

LA PALMA COLLECTION

Marcus & Millichap
DUONG INVESTMENT GROUP



7811-7971 VALLEY VIEW STREET, LA PALMA, CA 90623

OFFERING MEMORANDUM

LA PALMA COLLECTION



Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



Rare Orange County Shopping Center, Recently Renovated with Excellent Curb Appeal - Please See Below for Details on Recent Improvements



Over 425 Feet of Frontage Along Valley View Street, a Main Retail Thoroughfare with Traffic Counts Exceeding 51,000 Cars Per Day



Extraordinary Demographics – Population Counts Exceed 600,665 Residents Within Five Miles | Average Household Income Exceeds \$143,000 Within One Mile and \$125,000 Within Five Miles

Attractive Orange County Shopping Center

- ▶ High Visibility Location with Strong Frontage Along Valley View Street – Three Separate Points for Ingress and Egress Provide for Easy Access to the Subject Property
- ▶ Adjacent to the Valley View Street/La Palma Avenue Intersection ($\pm 76,000$ Cars Per Day)
- ▶ Located Less Than One Mile from the 91 Freeway ($\pm 280,000$ Cars Per Day)
- ▶ Anchored by Recognized Brands such as Popeyes, Jamba Juice, and Auntie Anne's | Excellent Tenant Synergy with a Mix of Restaurant and Service-Based Businesses, Creating Consistent Daily Traffic
- ▶ Long-Term NNN Leases with Annual Increases for Most Tenants | Staggered Lease Expirations Allow for Ownership to Consistently Increase Net Operating Income Over Time

Strong Real Estate Fundamentals & Recent Renovations

- ▶ Strong Retail Synergy in the Immediate Area – Nearby Tenants Include Smart & Final Extra!, DaVita, In-N-Out, Taco Bell, Starbucks and More
- ▶ Less Than 3 Miles from Major Attractions such as Knott's Berry Farm (5 Million Annual Visitors) and Buena Park Entertainment District (Medieval Times, Pirates Dinner Adventure, Rock & Brews, and Porto's Bakery)
- ▶ Potential to Convert Existing Restaurant into a Drive-Thru Space – Please Contact Agent for More Details
- ▶ Recent Renovations Include:
 - Raised Parapet Plus Two New Parapet Towers for Increased Visibility
 - New Paint (Entire Property) and New Pavement/Slurry Seal for the Parking Lot
 - New Concrete and Trellis for Two New Patio/Dining Areas
 - ADA Improvements, Landscaping Improvements, New Trash Enclosures, and More



INVESTMENT OVERVIEW

Tenant Spotlight



Popeyes

Fifty years ago in New Orleans, Louisiana, a taste sensation was born. What began with one small restaurant and one big idea turned into a craze that swept the nation—and the world. Popeyes Louisiana Kitchen was founded in 1972 by Al Copeland. Fast forward to 2020 and Popeye's has 3,451 locations worldwide.



Website www.popeyes.com

of Locations **3,451 (Worldwide)**



Jamba Juice

Jamba Juice is a global healthy lifestyle brand that inspires and simplifies healthful living through freshly blended whole fruit and vegetable smoothies, bowls, juices, cold-pressed shots, boosts, snacks, and meal replacements.



The 800-unit brand known for its smoothies was recently acquired by Focus Brands. Jamba's evolution will continue for the brand, including a new look and feel, expansion of convenience and consumer-facing technology and healthier menu innovations.

Website www.jambajuice.com



“Best fried chicken and The Hainanese chicken rice at Maxwell is a must-try for anyone visiting the area. The chicken is perfectly tender and juicy, with the subtle flavor of the chicken preserved in every bite...” - **Therese M., Yelper**

Maxwell Chicken & Rice

Maxwell Chicken Rice is inspired by the vibrant hawker centre food stands in Singapore and their Hainan chicken dish highlights the unique and intoxicating flavors from that region. Maxwell recently opened a location in Northridge and was featured in Eater LA, Thrillist, and LA Times for its delicious chicken dishes.



