

NNN INVESTMENT

VICTORY PLAZA CENTER

39 UNITS



OFFERING MEMORANDUM

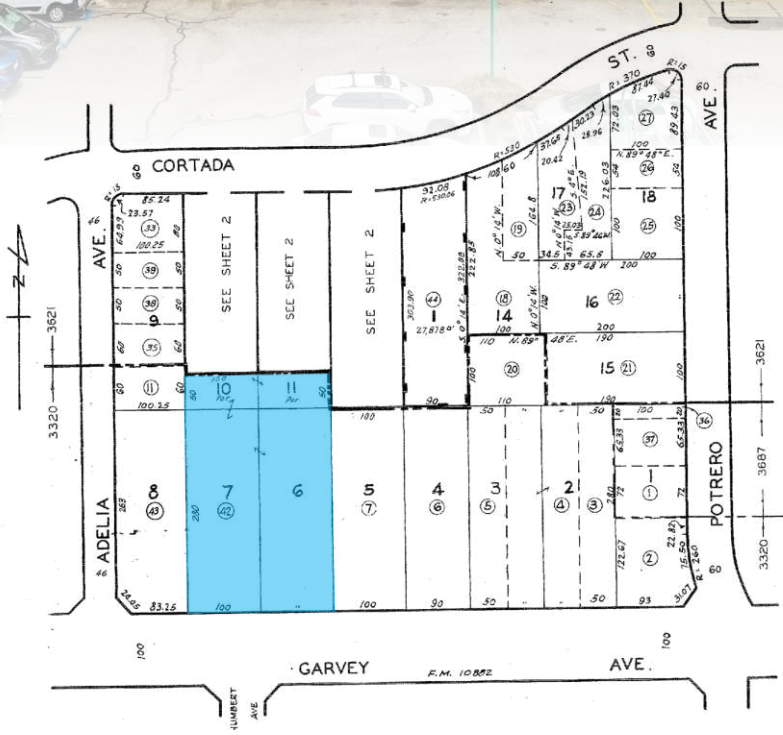
MULTI-TENANT SHOPPING CENTER



www.9661Garvey.com

9661-9663 GARVEY AVENUE • SOUTH EL MONTE, CA 91733

VICTORY PLAZA CENTER



9661-9663 GARVEY AVENUE

34,320

GROSS SF

66,211

LOT SF

SEC

ZONING

2006

YEAR BUILT

PRICING

OFFERING PRICE **\$10,000,000**

PRICE/SF \$291

NOI \$463,434

CURRENT CAP RATE 4.6%

PROJECTED CAP RATE 8.28%

FINANCIAL SUMMARY

PRICING

OFFERING PRICE **\$10,000,000**

PRICE/SF \$291

NOI \$463,434

CURRENT CAP RATE 4.6%

PROJECTED CAP RATE 8.28%

EXPENSES

Property Tax \$100,277

Trash \$2,000

Water \$650

Electric \$580

Landscaping \$700

Internet \$200

Elevator \$125

Alarm \$90

Insurance \$4,800

Total Annual Expenses **\$109,422**

Net Operating Income: **\$463,434**

Rent Roll	Current Rent	Proforma Rent (100% Vacancies Filled)
101, 102	\$55,752	\$60,212
103	\$24,192	\$26,127
104	\$21,420	\$23,134
105, 106	\$40,224	\$43,442
107, 108, 108, 118	\$57,600	\$62,208
110		\$28,000
111		\$28,000
112	\$25,440	\$27,475
113	\$18,300	\$19,764
114		\$28,000
115		\$28,000
116	\$15,120	\$16,330
117	\$17,448	\$18,844
118		\$28,000
119	\$18,000	\$19,440
120, 121	\$17,820	\$19,246
122, 123	\$22,200	\$23,976
124	\$12,300	\$13,284
125	\$11,256	\$12,156
126	\$22,680	\$24,494
127	\$9,600	\$10,368
128, 129	\$78,204	\$84,460
201		\$24,000
202		\$24,000
203		\$21,000
204	\$15,300	\$16,524
205	\$12,672	\$13,686
206	\$24,468	\$26,425
207	\$15,660	\$16,913
208, 209, 210	\$37,200	\$40,176
Total Annual Income	\$572,856	\$827,684

PROPERTY OVERVIEW

9661-9663 GARVEY AVENUE

Rare opportunity for investors to acquire a sizable Multi-Tenants NNN Shopping Plaza in the heart of San Gabriel Valley! Built in 2006, Victory Plaza Shopping Center offers 39 mixed used: Retail/Bank/Professional/Medical/Restaurant services to customers, making this a "One Stop For All" shopping & entertainment plaza! This Two-Stories retail Plaza is located in the densely populated Garvey Ave & Rosemead Blvd, the busiest commercial & retail service area. Victory Plaza offers excellent frontage, about ± 200 SF, and ± 330 SF in depth. Customers enjoy the convenience of the huge parking lot (90 parking spaces/4 handicaps), Elevator access to upper level, great selection of services and central location.



OPPORTUNITY HIGHLIGHTS



Very attractive going in Cap Rate of 4.6% and high Proforma Cap Rate over 8.28%



LOW Price/Unit for an excellent-located asset in San Gabriel Valley



Dense Demographics



Newer Building, Elevator, Large Parking w/min 3:1 Ratio



Rare San Gabriel Valley Mixed-Use Retail Opportunity



Freestanding Shopping Plaza



9661-9663 GARVEY AVENUE

MULTI-TENANT SHOPPING CENTER





NNN INVESTMENT



PARKING LOT LAYOUT



Garvey Ave

South El Monte

California

South El Monte, "The City of Achievement" is a vibrant and thriving community, located in the heart of the San Gabriel Valley, just minutes from downtown Los Angeles. South El Monte was incorporated into a city in 1958 with a population of 3,900, and is now home to more than 20,000 residents with a daytime population of over 44,000, as workers from various business industries stream into the city limits, every morning.



