

17326 Pioneer Boulevard

Artesia, CA 90701

5 Unit Strip Center On The Signalized Main And Main
Intersection Of Artesia Boulevard And Pioneer Blvd



Main & Main Signalized Intersection Strip Center

OFFERING MEMORANDUM

KIRK GARABEDIAN

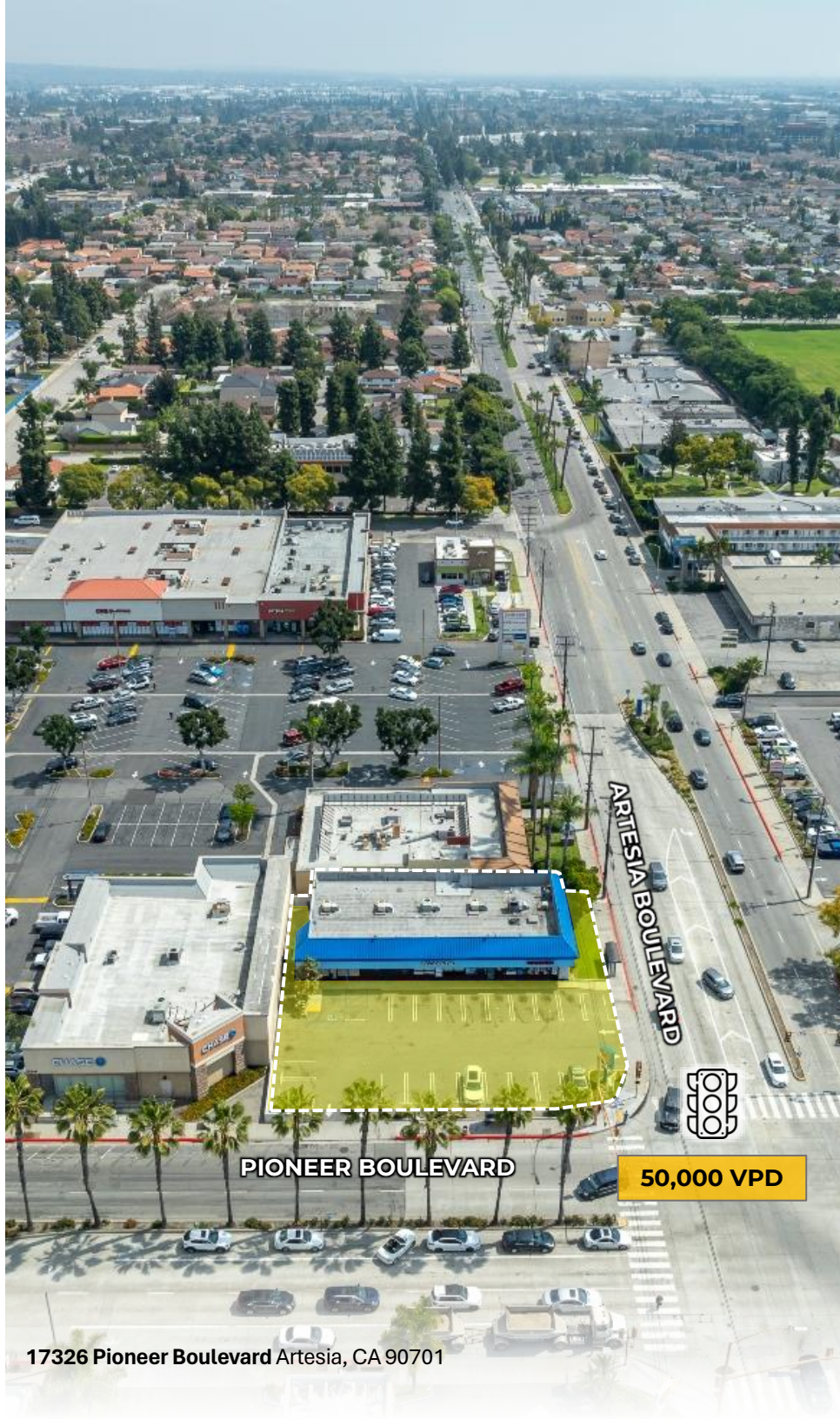
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DRE#01216376



Property Summary

ADDRESS	▪ 17326 Pioneer Blvd., Artesia, CA 90701
LISTING PRICE	▪ \$3,500,000
CURRENT CAP RATE	▪ 0.91% (at 40% Occupancy)
PROFORMA CAP RATE	▪ 5.56%
ESTIMATED PROFORMA RENT	▪ \$3.25 NNN
NUMBER OF UNITS	▪ 5
NUMBER OF VACANT UNITS	▪ 3 (60%)
PRICE PER SQUARE FOOT	▪ \$700
LAND PRICE PER SQ. FOOT	▪ \$225
PRICE PER UNIT	▪ \$700,000
BUILDING AREA ± SF	▪ 5,000
LAND AREA ±	▪ 15,536
YEAR BUILT	▪ 1984
ZONING	▪ Commercial Planned Development (CPD)
TRAFFIC COUNTS	▪ Pioneer Blvd: 33,769 2018 MPSI Artesia Blvd: 18,248 2018 MPSI
PARCEL #	▪ 7033-004-029