Website www.maxwellchickenrice.com



Johnnie's Jr. Broiler

Johnnie's Jr Broiler's story begins with two energetic and talented brothers, George and Nick. The original Johnnie's Coffee Shop on Wilshire and Fairfax in Los Angeles established George's authentic passion for American Diner cuisine.



Running from 1980 - 2000, Johnnie's Coffee Shop was the foundation in which the brothers' vision emerged. Johnnie's Jr Broiler has earned the reputation as being authentic, dependable, and having high quality food. Their extensive line of breakfast, burgers, sandwiches, dinners and overall fresh food, ultimately bringing together impeccable tastes and flavors, are perfect any time of the day.

Website <https://www.johnniesjr.com/menu>

INVESTMENT OVERVIEW

Close-Up Aerial Photo - Facing East



Note: All property boundaries are estimated and must be independently verified by potential buyers.

INVESTMENT OVERVIEW

Aerial Photo



FINANCIAL ANALYSIS

Offering Summary

| | |
|---------------------------|--|
| Property Name | La Palma Collection |
| Property Address | 7811-7971 Valley View Street La Palma, CA 90623 |
| Assessor's Parcel Number | 263-241-48 |
| Current Occupancy | 95% |
| Year Built/Renovated | 1975/2021 |
| Gross Leasable Area (GLA) | ±23,882 Square Feet |
| Lot Size | ±2.86 Acres (±124,659 Square Feet) |

Pricing

| | |
|----------|--------------|
| Price | \$14,450,000 |
| Cap Rate | 5.26% |
| Price/SF | \$605.06 |

Annualized Operating Data

Current

| | |
|-----------------------------|------------------|
| Gross Potential Rent | \$759,869 |
| Expense Reimbursements | \$317,497 |
| Gross Potential Income | \$1,077,366 |
| Less Expenses | (\$317,497) |
| Net Operating Income | \$759,869 |

Expenses

Current

| | |
|-------------------------|------------------|
| Property Tax (1.1116%) | \$160,619 |
| Tax Special Assessments | \$13,028 |
| Insurance | \$18,421 |
| Utilities | \$37,510 |
| Common Area Maintenance | \$57,524 |
| Property Management | \$30,395 |
| Total Expenses | \$317,497 |
| Expenses/SF | \$13.29 |

