

843 W. ARROW HIGHWAY

VACANT RESTAURANT & LARGE LOT ■ AZUSA, CA 91702



[VIEW ON MAP ↗](#)

KIRK GARABEDIAN
O: 818.588.0072 | M: 818.298.8810
Kirkg@kw.com | CA BRE: 01216376

KW COMMERCIALSM

SHARON RAE
818.325.5956
sharon.rae@kw.com | CA BRE: 02020433

843 W. ARROW HIGHWAY

VACANT RESTAURANT & LARGE LOT ▪ AZUSA, CA 91702

KIRK
GARABEDIAN

O: 818.588.0072 | M: 818.298.8810

Kirkg@kw.com | CA BRE: 01216376



SHARON
RAE

818.325.5956

sharon.rae@kw.com | CA BRE: 02020433

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

SECTION 1: SUMMARY

VACANT RESTAURANT & LARGE LOT ■ AZUSA, CA 91702





SUMMARY

3,800±

BUILDING SF

35,162

LOT SF ACCORDING TO
SURVEY

8619-013-047

APN

CAH

Corridor Arrow Highway
Zoning

PRICING

OFFERING PRICE ■ **\$2,375,000**

PROPERTY TYPE ■ Vacant Restaurant & Large Lot

BUILT ■ 1970

PARKING TYPE ■ OPEN

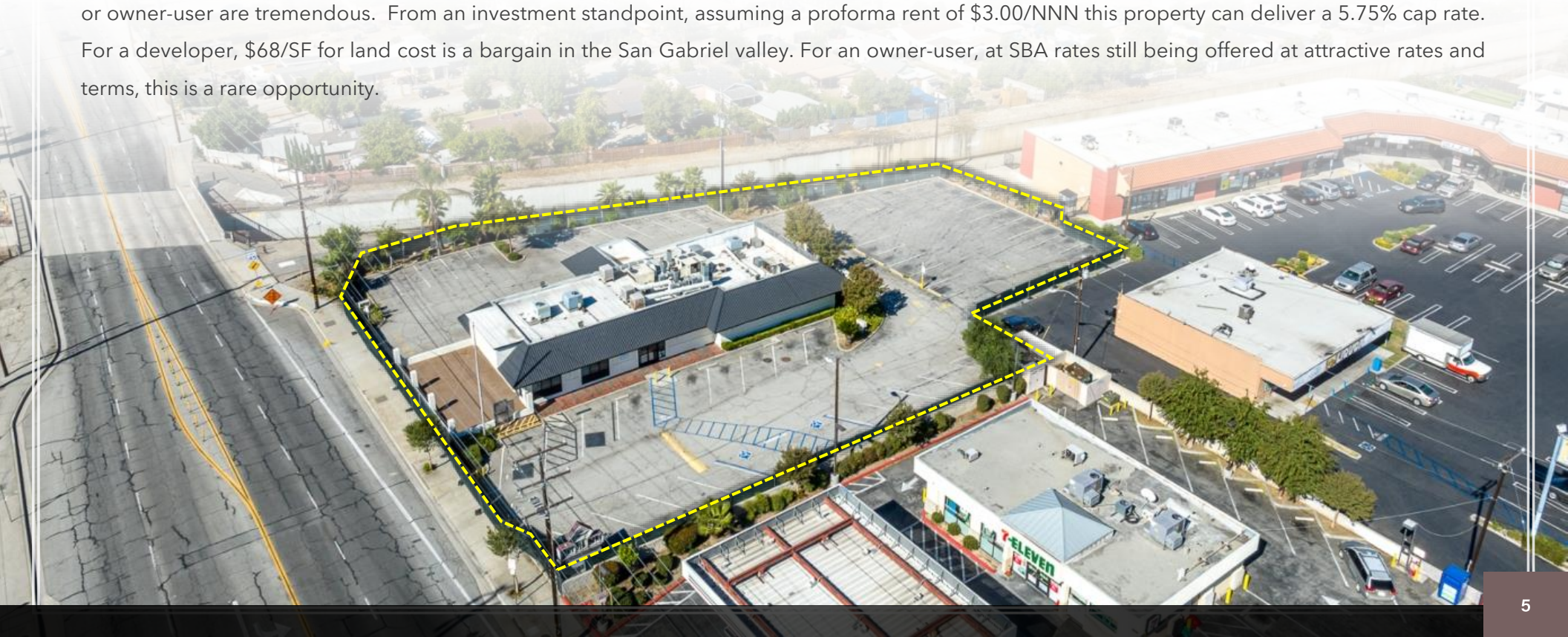
PARKING SPACES ■ 46 - Total
 ■ 42 Regular spaces
 ■ 4 Handicap Spaces

PROPERTY OVERVIEW

We are pleased to present a vacant fast food restaurant property in Azusa, California situated on a large 35,000 square foot lot. The building is approximately 3,800 square feet and includes all of the operational fixtures and buildouts of a high-volume fast food restaurant, including a drive-through, large commercial kitchen, expansive dine-in area and even a storage basement. The building is currently vacant and will be delivered vacant upon the close of escrow.