17326 Pioneer Boulevard Artesia, CA 90701

Perfect for an Owner-User

17326 PIONEER BOULEVARD



VACANT

SHORT TERM
LEASE

VACANT

TERMINATION
CLAUSE



Investment Highlights



- Main and Main Signalized Intersection Strip Center



- Artesia and Pioneer Boast 50,000+ Vehicles



- 5-Total Units with 3-Vacancies (60% of the Building)



- Great SBA Loan and Owner-User Opportunity



- 5,000 SF Building Situated on 15,500 SF of Land



- 21-Parking Spaces for a 4:1 Parking Ratio

We are pleased to offer a 5-unit strip center on the signalized main and main intersection of Artesia Boulevard and Pioneer Blvd in Artesia, California. This property is approximately 5,000 Square feet, constructed in 1984, and situated on 15,500 square feet of land. There are 3-units, or 60% of the property, that's currently vacant. This presents an opportunity for an owner-user to qualify for an SBA loan as an owner-occupied property.

Alternatively, an investor can re-tenant the asset with a national tenant who is attracted to the high traffic counts and strong visibility. The location boasts an unparalleled combined traffic counts of over 50,000 vehicles per 2018 MPSS estimates. Being less than 500-feet from the 91 Freeway and 1-mile to the 605 Freeway, makes this location extremely commuter friendly.

The immediate location is surrounded by National retailers including Chase Bank, Walgreens, Starbucks, Stater Bros and many more. Pioneer Boulevard is the main retail arterial through Artesia and the ingress and egress through the Pioneer and Artesia is convenient and easy. This quality asset and location does not come on the market very often and is a rare offering in today's market.



macy's
NORDSTROM

24 FITNESS

NORDSTROM
rack

Harkins
THEATRES

T.J. maxx

Valley Christian
High School

Cerritos Iron-
Wood Nine Golf
Course



Amberwood
Business Park

Gahr High School

Plaza
183

Luther Burbank
Elementary

Public Storage

LONDON'S
Pub & Grill

Concord
Place

286,892 VPD



50,000 VPD

Hanmi Bank



33,769 VPD

SUBJECT



Walgreens

PIONEER BOULEVARD

STATER BROS.
markets.

ARTESIA BOULEVARD



17326 Pioneer Boulevard



17326 Pioneer Boulevard Artesia, CA 90701



Rent Roll

17326 PIONEER BOULEVARD

Suite	Tenant	Square	% of	Lease Term		CURRENT & PROFORMA RENT (3)			ESTIMATED NNN COSTS (3)	
		Feet(2)	Property	Begin	End	Monthly	PSF	Type	Monthly	PSF
17328	Vacant	979	20%	-	-	\$3,182	\$3.25	NNN	\$1,162	\$1.19
17330	Vacant	1,000	20%	-	-	\$3,250	\$3.25	NNN	\$1,187	\$1.19
17334	Dentist	1,000	20%	01/01/15	12/31/24	\$3,225	\$3.23	NNN	\$900	\$0.90
17336	Vacant	1,000	20%	-	-	\$3,250	\$3.25	NNN	\$1,187	\$1.19
17340	US Donuts (1)	1,000	20%	09/01/09	08/31/24	\$3,649	\$3.65	NNN	\$800	\$0.80
OCCUPIED UNITS TOTAL		2,000	40%			\$6,874	\$3.44		\$1,700	\$0.85
VACANT UNITS TOTAL		2,979	60%			\$9,682	\$3.25		\$3,535	\$1.19
TOTAL MONTHLY GROSS RENT		4,979	100%			\$16,556	\$3.32		\$5,235	\$1.05
TOTAL ANNUAL GROSS RENT						\$198,673	\$39.73		\$62,820	\$12.56

NOTES

- (1) US Donuts has one 5-Year option to renew at CPI increases at 4% minimum and 8% maximum.
- (2) Square Footage and references to square footage are estimates only. Unit sizes have not been verified by Seller or Brokers.
- (3) All Proforma Rents, Expenses, CAM Charges are all estimates and projections only; neither Broker nor Seller can guarantee such results.
- (4) There is a Month-To-Month Tenant currently occupying this lot and is using it for metals recycling.

