

# BURGER KING SINGLE TENANT + DEVELOPMENT LOT

DEVELOPMENT



## Prime Signalized Intersection

5505, 5519 & 5533 E WASHINGTON BOULEVARD

COMMERCE, CA 90040



COMMERCIAL

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CA BRE License No: 01216376





**5505, 5519 & 5533 E WASHINGTON BOULEVARD**

**Burger King NNN + Development Lot**  
**Prime Signalized Intersection**

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Director

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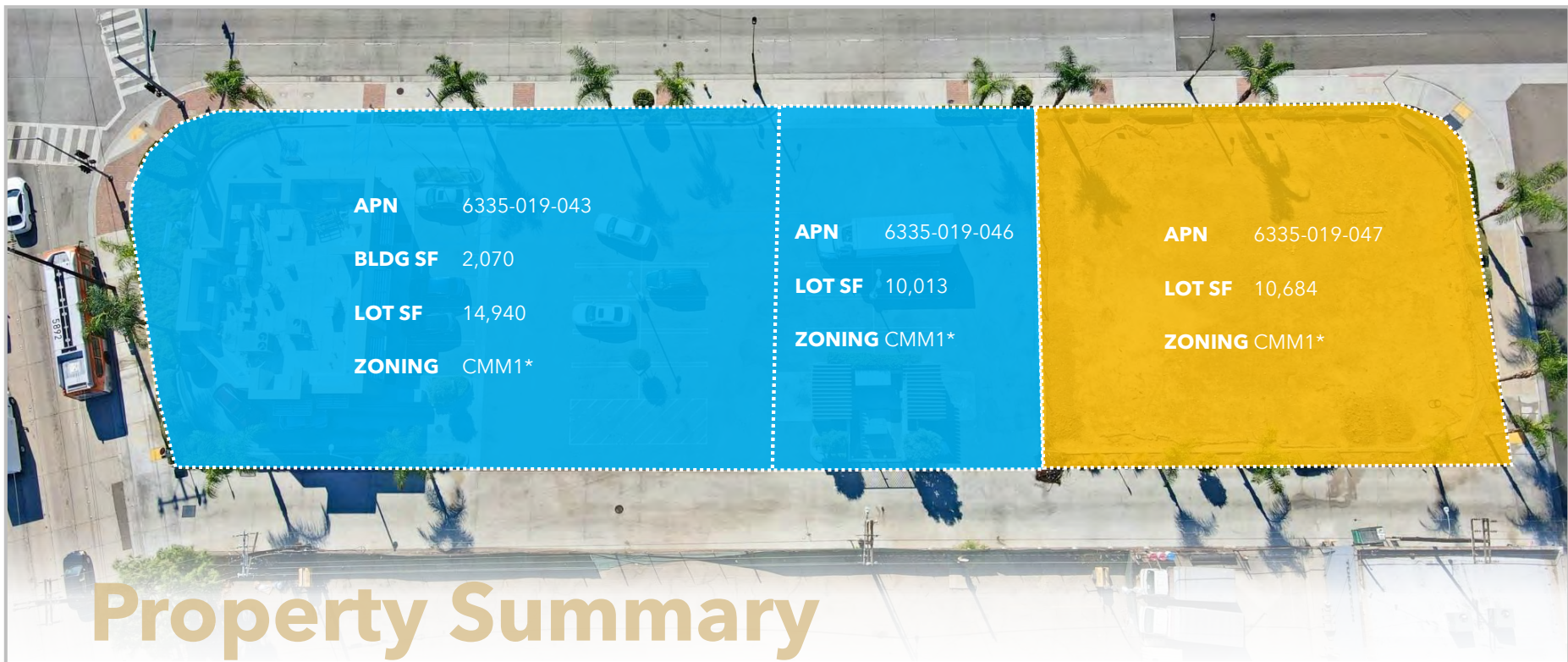
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889 Americana Way #408  
Glendale, CA 91210  
BRE# 01434190



