



20 YEAR NNN GROUND LEASE  
NWC FRANCISQUITO AVE AND N. HACIENDA BLVD | LA PUENTE, CA

**CBRE**



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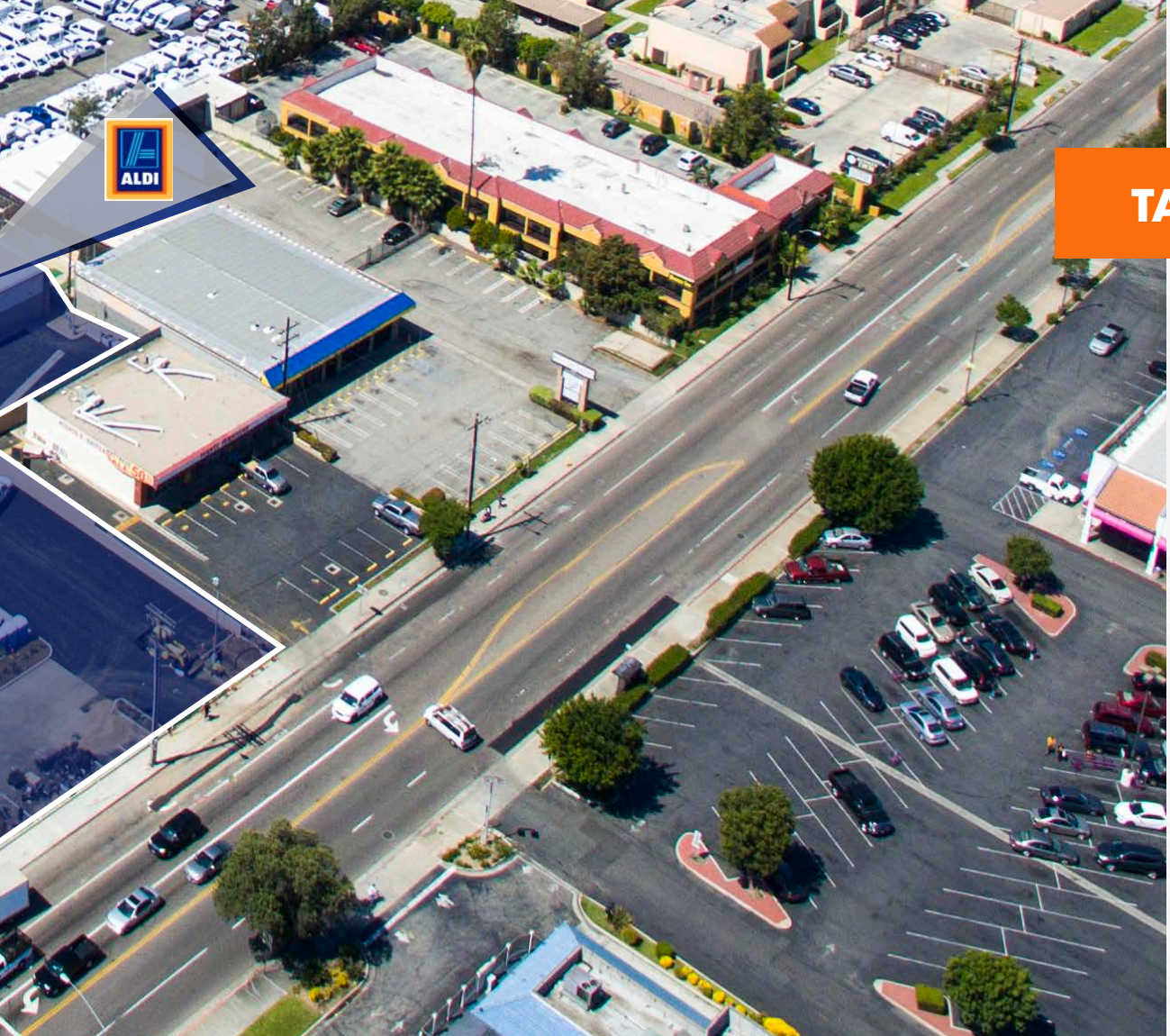
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W Francisquito 17,531 VPD