Operating Statement

Revenue (Proforma)	CURRENT		CURRENT & PROFORMA	
Current Gross Rents	\$82,492		\$82,492	
Proforma Projected Rents			\$116,181	
Vacancy Factor	\$0	0.00%	(\$4,125)	5.00%
Total Gross Rental Income	\$82,492		\$194,548	
Expense Reimbursement (7)				
Projected Expense Reimbursements (NNN)	\$20,400.00		\$71,199	
Total Expense Reimbursements	\$20,400.00	\$0.34 /SF CAMS	\$71,199	
Operating Expenses (5)				
Taxes (6)	\$39,305	1.12%	\$39,305	1.12%
Insurance	\$4,138		\$4,138	
Utilities: Electric	\$947		\$947	
Utilities: Water & Sewer	\$7,556		\$7,556	
Trash Disposal	\$4,801		\$4,801	
Sweeping/Landscape	\$1,440		\$1,440	
Repairs & Maintenance	\$1,025		\$1,025	
Accounting Fees	\$705		\$705	
Janitorial	\$4,100		\$4,100	
Pest Control	\$1,150		\$1,150	
Sign Related	\$32		\$32	
Management Expense	\$6,000		\$6,000	
Total Operating Expenses	(\$71,199)		(\$71,199)	
Expense Ratio (% of EGI)	86%		-37%	
Expense PPSF	\$14.24	\$ 1.08	(\$14.24)	
NET OPERATING INCOME	\$31,693		\$194,548	

(5) Expenses are derived from Seller's 2023 Year End Statement.

(6) Real Estate taxes are estimated at 1.12% of the purchase price.

(7) Proforma Expense Reimbursement assumes a 100% recapture.

Pricing Summary

\$3,500,000

LIST PRICE

PRICING SUMMARY	CURRENT	PROFORMA
Operating Income (Proforma)	\$31,693	\$194,548
Cap Rate (Proforma)	0.91%	5.56%
Building Size	5,000	5,000
Lot Size	15,536	15,536
Price Per Square Foot (Building)	\$700	\$700
Price Per Square Foot (Lot)	\$225	\$225

PROPOSED FINANCING (8)

Down Payment	100%	\$3,500,000	45%	\$1,575,000
Loan Balance				\$1,925,000
Interest Rate				6.50%
Term (Years)				25
Loan Due (Years)				5
Mortgage (Annual)				\$157,814
Mortgage (Monthly)				\$13,151
Cash on Cash Return				\$36,734
Return on Investment				1.91%
Debt Coverage Ratio				1.23

(8) Financing scenario is for demonstration purposes only and have been estimated. Actual financing may vary.





Artesia, CA

Artesia is a city in southeast Los Angeles County, California. The city was incorporated in 1959 and is one of Los Angeles County's Gateway Cities. Neighboring cities include Cerritos and Norwalk among others.

As of 2023, the city has a total population of 16,106 and an average household income of \$109,092. The city blends suburban tranquility with vibrant cultural influences, making it a sought-after location for families and professionals alike. Artesia has great access to major freeways (91 & 605) and public transportation options, ensuring seamless connectivity within the Los Angeles Region.