20,833
POPULATION



65%
INDUSTRIAL ZONING



34.7
MEDIAN AGE

The land uses within its 2.8 square are:

- 54% industrial
- 26% residential
- 6% retail
- 3% office/commercial
- 6% other amenities



- Pho Hai
- Garcia's Fruit
- Mr. Baguette
- New Hair Design

- Tito's Plaza
- Tito's Market
- El Taquito

VICTORY PLAZA

- Garvey Center
- Quynh Nhu Cafe
- Armando's
- El Chaparrito

- Design Shapes
- CAI Corporation
- Zyclefix
- UPC Medical
- Tomo Sushi
- Badabuy
- Organic Chateau

FIVE POINTS PLAZA

Food4Less. dd's DISCOUNTS. WSS
DOLLAR TREE. CVS pharmacy
SKECHERS. Walgreens. GameStop. Home Depot

- Rush Industrial Center**
- AMC Colorgrafix
 - El Monte Wholesale
 - Botanas Mexico
 - A-Spec Corporations



Whittier Narrows Park



Greater El Monte Community Hospital
AHMC Healthcare



Brookside Park

THE SHOPS MONTEBELLO

macy's. BJ's. Olive Garden
LUCILLE'S BAR-B-QUE. ALDO. Yogurtland

Legg Lake

South El Monte High School



CVS pharmacy
SUPERIOR GROCERS
Marshalls



ECONOMIC SNAPSHOT



KEY INDUSTRIES

INDUSTRIAL & COMMERCIAL



REGIONAL TRADE



DISTRIBUTION SERVICES



OIL & ENERGY



TRANSPORTATION



REAL ESTATE



MANUFACTURING



TECHNOLOGY



In just six decades, the South El Monte has matured into a viable commercial and industrial base, with over 2,400 businesses due the City having a diverse land use pattern and excellent freeway accessibility to the 10, 60, and 605 freeways which provide ready access to points throughout Southern California. These factors contribute to the desirability of South El Monte as a good location for development.

Located approximately 12 miles east of downtown Los Angeles and within the heart of the San Gabriel Valley, South El Monte is geographically attractive for new developments and retail opportunities. With two interstate freeways and a major state route, South El Monte is accessible to major business and educational centers. Based on a 2018 estimate, there are over 531,000 people with an average household income of \$55,633 within a five mile radius of the City.



Los Angeles County

CALIFORNIA

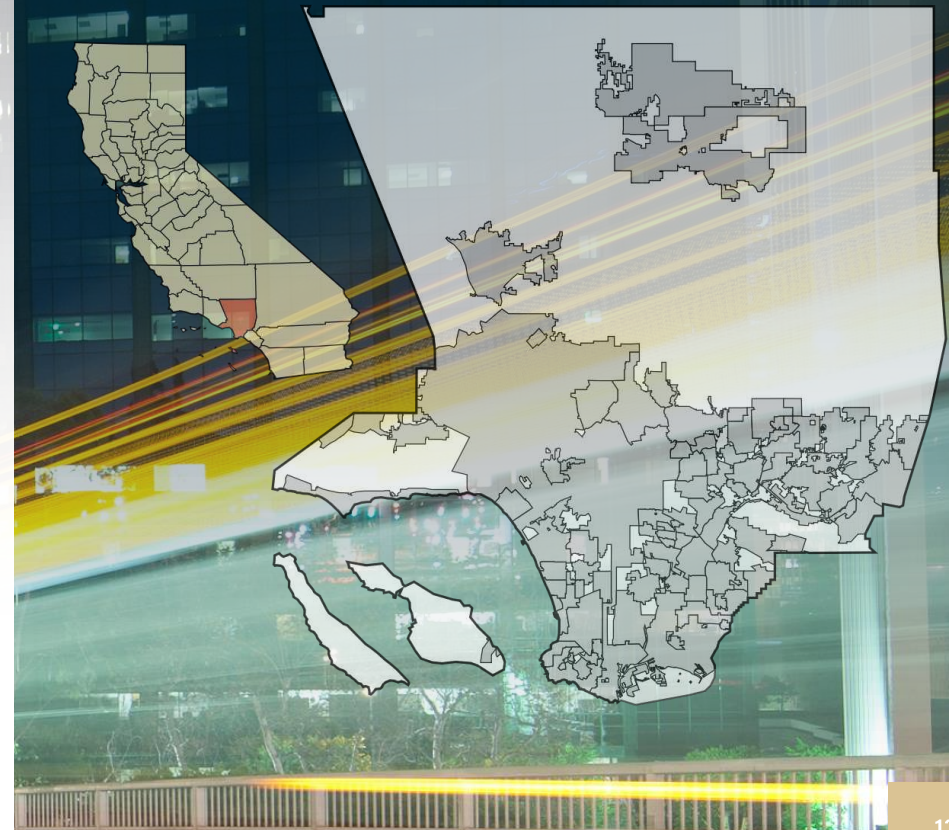
Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

TOP EMPLOYERS

OF EMPLOYEES

KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000



LA County MSA



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

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 2020. 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 km²), 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.

9661-9663 GARVEY AVENUE | SOUTH EL MONTE, CA 91733



DANNY HY
626-831-2709
hydanny@aol.com
Dre#01917877

Affiliated Business Disclosure

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.