The zoning of the property is CAH - Corridor Arrow Highway, which is specific to the City of Azusa. This zoning allows for a wide range of both commercial and residential uses. Everything from a Medical Laboratory, to a fitness facility to catering services can be accommodated under the CAH zoning (buyer to verify). Additionally, mixed use projects and residential development is also encouraged; based on our preliminary estimates anywhere from 25 to over 30-units can potentially be built on this zoning with this lot size (buyer to verify).

As it stands, the property has 46 parking spaces, which equates to a 13-to-1 parking ratio. With that level of parking the possibilities for an investor or owner-user are tremendous. From an investment standpoint, assuming a proforma rent of \$3.00/NNN this property can deliver a 5.75% cap rate. For a developer, \$68/SF for land cost is a bargain in the San Gabriel valley. For an owner-user, at SBA rates still being offered at attractive rates and terms, this is a rare opportunity.





INVESTMENT HIGHLIGHTS



- A Vacant Fast-Food Restaurant on a Large Lot



- Over 35,000 Square Feet of Land & a 3,800+ SF Building



- Built out Large Commercial Kitchen with Drive Through



- 46 Parking Spaces, a 13-to-1 Parking Ratio



- Large Rectangular Lot, Great for Development



- CAH Zoning Allows for Wide Range of Uses



- Versatile Building with Many Possibilities