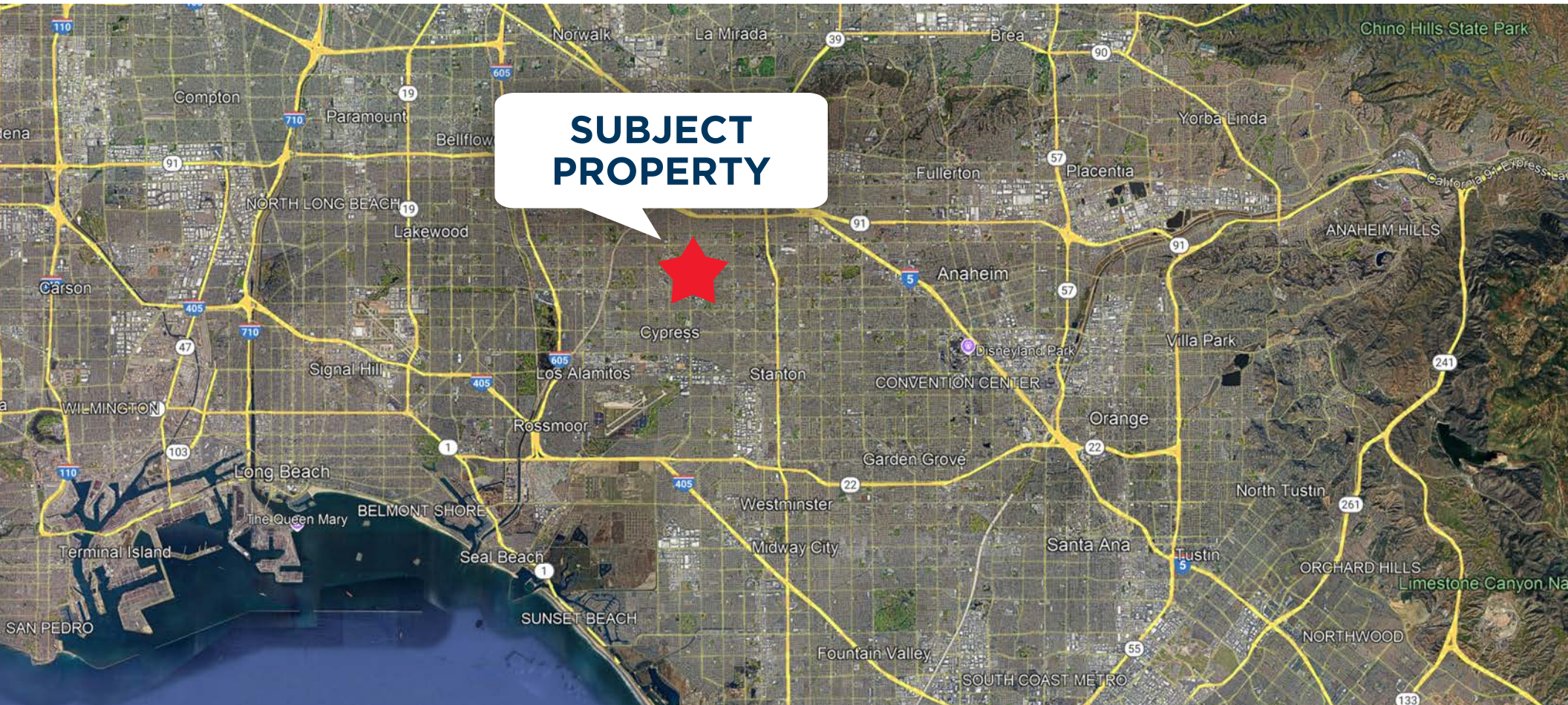
FINANCIAL ANALYSIS

Rent Roll - As of April 2025

| Suite | Tenant Name | GLA | % of GLA | Expires | Current Monthly Rent | Current Rent/SF/Mo | Lease Type | Increases | Options |
|---------------------|-------------------------------------|-----------------------|-----------|---------------------|-----------------------------|-----------------------|------------|-------------------------|----------------------------|
| 7811 | Johnie's Jr. Broiler | 1,566 | 6.56% | 10/31/2030 | \$6,780.44 | \$4.33 | NNN | CPI Annual | One, Five-Year @ FMV |
| 7821 | Jiu Jitsu | 1,504 | 6.30% | 9/14/2027 | \$3,609.60 | \$2.40 | NNN | 3% Annual | Two, Five-Year @ 3% Annual |
| 7831 | Dog Grooming Facility | 1,220 | 5.11% | 2/27/2027 | \$2,999.54 | \$2.46 | NNN | 3% Annual | Two, Five-Year @ 3% Annual |
| 7841 | Threading Salon | 900 | 3.77% | 6/30/2026 | \$1,648.48 | \$1.83 | NNN | 3% Annual | None |
| 7851 | Paris by Nails | 868 | 3.63% | 3/31/2026 | \$2,073.00 | \$2.39 | NNN | 3% Annual | One, Five-Year @ 3% Annual |
| 7861 | Waldman Tax | 1,130 | 4.73% | 11/30/2026 | \$2,346.08 | \$2.08 | NNN | 3% Annual | None |
| 7871 | Minuteman Press | 1,000 | 4.19% | 10/31/2026 | \$2,100.00 | \$2.10 | NNN | None | One, Three-Year @ FMV |
| 7881 | La Palma Dental Care | 1,765 | 7.39% | 10/31/2031 | \$3,706.50 | \$2.10 | NNN | 11/2029+: 3% Annual | Two, Five-Year @ 3% Annual |
| 7911 | Woktastic | 1,208 | 5.06% | 12/31/2030 | \$3,322.00 | \$2.75 | NNN | 01/2026: 12% | Two, Five-Year @ FMV |
| 7921 | Viola Veterinary Hospital | 1,753 | 7.34% | 1/31/2031 | \$4,417.56 | \$2.52 | NNN | Fixed Annual: 2.5% - 3% | One, Five-Year @ FMV |
| 7925 | Rent Guarantee | 1,150 | 4.82% | 1 Year After COE | \$2,875.00 | \$2.50 | NNN | None | None |
| 7931 | Maxwell Chicken & Rice | 800 | 3.35% | 6/30/2032 | \$2,121.80 | \$2.65 | NNN | 3% Annual | Two, Five-Year @ 3% Annual |
| 7941 | Jamba Juice & Auntie Anne's | 1,500 | 6.28% | 4/30/2027 | \$3,375.00 | \$2.25 | NNN | None | Three, Five-Year @ 10% |
| 7945 | Hair Salon | 900 | 3.77% | 10/31/2027 | \$2,148.32 | \$2.39 | NNN | 3% Annual | One, Five-Year @ 3% Annual |
| 7951 | Starlight Day Spa | 1,190 | 4.98% | 4/30/2027 | \$2,985.00 | \$2.51 | NNN | 3% Annual | One, Three-Year @ FMV |