N Hacienda Blvd 36,735 VPD

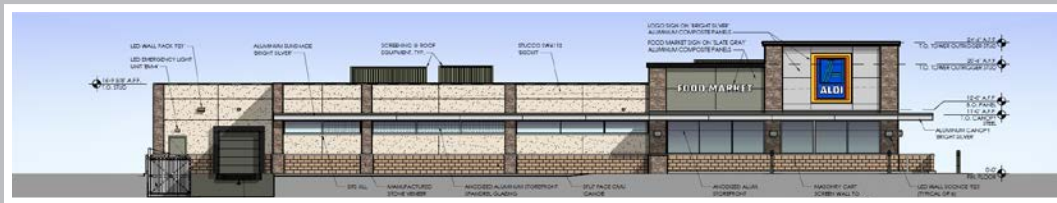
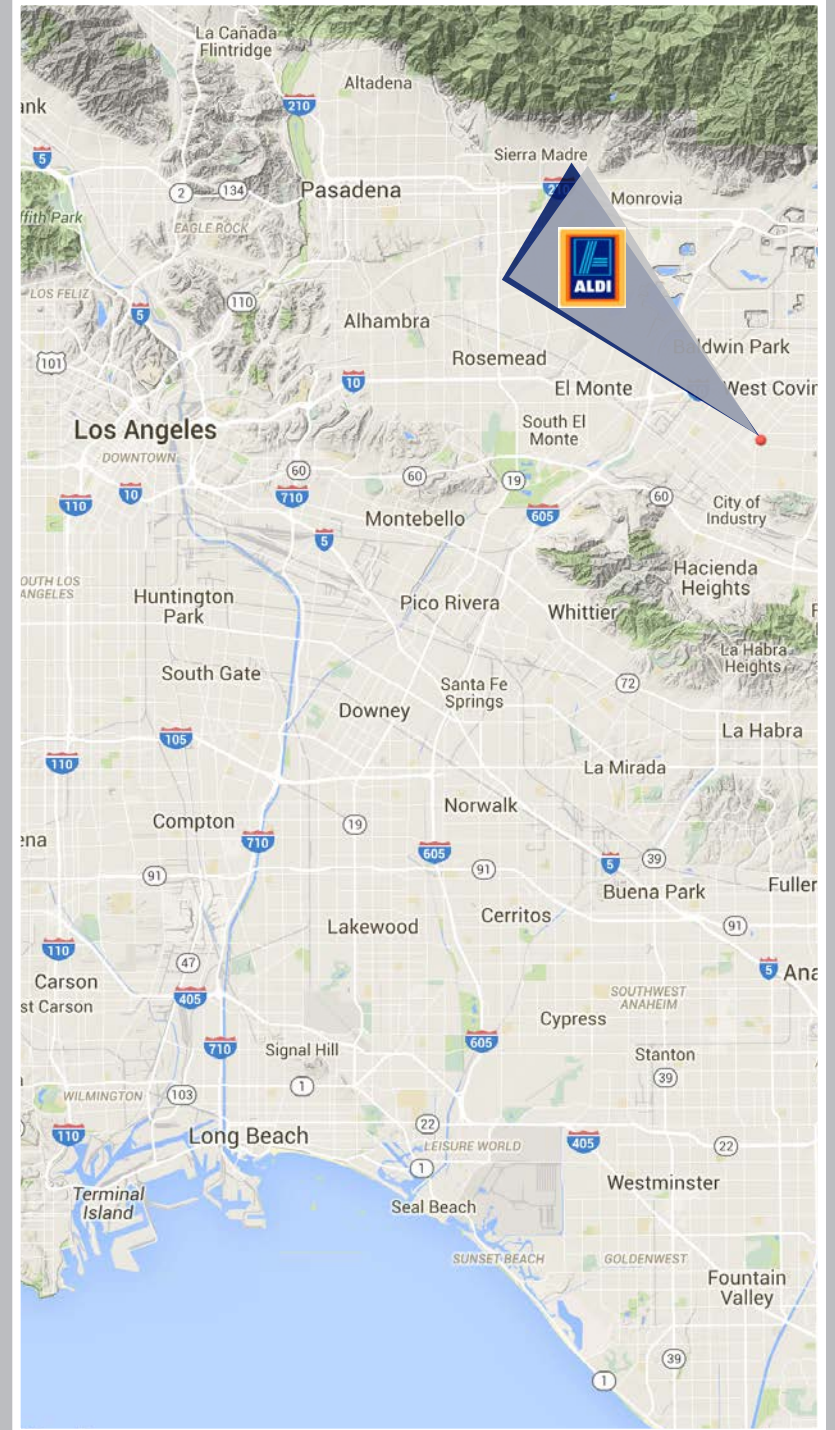
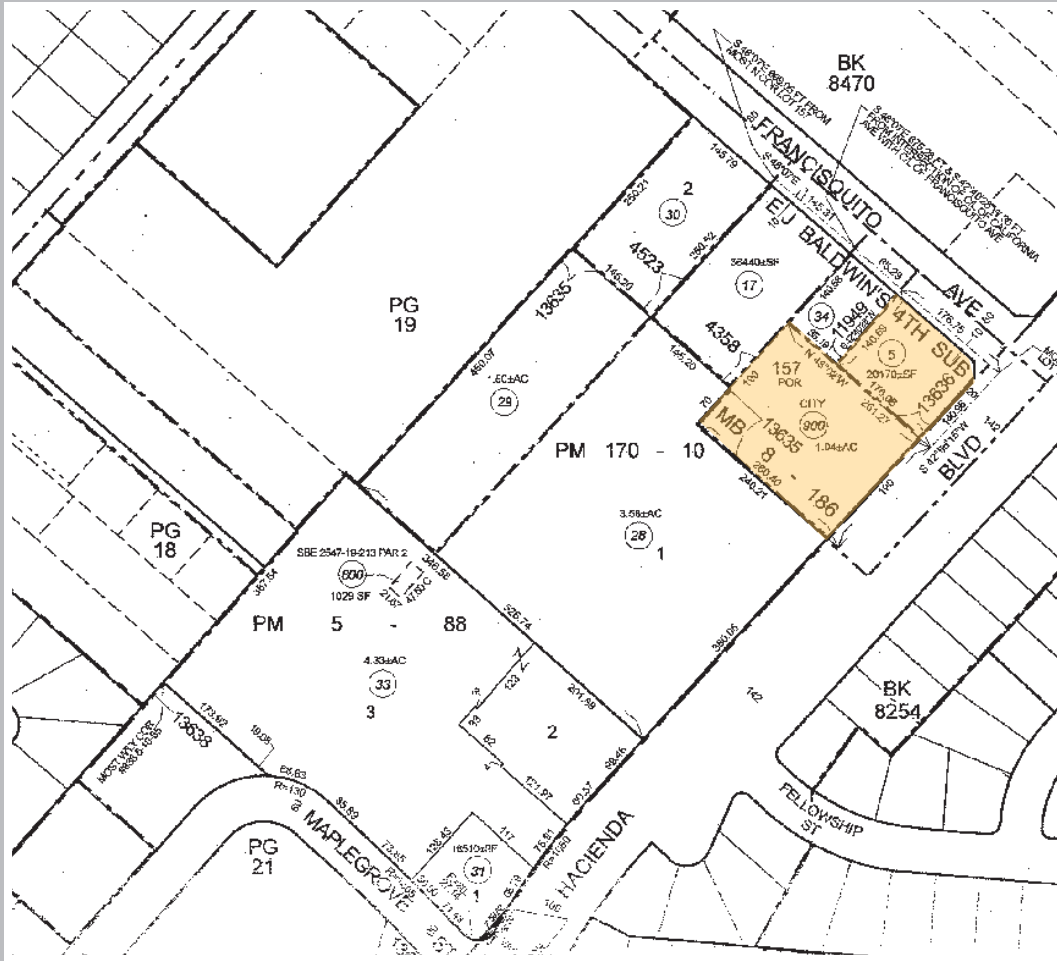
## INVESTMENT OVERVIEW