LOWE'S

AMC THEATRES

ALDI

Walmart

ROSS DRESS FOR LESS

FALLAS DISCOUNT STORES

BERT'S MEGA MALL

NORTHVIEW HIGH SCHOOL

planet fitness

El Super

GLADSTONE MIDDLE SCHOOL

ARROW HWY

7-ELEVEN

LARK ELLEN AVE

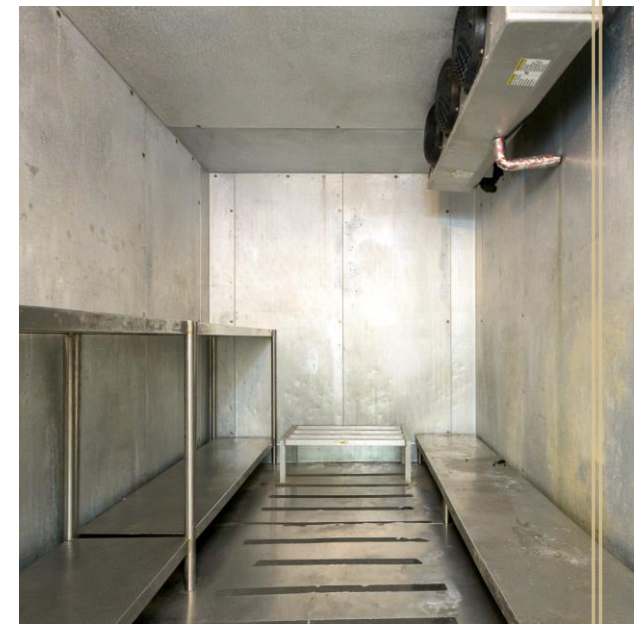
AZUSA LIQUOR

SUBJECT

LARK ELLEN PLAZA

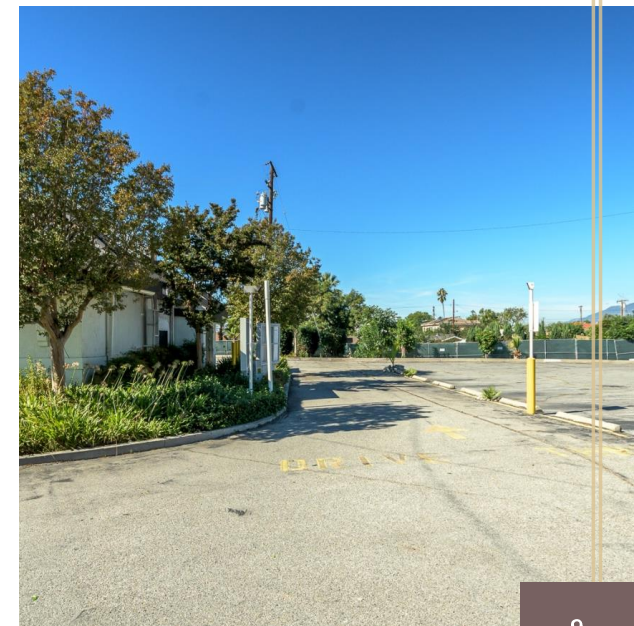


INTERIOR VIEW





GROUND PERSPECTIVE

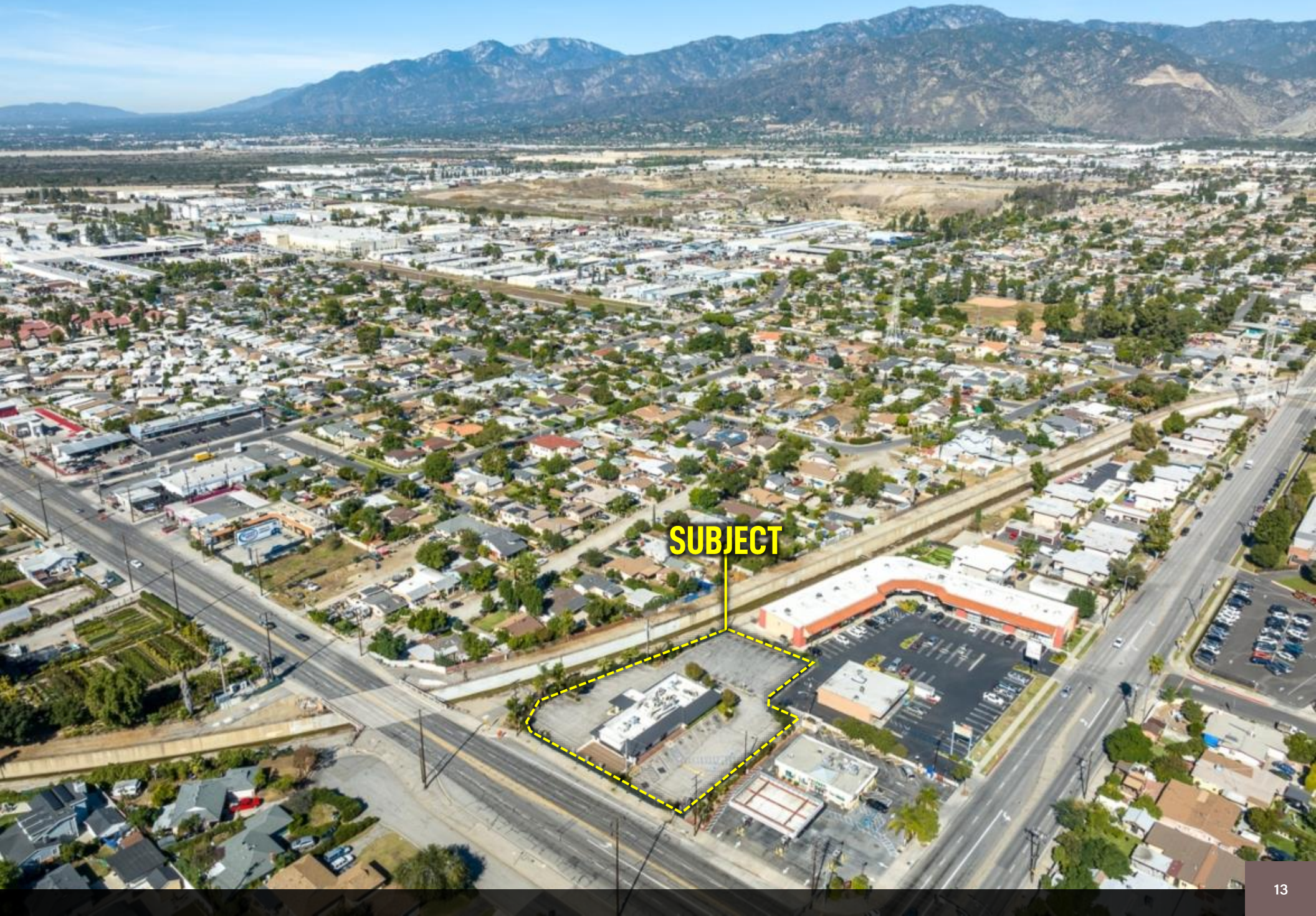








VACANT RESTAURANT & LARGE LOT ■ AZUSA, CA 91702



SECTION 2: ZONING

VACANT RESTAURANT & LARGE LOT ■ AZUSA, CA 91702



PERMITTED USES

ZONING	CAZ	CSG	CSA	CAH	CFB
AGRICULTURAL AND RESOURCE-BASED USES					
Plant Nursery	MUP(3)	MUP(3)	MUP(3)	MUP(3)	MUP(3)
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING					
Laboratory - Medical, analytical	–	–	–	P	–
Media production	P	–	P	P	P
Recycling - Reverse vending machine	P	–	P	P	P
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Commercial recreation facility - Indoor (2)	–	–	–	MUP	–
Commercial recreation facility - Outdoor (2)	–	–	–	MUP	–
Health/fitness facility	P	–	P	P	P
Library, museum	P	–	P	P	P
Meeting facility, public or private (2)	MUP	UP	MUP	MUP	MUP
Park, playground	P	P	P	P	P
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP
School - Elementary, middle, secondary (2)	UP	UP	UP	UP	UP
School - Specialized education/training (2)	UP	–	UP	UP	UP
Studio - Art, dance, martial arts, music, etc.	P	–	P	P	P