**ADDRESS** 5505, 5519 & 5533 E Washington Blvd  
Commerce, CA 90040

**LIST PRICE** \$2,700,000

**TOTAL LOT SIZE** 35,637

**PRICE/TOTAL LOT SF** \$75.76

**NOI** \$85,668 (AS OF 9/2021)

**CAP RATE** 3.17%

**PRO FORMA CAP RATE** 8.35%

**VACAN LOT RENT PROJECTION** \$42 NNN

**APN** 6335-019-047  
6335-019-046  
6335-019-043

**ZONING** CMM1\*

**SQUARE FEET** The total building square footage of the property is 2,070 square feet

**FRONTAGE & ACCESS** 300+ Feet of Frontage on Washington Blvd

**TRAFFIC COUNT** 48,000 Vehicles Per Day

**NEAREST SHOPPING CENTER** Citadel Outlet Center

**NEAREST HIGHWAYS** 710 & 5 Freeways

**PARKING** 23 Open Spaces





80

Very Walkable - Most errands can be accomplished on foot.

73

Excellent Transit - Transit is convenient for most trips.

60

Bikeable - Flat as a pancake, some bike lanes.





# Property Overview

We are pleased to present a unique offering featuring a single tenant NNN Burger King plus an additional 10,684 square foot development pad located on a prime signalized intersection in Commerce, California. The Burger King was built in 2016 and includes a 20-year lease with four 5-year options to extend. The lease will enter into its sixth year in late 2021, and will undergo a 10% rental increase. For the purposes of this offering, we are using the 2021 increased rent to calculate the cap rate and the Seller will rent guarantee the difference should the property close escrow earlier than the scheduled rental increase.

The total lot dimensions are approximately 318' by 100' with corner to corner frontage on Washington Boulevard. The property is in close proximity to both the 710 and 5 freeways making this a great thoroughfare for truck and commercial traffic. Daily vehicle traffic counts indicate over 30,000 vehicles per day traveling through on Washington Boulevard and an additional 18,000 on Eastern Avenue. The vacant parcel measures just over 10,000 square feet with dimensions of approximately 110' by 100'. This property would be well suited for an owner user who wants to build on the vacant parcel and enjoy a steady income stream from the Burger King tenant; or a developer who can build to suit for the right tenant.



# INVESTMENT HIGHLIGHTS



- Burger King Single Tenant & a Development Lot



- Signalized Corner with Over 48,000 Traffic Counts



- Over 300' of Frontage on Washington Blvd.