16,106
POPULATION



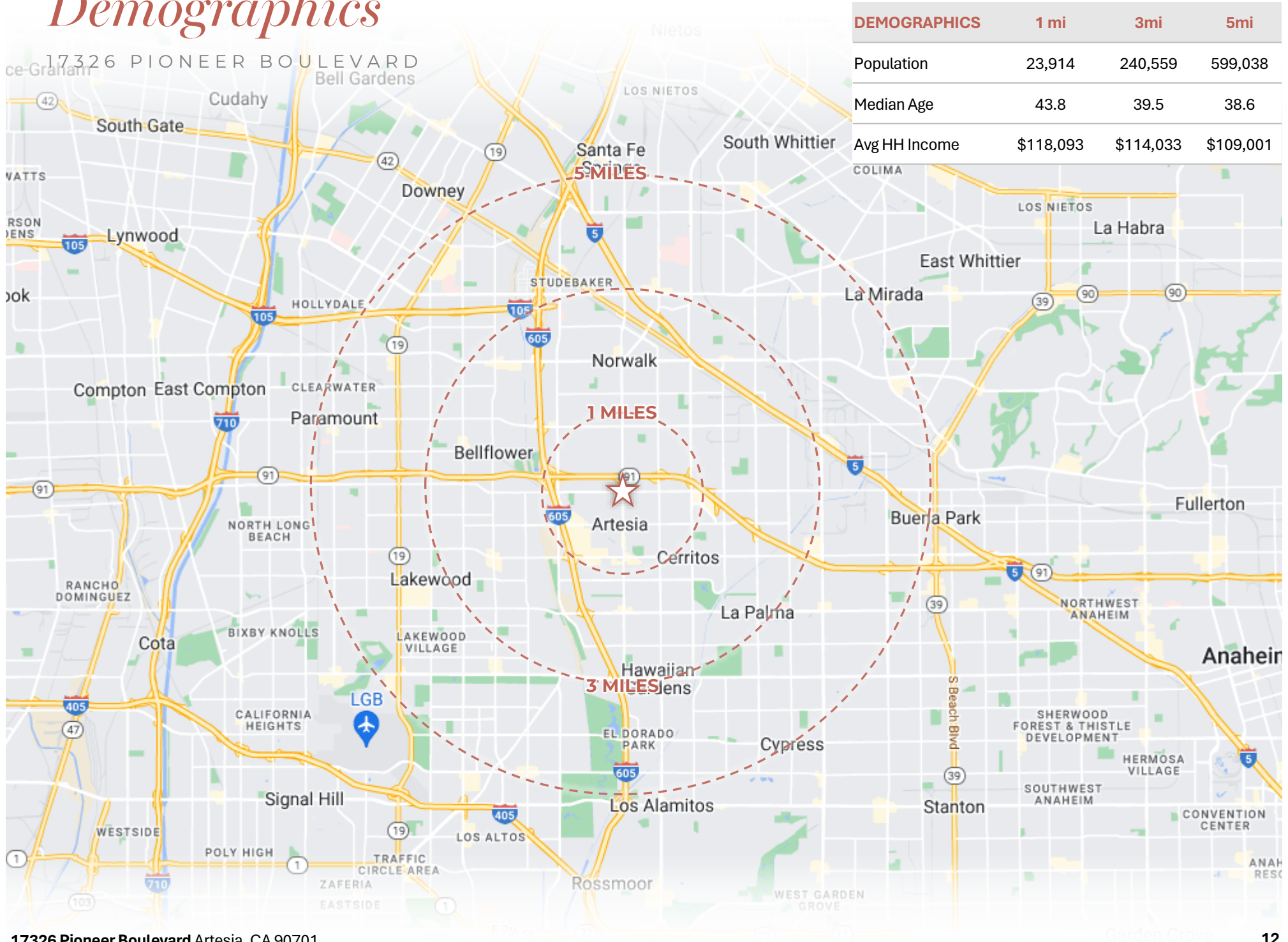
\$635,000
MEDIAN HOME PRICE



\$83,321
AVG HH INCOME

Although the population is relatively stable at approximately 16,000 residents, some growth is occurring. Since the city is essentially built out, it is now looking to build up and make the best use of the space it has. The city is working to implement a couple of large smart growth projects that are designed to improve the quality of life in the city.

Demographics



DEMOGRAPHICS	1 mi	3mi	5mi
Population	23,914	240,559	599,038
Median Age	43.8	39.5	38.6
Avg HH Income	\$118,093	\$114,033	\$109,001

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Location Profile

PIONEER BOULEVARD: Artesia features an International Cultural District, a stretch of Pioneer Boulevard known as Little India that is home to mom-and-pop shops, high-end fashion boutiques, glamorous jewelry, restaurants and more. In addition to the shops, Pioneer Blvd remains a staple destination to stop by on a Saturday or Sunday for a self-guided Indian food tour.

CERRITOS MALL: Located between bustling LA County and vibrant Orange County, Los Cerritos Center offers a little something for everyone. With top-tier stores including Apple, Nordstrom, Zara, MAC, and Lululemon, as well as dining and entertainment destinations Cheesecake Factory and North Italia, the center is the go-to destination for Southern California shoppers.

HERITAGE PARK: Heritage Park is an urban park in Cerritos, California that features a one-of-a-kind island playground. The park's island is a small replica of town where children can explore every hidden corner and room. The island also provides a great backdrop for photographs with a mini waterfall, a ship, and the flora that surrounds the island.

THE GATEWAY CITIES

The Gateway Cities are a group of over 20 distinct communities nestled between Los Angeles and Orange County. The region serves as a “gateway” between the two counties creating a strong local economy driven by the prominent Ports of Long Beach and Los Angeles. Millions of containers of cargo are transported monthly, facilitating the region’s growth in international trade. This has created a thriving industrial sector, translating into plentiful job opportunities for the 1.7 million residents in the region.





Santa Fe Springs

Buena Park



Cerritos High Library

Cerritos High School

Kennedy STEM Academy

286,892 VPD



Juarez Academy of Engineering & Technology

Ross Academy of Creative and Media Arts Middle School

91 Fwy Center

Cerritos Medical Center

50,000 VPD

Rodeway Inn



STATER BROS. markets.



SUBJECT

ARTESIA BOULEVARD

Walgreens

33,769 VPD

PIONEER BOULEVARD

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