RESIDENTIAL USES					
Courtyard housing	MUP	MUP	MUP	MUP	MUP
Duplex, triplex, fourplex, stacked flats, single-family dwelling	P	P	–	–	P
Home occupation or Live/work unit	P	P	P	P	P
Cottage food home occupation	P	P	P	P	P
Organizational house (sorority, monastery, etc.) (2)	MUP	MUP	MUP	MUP	MUP
Residential accessory use or structure	P	P	P	P	P
Residential care, 6 or fewer clients	P	P	P	P	P
Residential care, 7 or more clients (2)	P	P	P	P	P
Mixed use project residential component (not stacked flats)	P	P	P	P	P
Rooming or boarding house	P	P	–	–	P
Second unit or carriage house	P	P	–	–	P
Senior Citizen Apartments	MUP	MUP	MUP	MUP	MUP
Townhouse or rowhouse	P	P	P	P	P

ZONING TABLE

P	▪ Permitted Use, Zoning Clearance required
MUP	▪ Minor Use Permit required
UP	▪ Use Permit required
X	▪ Permit requirement set by Specific Use Regulations
–	▪ Use not allowed

[VIEW ZONING ↗](#)

Zoning Map

ZONING MAP

- City Boundary
- Specific Plan
- District / Corridor / Neighborhood Boundary

Neighborhood Classifications

- NG1 - Neighborhood General 1
- NG2 - Neighborhood General 2
- NG3 - Neighborhood General 3

Subzones

- NC Neighborhood Center
- Low Low Density Residential
- Med Medium Density Residential
- Mod Moderate Density Residential

Corridors

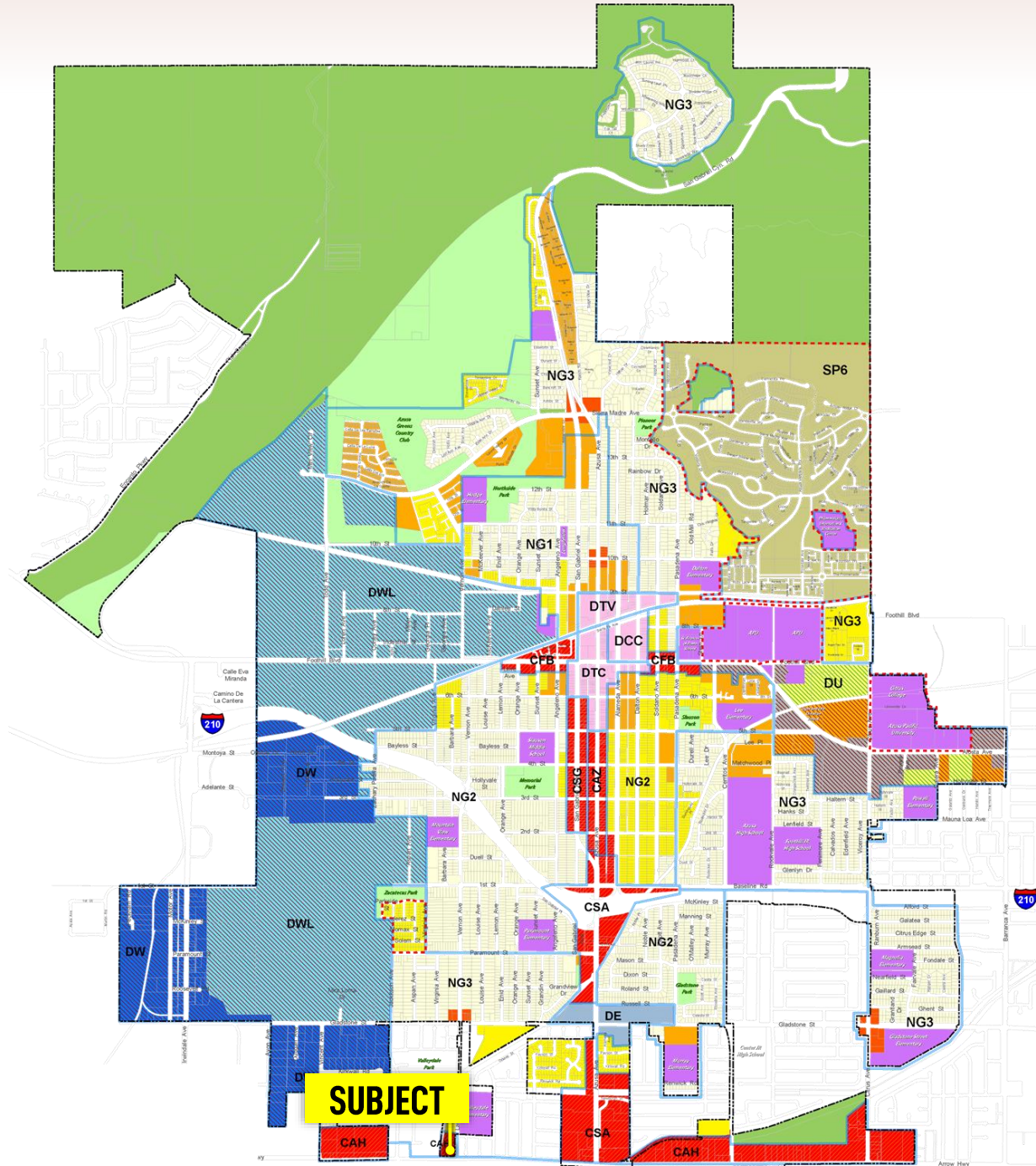
- Corridor
- CAZ Azusa Avenue
- CSG San Gabriel Avenue
- CSA South Azusa Avenue
- CAH Arrow Highway
- CFB Foothill Boulevard