- Easy Freeway Access to the 710 & 5 Freeways



- Burger King Lease has 16-years Plus Options



- Heavy Commercial and Industrial Corridor





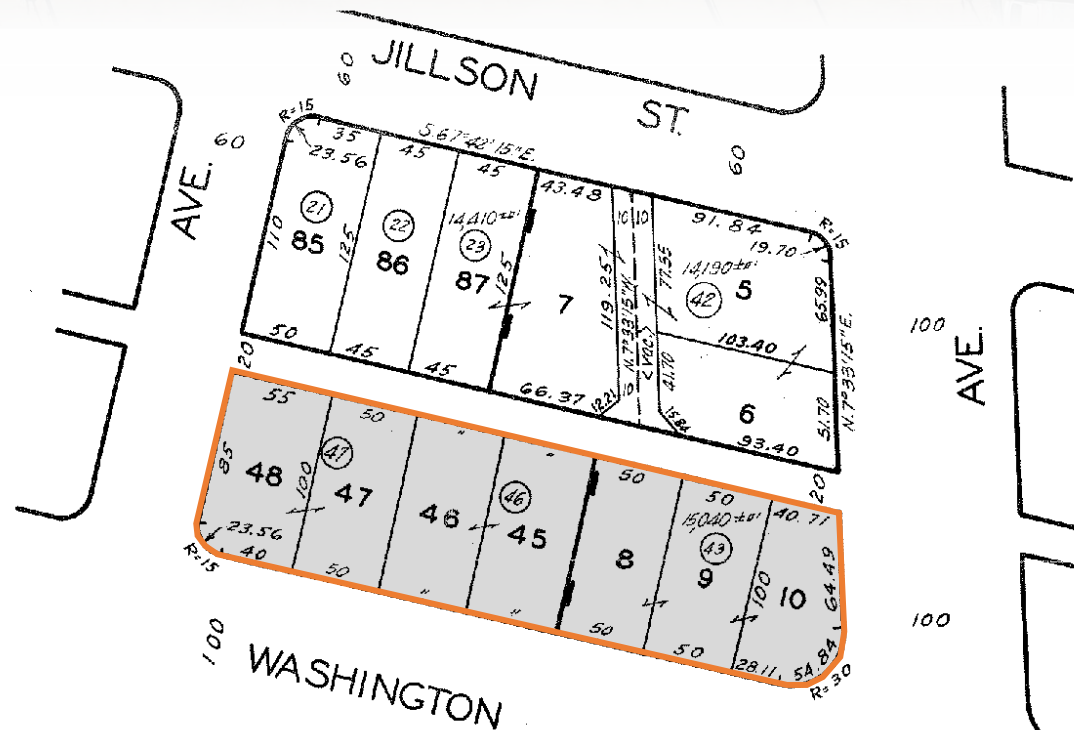


350' Frontage

WASHINGTON BLVD

• Measurements have not been verified by Seller or Brokers. All references are approximations.





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The site plan illustrates the proposed layout for a Burger King restaurant. The building is situated at the corner of Washington Boulevard and Fitzgerald Avenue, with an alley running along the back. The plan includes the following details:

- Streets:** Fitzgerald Avenue (left), Washington Boulevard (bottom), Eastern Avenue (right), and an Alley (top).
- Building Features:**
  - Left Wing:** Includes a "DRIVE-THRU WINDOW" and an "AVAILABLE RESTAURANT PAD" measuring 58'-10" by 50'-0".
  - Right Wing:** Features the "BURGER KING" logo and a "85' FROM MENU BOARD TO WINDOW" measurement.
- Parking and Circulation:**
  - Numbered parking spaces (5, 8, 10) are shown with dimensions.
  - Dimensions for various areas include 28'-0", 36'-0", 18'-0", 12'-0", 40'-0", 48'-0", and 50'-0".
- Future Improvements:** A "FUTURE CURB LOCATION WITH WASHINGTON BOULEVARD IMPROVEMENT PROJECT" is indicated along the bottom edge.
- Notes:** A note at the bottom states: "6" HIGH CURBS WILL BE PROVIDED AROUND ALL BUILDING AND LANDSCAPE AREAS TO PROTECT FROM VEHICULAR DAMAGE. HOWEVER, DUE TO THE NATURE OF EXPECTED PATRONS FOR THE DONUT SHOP, WE ANTICIPATE LARGE VEHICLES NEEDING TO MANEUVER THROUGHOUT THE SITE."
- Orientation:** A north arrow is located in the bottom right corner, pointing towards the top of the page.

**PARKING INFORMATION**  
**TOTAL PARKING: 28 STALLS**  
**TOTAL HANDICAP: 2 STALLS**  
**STANDARD STALL DIMENSION: 9' x 18'**  
**TOTAL REQUIRED PER COMMERCE CITY**  
**CODE: 1 SPACE/ 200 SQ FT**  
**TOTAL PARKING REQUIRED: 28 STALLS**  
**PARKING RATIO: 5.1 PER 1000**



7.8 Miles  
**DOWNTOWN LA**

4.3 Miles  
**BOYLE HEIGHTS**

16.4 Miles  
**GLENDALE**

16 Miles  
**EAGLE ROCK**

16 Miles  
**PASADENA**

**WASHINGTON BLVD**

**EASTERN AVENUE**

5505, 5519 & 5533 E WASHINGTON BOULEVARD, COMMERCE, CA 90040



# BURGER KING PROFILE

Burger King is the second largest fast food hamburger chain in the world, known for serving high-quality, delicious food at an affordable cost. Since its inception in 1954, Burger King has expanded their menu from their basic offering of burgers, French fries, milkshakes and sodas to a much more diverse product type. In 1957, the "Whopper" became the one of the first major additions to the menu and remains on the menu today. In 2010, a multi-million-dollar investment company, 3G Capital, purchased Burger King Corporation with a focus on long term value creation. Almost immediately thereafter, 3G Capital immediately began to restructure its plans for the company, by introducing new menu items, product reformulations and packaging. As of December 2018, Burger King reported that it had just under 17,800 outlets in 100 countries, serving over 11 million guests around the world every day.