| 7955/7961 | Wellness Med. Equipment | 3,010 | 12.60% | 2/28/2028 | \$6,537.59 | \$2.17 | NNN | 3% Annual | One, Five-Year @ 3% Annual |
| 7971 | Popeyes | 2,418 | 10.12% | 5/31/2041 | \$10,276.50 | \$4.25 | NNN | 12.5% Every Five Years | Four, Five-Year @ 12.5% |
| # of Tenants: 17 | Total Available: Total Occupied: | 1,150 SF 22,732 SF | 5% 95% | Monthly: Annual: | \$63,322.41 \$759,868.92 | Average: \$2.65/SF | | | |

MARKET OVERVIEW

Regional Map



±77,000

CARS PER DAY AT THE VALLEY VIEW &
LA PALMA INTERSECTION



±13 MILES

TO LONG BEACH
AIRPORT (LGB)



±280,000

CARS PER DAY ON THE
NEARBY 91 FREEWAY



±21 MILES

TO DOWNTOWN
LOS ANGELES, CA

1

2

3

MARKET OVERVIEW

MARKET OVERVIEW

The City Of La Palma, CA

La Palma, California is a small yet strategically located city in northwestern Orange County that offers commercial real estate investors a rare combination of stability, accessibility, and quality of life.

Though just 1.8 square miles in size, La Palma sits at the intersection of several high-traffic corridors and boasts proximity to major job centers, making it a hidden gem for retail and service-oriented businesses. Its well-planned layout, strong civic infrastructure, and safe, suburban environment contribute to its long-standing appeal among residents and businesses alike.

A quick drive through La Palma reflects the city's commitment to maintaining a high quality of life. **Consistently ranked as one of the best small cities in the United States, La Palma is known for its low crime rate, strong schools, and active community life.** The city's residential neighborhoods are well-maintained, featuring tree-lined streets and convenient access to parks, schools, and shopping. Families are drawn to the award-winning Cypress School District and Anaheim Union High School District, while the city's recreation programs and cultural events foster a close-knit, engaged community.

Retail tenants and investors benefit from a well-educated and affluent population base, with household incomes above both state and national averages. The city's limited size contributes to a scarcity of available commercial space, which can help support property values and tenant retention. Furthermore, La Palma's proactive city government maintains a business-friendly climate while ensuring that growth aligns with community standards.