Districts

- Downtown Districts
- DCC Downtown - Civic Center
- DTC Downtown - Town Center
- DTV Downtown - Transit Village
- DU University District
- Subzones -
- MU Mixed Use
- RM Residential Medium
- RMO Residential Moderate
- DE Edgewood
- DWL West End Light Industrial
- DW West End Industrial

Special Purpose Zones

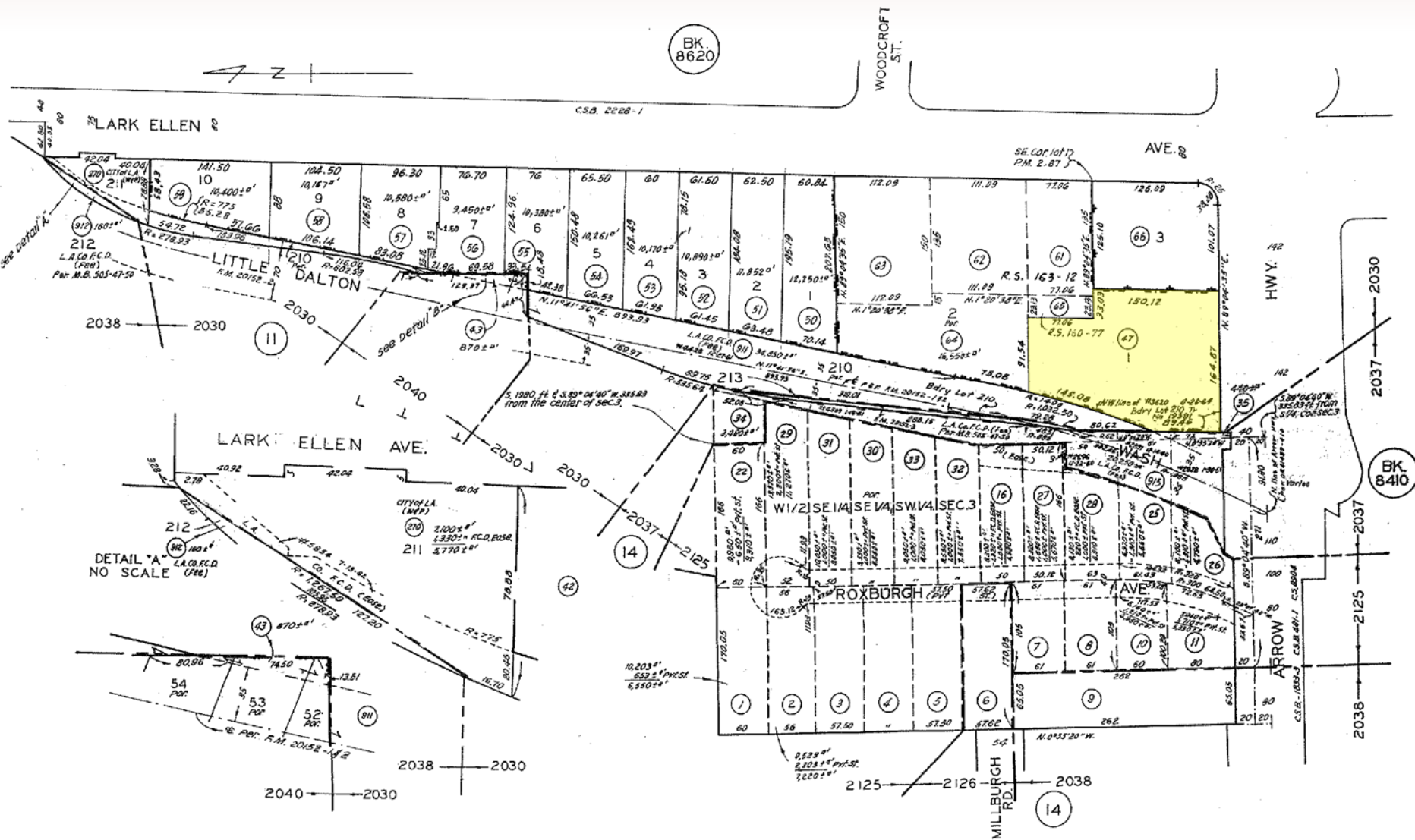
- OS Open Space
- Rec Recreation
- Ins Institutional / School
- Monrovia Nursery Specific Plan