<b>TYPE</b>	Private (Franchise)
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<b>PARENT</b>	Restaurant Brands International
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<b>INDUSTRY</b>	Restaurant
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<b>YEAR FOUNDED</b>	1954
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<b>HEADQUARTERS</b>	Miami-Dade County, Florida
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<b>LOCATIONS</b>	17,796+
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<b>WEBSITE</b>	<a href="http://www.bk.com">www.bk.com</a>
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## Representative Photo





# FINANCIAL SUMMARY



\$2,700,000

OFFERING PRICE



3.17%

CURRENT CAP

8.35%

MARKET CAP



\$85,668

CURRENT NOI

\$225,528

MARKET NOI

BURGER KING		LEASE TERMS		Rent			Increases	
Years	Square Feet	Start	End	Annual	Monthly	PSF/Yr	PSF/Monthly	
Years 1 - 5	2,070	9/17/2016	9/16/2021	\$77,868	\$6,489	\$38	\$3.13	
<b>Years 6 - 10</b>		<b>9/17/2021</b>	<b>9/16/2026</b>	<b>\$85,668</b>	<b>\$7,139</b>	\$41	\$3.45	10%
Years 11 - 15		9/17/2026	9/16/2031	\$94,220	\$7,852	\$46	\$3.79	10%
Years 16 - 20		9/17/2031	9/16/2036	\$103,642	\$8,637	\$50	\$4.17	10%

## Extension Period

Extension 1 (Years 21-25)	9/17/2036	9/16/2041	\$114,006	\$9,501	\$55	\$4.59	10%
Extension 2 (Years 26-30)	9/17/2041	9/16/2046	\$125,407	\$10,451	\$61	\$5.05	10%
Extension 3 (Years 31-35)	9/17/2046	9/16/2051	Fair Market Value				
Extension 4 (Years 36-40)	9/17/2051	9/16/2056	Fair Market Value				

POTENTIAL FUTURE TENANT		LEASE TERMS		Proforma Rent			
	Square Feet	Start	End	Annual	Monthly	PSF/Yr	PSF/Monthly
Vacant Pad (Proposed)	3,330	-	-	\$139,860	\$11,655	\$42	\$3.50

- Square Footage has not been verified by Seller or Brokers. All square footage references are approximations.
- Proforma Rents are estimates only. Buyer to conduct its own due diligence.





# COMMERCE CA

## LOCATION SNAPSHOT

Commerce is a city located in southeast Los Angeles County, California. It is bordered by Vernon to the West and Southwest, Montebello to the east, Downey and Bell Gardens to the south. The Los Angeles River forms part of its southwestern boundary, and the Rio Hondo separates it from Downey. Commerce is served by the Long Beach and Santa Ana freeways, as well as the Metrolink commuter rail service at the Commerce station.

## ATTRACTIONS

The City of Commerce boasts several attractions such as the Commerce Casino, Citadel Outlet Malls, and AltaMed's corporate Commerce Facility. A few years back, Amazon opened a fulfillment center in neighboring Vernon further boosting the area's profile. Commerce boasts a large aquatic center, Commerce Aquatics that has trained a number of successful water polo players, including four-time Olympic medalist Brenda Villa.



Citadel Outlet Mall - 130 Stores and a recent renovation



Commerce Casino - Includes a full service 200 room hotel, shops, and restaurants.



