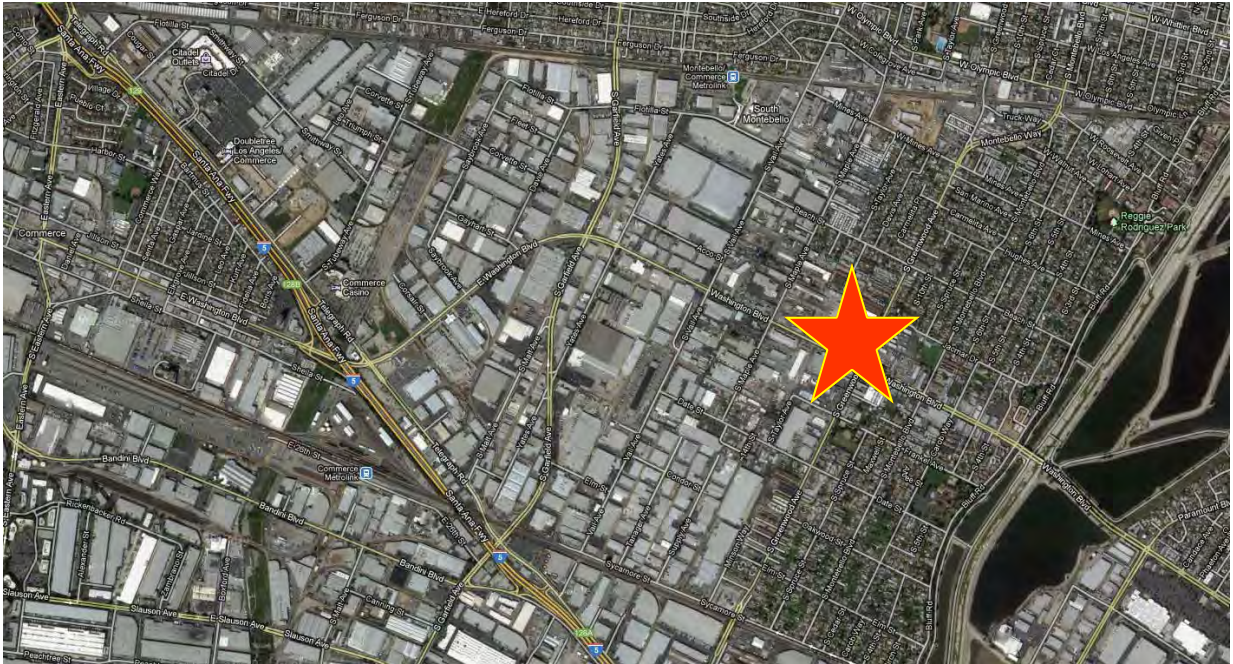
SALE PRICE:	\$4,515,000
DOWN PAYMENT (35%):	\$1,580,000
TRIPLE NET INCOME:	\$259,668
FIRST TRUST DEED (\$2,935,000 Amortized over 30 years @ 4.5% due in 10 years)	\$176,100
NET SPENDABLE CASH:	\$86,568
YIELD CASH:	5.3%
YIELD (PRINCIPLE & INTEREST):	8%
CAP RATE:	5.75%

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Aerial Photo

1100 Washington Blvd. Montebello, CA 90640



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Additional Photos

1100 Washington Blvd. Montebello, CA 90640



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Demographics

1100 Washington Blvd. Montebello, CA 90640

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	18,686	222,578	657,353
Female Population	50.30%	50.95%	50.88%
Male Population	49.70%	49.05%	49.12%
Population Density	5,947	7,871	8,369
Population Median Age	30.4	33.5	33.4
Employed Civilian Population 16+	6,638	88,357	263,867
% White Collar	44.9%	49.8%	48.9%
% Blue Collar	55.1%	50.2%	51.1%
Total Employees	14,372	84,495	228,136
Total Establishments*	932	6,934	19,507
Population Growth 2000-2010	3.24%	0.65%	-0.01%
Population Growth 2015B-2020	0.37%	0.64%	0.65%
Income: 2015B			
Average Household Income	\$57,259	\$65,693	\$65,354
Median Household Income	\$45,079	\$49,348	\$47,853
Per Capita Income	\$15,191	\$18,201	\$18,345
Avg Income Growth 2000-2010	39.98%	37.84%	35.22%
Avg Income Growth 2015B-2020	17.23%	16.91%	16.95%
Households: 2015B			
Households	4,952	61,189	183,286
Average Household Size	3.76	3.60	3.54
Hhld Growth 2000-2010	1.88%	1.10%	1.00%
Hhld Growth 2015B-2020	0.33%	0.96%	0.86%
Housing Units: 2015B			
Occupied Units	4,952	61,189	183,286
% Occupied Units	98.27%	98.86%	98.57%
% Vacant Housing Units	1.73%	1.14%	1.43%
Owner Occ Housing Growth 2000-2010	0.57%	-0.89%	-0.42%
Owner Occ Housing Growth 2000-2020	0.79%	0.85%	0.85%
Owner Occ Housing Growth 2015B-2020	-0.33%	0.48%	0.43%
Occ Housing Growth 2000-2010	1.88%	1.10%	1.00%
Occ Housing Growth 2010-2020	3.25%	4.29%	4.30%
Occ Housing Growth 2015B-2020	0.33%	0.96%	0.86%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	1.01%	1.21%	1.03%
% Asian Population	2.76%	4.93%	11.48%
% Black Population	1.17%	1.05%	1.20%
% Hawaiian or Pacific Islander Population	0.08%	0.10%	0.10%
% Multirace Population	3.48%	3.70%	3.75%
% Other Race Population	32.70%	34.43%	33.19%
% White Population	58.80%	54.59%	49.26%
% Hispanic Population	92.41%	88.05%	80.66%
% Non Hispanic Population	7.59%	11.95%	19.34%

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