[VIEW MAP ↗](#)

PARCEL MAP

8619-013-047



SECTION 3: FINANCIALS

VACANT RESTAURANT & LARGE LOT ■ AZUSA, CA 91702



PROJECTED RENT ROLL

Suite	Tenant	Square Feet(1)	% of Property	ESTIMATED PROFORMA RENT (2)			TENANT'S ESTIMATED NNN COSTS (2)			PSF
				Monthly	PSF	Type	Montly	PSF	TOTAL RENT	
843	VACANT	3,800	100%	\$11,400	\$3.00	NNN	\$3,125	\$0.82	\$14,525	\$3.82
MONTHLY TOTALS		3,800	100%	\$11,400	\$3.00		\$3,125	\$0.82	\$14,525.00	\$3.82
ANNUAL TOTALS				\$136,800	\$36.00		\$37,500	\$9.87	\$174,300.00	\$45.87

Notes:

(1) Square Foot of Building & Lot Size are derived from a Survey conducted in 2022. Buyer should conduct their own investigations.

(2) All Proforma Rents and projections are estimates only and neither Broker nor Seller can guarantee such results.

PROJECTED FINANCIALS

PRICING SUMMARY

	PROFORMA
LIST PRICE	\$ 2,375,000
Net Operating Income (Proforma)	\$ 136,800
Cap Rate (Proforma)	5.76%
Building Size	3,800
Lot Size	35,162
Price Per Square Foot (Building)	\$ 625
Price Per Square Foot (Lot)	\$ 68

PROPOSED FINANCING (7)

Down Payment	50%	\$ 1,187,500
Loan Balance		\$ 1,187,500
Interest Rate		7.00%
Term (Years)		25
Loan Due (Years)		5
Mortgage (Annual)		\$ 101,900
Mortgage (Monthly)		\$ 8,492
Cash on Cash Return (Annual)		\$ 34,900
Cash on Cash Return (Monthly)		\$ 2,908
Return on Investment		2.94%
Debt Coverage Ratio		1.34

(7) Financing is an estimate only and may vary depending on Buyer.

PROFORMA

Revenue

Projected Gross Income (4)	\$ 136,800	
Vacancy Factor	\$ -	0.00%
Total Gross Rental Income	\$ 136,800	

Expense Reimbursement

Projected Expense Reimbursements (NNN)	\$ 37,500	
Total Expense Reimbursements	\$ 37,500	\$ 0.82 /SF CAMS

Operating Expenses (5)

Real Estate Taxes (Estimated Tax Rate 1.22%) (6)	\$ 28,500	1.20%
Insurance	\$ 4,000	
Utilities (Tenant Pays Direct)	\$ -	
Trash (Tenant Pays Direct)	\$ -	
Janitorial (Tenant Pays Direct)	\$ -	
Repairs & Maintenance	\$ 5,000	
Management Fee	0% \$ -	
Total Operating Expenses	\$ 37,500	
Expense Ratio (% of EGI)		27%
Expense PPSF	\$ 9.87	\$ 0.82
NET OPERATING INCOME (ANNUAL)	\$ 136,800	

(4) Revenue values are projected and can not be guaranteed by Owner or Broker.

(5) All Expenses are estimated by Broker. Buyer should conduct their own investigation.

(6) Real Estate taxes assume a 1.22% tax rate.