Commerce Aquatics



Williams Ranch

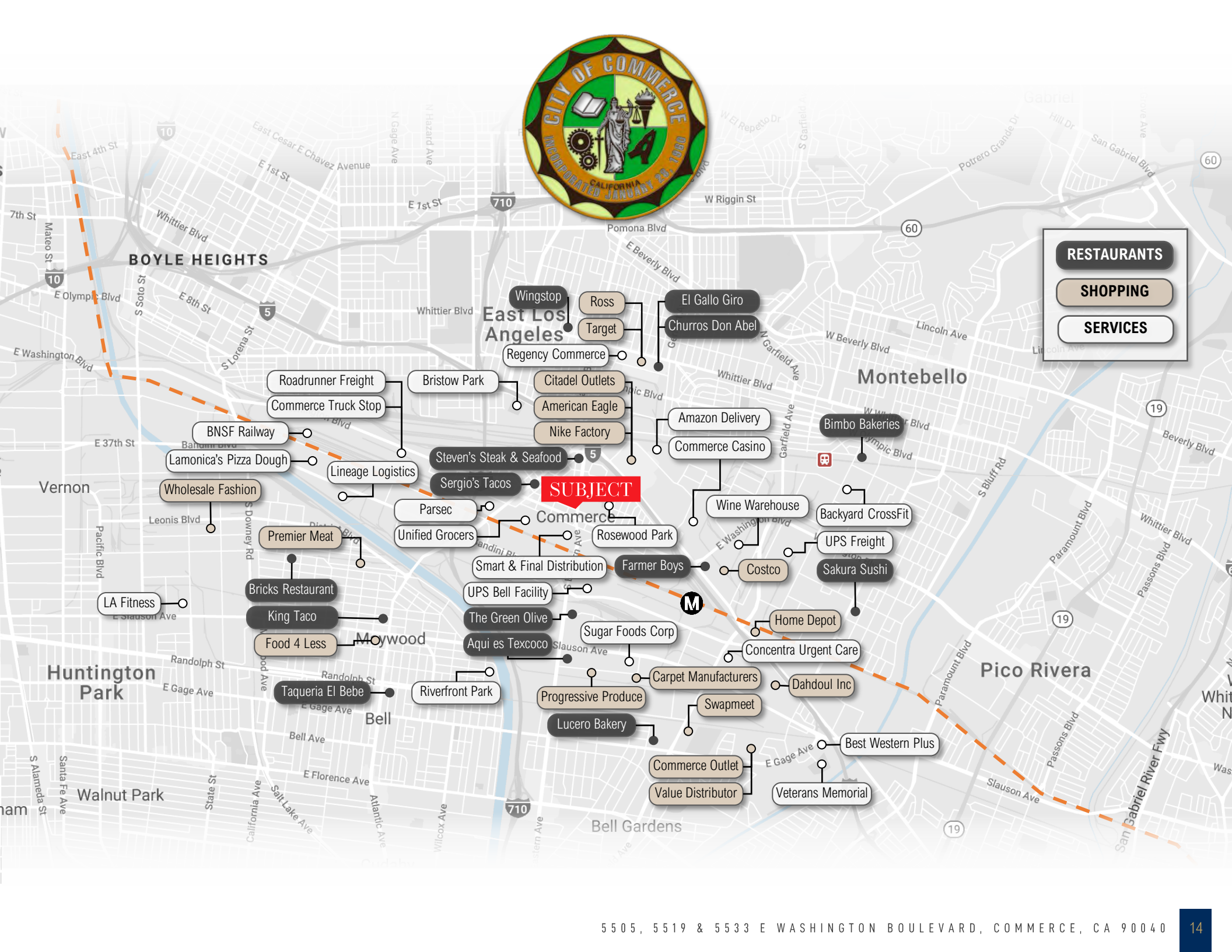


44 acres of parks with six staffed recreational centers featuring; an aquatic complex, fitness facilities, and a broadcast studio



Four excellent libraries Metrolink Commuter Station





- RESTAURANTS
- SHOPPING
- SERVICES

**SUBJECT**





2019 Population	11,028
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2019 Average Household Income	\$63,851
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2019 Businesses	2,475
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2019 Workforce	45,688
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Daytime Population	62,891
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#### TOP EMPLOYERS

1	Commerce Casino	2,191
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2	LA County	910
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3	Parsec	890
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4	Smart & Final	769
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5	Unified Grocers	748
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# COMMERCE