Popular Nearby Attractions and Amenities

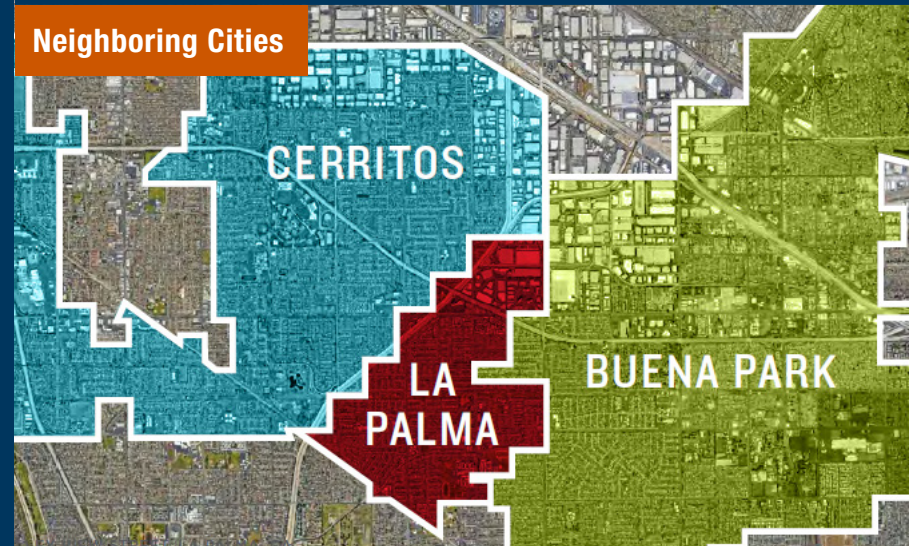
- ▶ **Major Freeways:** Immediate access to the 91 (Artesia) and 5 (Santa Ana) freeways, with the 605 and 710 nearby, providing seamless connections to Los Angeles, Orange County, and the Inland Empire.
- ▶ **Commercial Centers:** Adjacent to retail-heavy areas in Cerritos, Buena Park, and Anaheim, including Cerritos Towne Center and Buena Park Downtown.
- ▶ **Airports:**
 - Long Beach Airport (LGB) - 13 Miles / John Wayne Airport (SNA) - 19 Miles / Los Angeles International Airport (LAX) - 26 Miles
- ▶ **Major Attractions:**
 - Knott's Berry Farm (4 Miles), Disneyland Resort (10 Miles), Beach Cities (11 Miles), Anaheim Convention Center (11 Miles), Port of Long Beach (18 Miles)



La Palma, CA



Neighboring Cities



Knott's Berry Farm



MARKET OVERVIEW

Demographic Summary

| Population | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2029 Population | 27,091 | 229,473 | 604,917 |
| 2024 Population | 29,992 | 228,192 | 600,665 |
| 2020 Population | 27,507 | 232,995 | 616,812 |
| 2010 Population | 27,206 | 227,361 | 607,538 |

| Households | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2029 Households | 8,637 | 73,945 | 192,796 |
| 2024 Households | 8,586 | 73,259 | 191,014 |
| 2020 Households | 8,515 | 72,252 | 188,543 |
| 2010 Households | 8,318 | 69,061 | 181,713 |

| Income & Economics | 1-Mile | 3-Miles | 5-Miles |
|---------------------------------------|-----------|-----------|-----------|
| Average Household Income | \$143,519 | \$127,635 | \$125,416 |
| Median Household Income | \$114,161 | \$105,750 | \$104,076 |
| Households Exceeding \$150,000 Income | 34.8% | 29.4% | 28.7% |
| 2024 Daytime Population | 24,806 | 239,165 | 576,013 |



600,665

2024 Population
(5-Mile Radius)



\$125,416

2024 Average Household Income
(5-Mile Radius)

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