SECTION 4: LOCATION

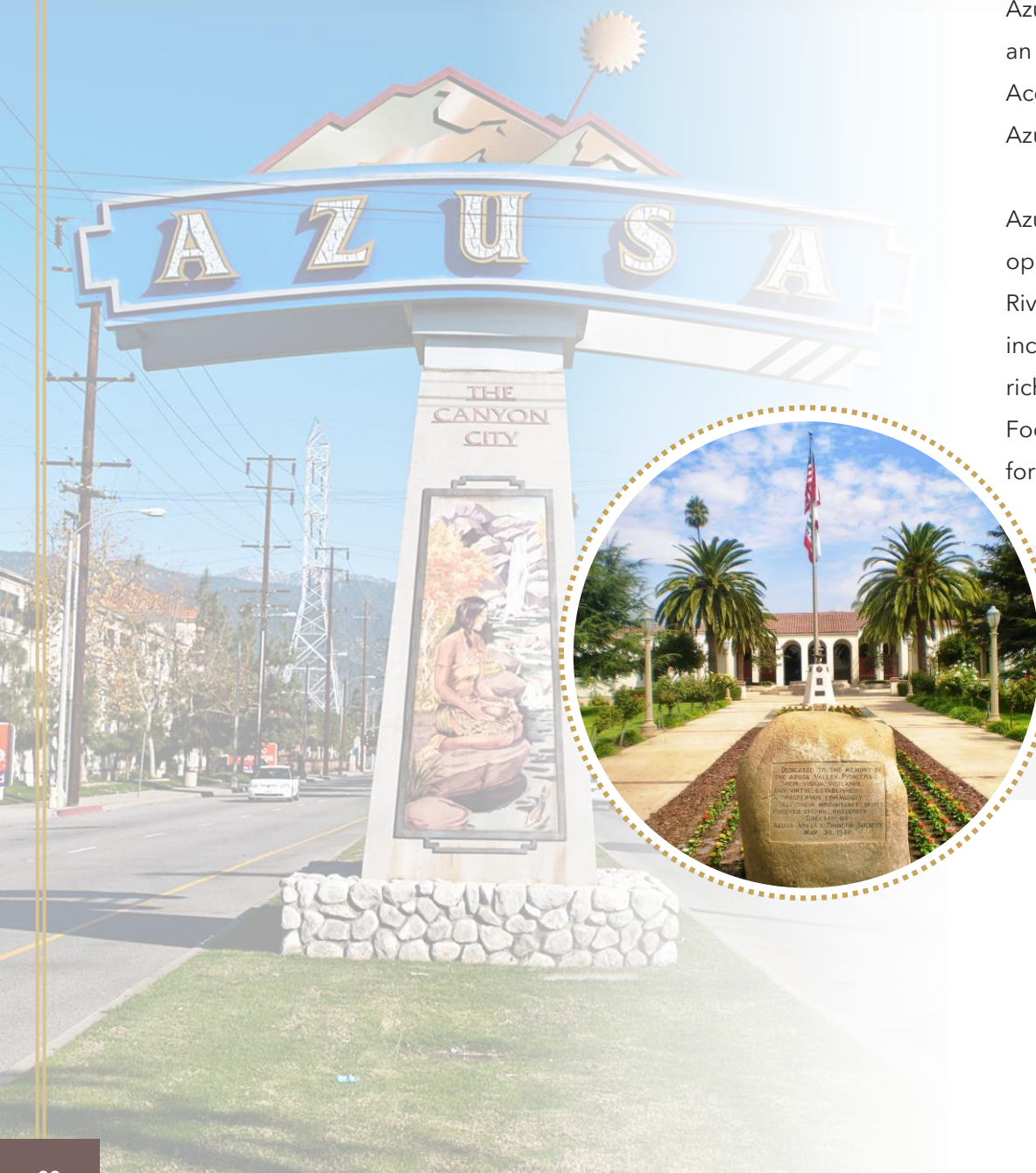
VACANT RESTAURANT & LARGE LOT ■ AZUSA, CA 91702



AZUSA, CA

Azusa is situated at the foot of the San Gabriel Mountains and covers an area of approximately 9.7 square miles (25.1 square kilometers). According to the United States Census Bureau, the population of Azusa was estimated to be around 47,000 people as of 2020.

Azusa is known for its scenic location and outdoor recreational opportunities, including hiking trails, parks, and the San Gabriel River. It is also home to several higher education institutions, including Azusa Pacific University and Citrus College. The city has a rich history and is home to several landmarks, such as the Azusa Foothill Drive-In Theater and the Azusa Rock, which is a popular spot for rock climbing.



49,584
POPULATION



\$438,700
MEDIAN HOME VALUE



\$74,043
AVG HH INCOME

Azusa is poised to become a major retail player in the region. With rich heritage and a range of natural and cultural attractions, Azusa is a relaxing gateway for visitors seeking a day trip, dining, shopping and more. With our central location, ease of transportation and reliable source of water and discounted electric rates in the San Gabriel Valley, Azusa is on track for a new era of business and commerce.