## ACCESSIBILITY

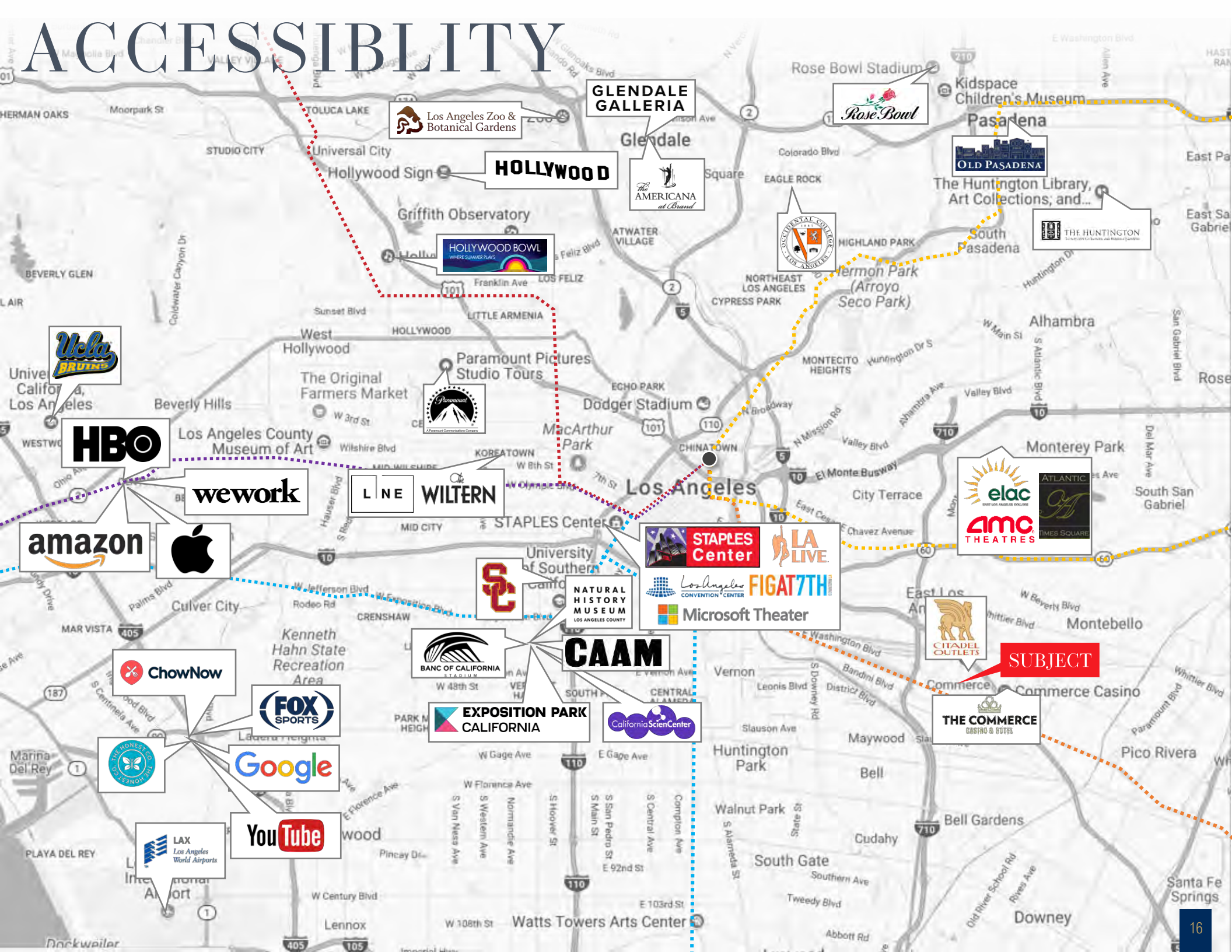
Commerce is served by the Long Beach and Santa Ana freeways, as well as the Metrolink commuter rail service at the Commerce station. Commerce is a dynamic city, which has effectively recycled old heavy industrial sites with high technology, office, warehouse and retail use. The city has exceptional recreation and social service programs and provides superior-quality public safety, transportation, and community development services to all residents and businesses located in the city while cultivating a unique small-town ambiance enjoyed by all of its citizens.

## ECONOMIC DEVELOPMENT

The City provides superior services to all of our residents. Commerce is unique in that it serves as home to about 13,000 people within the city limits, while at the same time over 60,000 people work or patronize over 1,800 businesses located in the City every day. Industry accounts for more than 60% of the city's total land area, and is very important to the economic life of the City. The commitment to economic development is reflected in the various services and programs that continue to fight blight, but also serve to preserve and maintain the City's infrastructure which is vital to the quality of life for all residents.



# ACCESSIBILITY







Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2018. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km<sup>2</sup>), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.



**10,441,080**

POPULATION



**\$807B**

2019 GROSS COUNTY PRODUCT



**\$65,006**

MEDIAN HH INCOME



**\$3.31 MILLION**

2019 HOUSEHOLDS



**2.8%**

GCP GROWTH



**Management**

TOP OCCUPATION





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COMMERCE, CA 90040

BURGER KING SINGLE TENANT ♦ DEVELOPMENT LOT

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