ECONOMIC DRIVERS

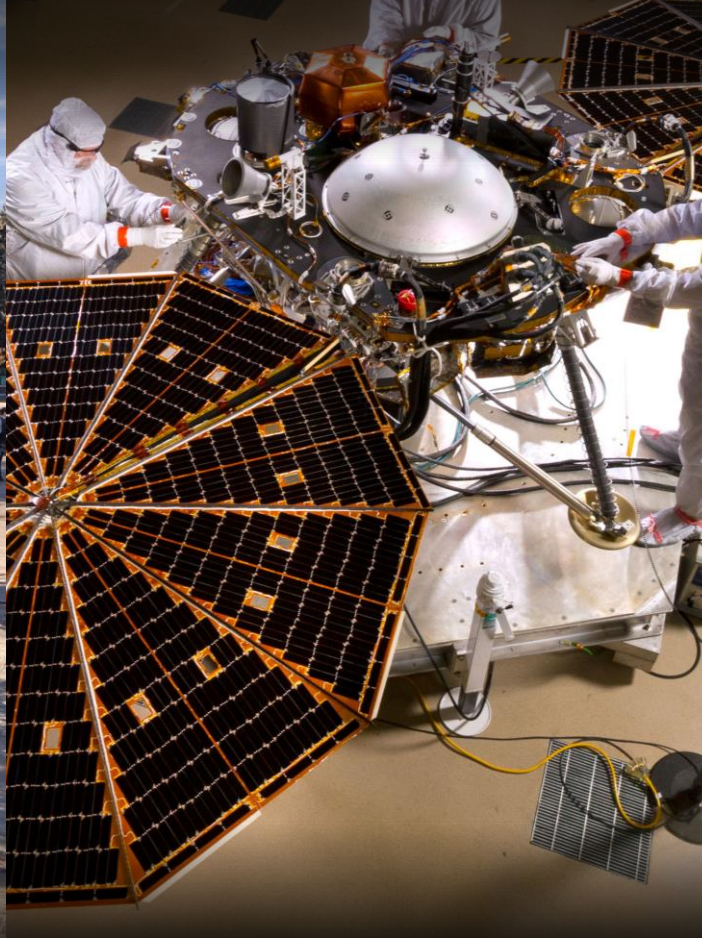


AZUSA
The Canyon City

Azusa Pacific University and Citrus College are two of the largest employers in the city, providing jobs for faculty, staff, and administrators. Other significant employers in the healthcare sector include Kindred Hospital, Inter-Community Hospital, and Casa Colina Rehabilitation Center

The manufacturing industry is also well-established in Azusa, with companies like Rain Bird Corporation, a manufacturer of irrigation systems, and Northrop Grumman, an aerospace and defense technology company, operating within the city.

Retail and service businesses also play an important role in the local economy, with several shopping centers and restaurants located throughout the city. The construction industry is also booming in Azusa, with several new residential and commercial developments currently underway.





AZUSA

The Canyon City



SUBJECT

AREA DEVELOPMENTS

There are several notable developments and projects currently underway in Azusa. Here are some of the major ones:

Gold Line Foothill Extension: The Gold Line Foothill Extension is a light rail line that will connect Azusa to downtown Los Angeles and other cities in the region. The extension includes six new stations and is expected to be completed in 2025.

Rosedale: Rosedale is a master-planned community located in the foothills of Azusa. The development includes over 1,200 homes, parks, trails, and a community center.

Downtown Azusa: The city is investing in revitalizing its downtown area, with plans to improve pedestrian access, add new businesses, and create a more vibrant and walkable environment.



DOWNTOWN AZUSA



GOLD LINE OVERPASS



CITY HALL



WHY AZUSA



GROWING DOWNTOWN - With a rapidly developing downtown, the heart of Azusa beats strong and loud. Be a part of the revitalization.



CONNECTIVITY - Nestled in the foothills of the San Gabriel Mountains, Azusa provides easy access to the LA Metro area while keeping its small-town character. We are centrally located with freeway access and two Metro L Line stations.



FULL SERVICE - Azusa is a full service city with its own Library, Police and Light & Water Departments. We pride ourselves on having personal and professional relationships with our businesses. Quality and service you can count on.



EDUCATED WORKFORCE - Home to the top-ranked Azusa Pacific University as well as nationally recognized high schools, Azusa prides itself on an education system that empowers students to be smart, dynamic and ready for the challenges of tomorrow.



SMALL BUSINESS DIVERSITY - From small family-owned shops to multi-national companies, Azusa is home to an incredibly diverse mix of thriving businesses.



RECREATION - Azusa is the gateway to the San Gabriel Mountains National Monument. Whether it's hiking, riding, fishing or bungee jumping, there's almost nothing you can't do

843 W. ARROW HIGHWAY

VACANT RESTAURANT & LARGE LOT ■ AZUSA, CA 91702



843 W. ARROW HIGHWAY

VACANT RESTAURANT & LARGE LOT ▪ AZUSA, CA 91702

KIRK
GARABEDIAN

O: 818.588.0072 | M: 818.298.8810

Kirkg@kw.com | CA BRE: 01216376



SHARON
RAE

818.325.5956

sharon.rae@kw.com | CA BRE: 02020433