## PROPERTY SUMMARY | ALDI

ADDRESS:	1545 & 1559 N. Hacienda Blvd   La Puente, CA 91744
OFFERING PRICE	\$6,250,000
CURRENT NOI	\$265,000
CAP RATE	4.24%
PARKING	82 Spaces
TOTAL GLA	18,557 SF
TOTAL LAND (AC)	1.52
YEAR BUILT	2016
OWNERSHIP	Fee Simple
LEASE TYPE	NNN - Ground Lease
COMMENCEMENT	Earlier of 5/16/2016 or Opening for Business
INCREASES	10% Every 5 Years
REMAINING TERM	20 Years
OPTIONS	3-5 Year Options; 1-11 Month Option

## INVESTMENT HIGHLIGHTS

- New 20 year triple net ground lease with corporate guarantee: zero landlord responsibilities
- Brand new construction on large lot over 1.5 acres
- Free-standing building on own lot – no shared driveways or common areas
- Strong inflation hedge: 10% rent increases every 5 years
- Prime signalized corner location with traffic counts exceeding 54,000 cars/day
- Situated in primary retail corridor: neighboring tenants include Wal-mart, El Super Grocery Store, Ross, Food-4-Less, McDonald's, Dollar Tree, 99cents, and more
- Dense, infill LA County location with ideal demographics: over 225,000 people with an average household income exceeding \$72,000 in a 3-mile radius
- ALDI is one of the fastest growing supermarket chains in the U.S. serving more than 25 million shoppers per month, projected to open 650 new stores by 2018
- Extremely high barriers to entry in trade area



## LEASE OVERVIEW

## LEASE ABSTRACT

ADDRESS	1545 & 1559 N. Hacienda Blvd   La Puente, CA 91744
TENANT	Al California LLC dba Aldi
GUARANTOR	Aldi, Inc.
COMMENCEMENT DATE	Earlier of 5/2/2016 or Opening for Business
EXPIRATION DATE	May 15, 2036
LEASE TERM REMAINING	20 Years
RENEWAL OPTIONS	3-5 Year Options; 1-11 Month Option
CURRENT RENT	\$265,000
LEASE STRUCTURE	NNN - Ground Lease
LANDLORD RESPONSIBILITIES	None

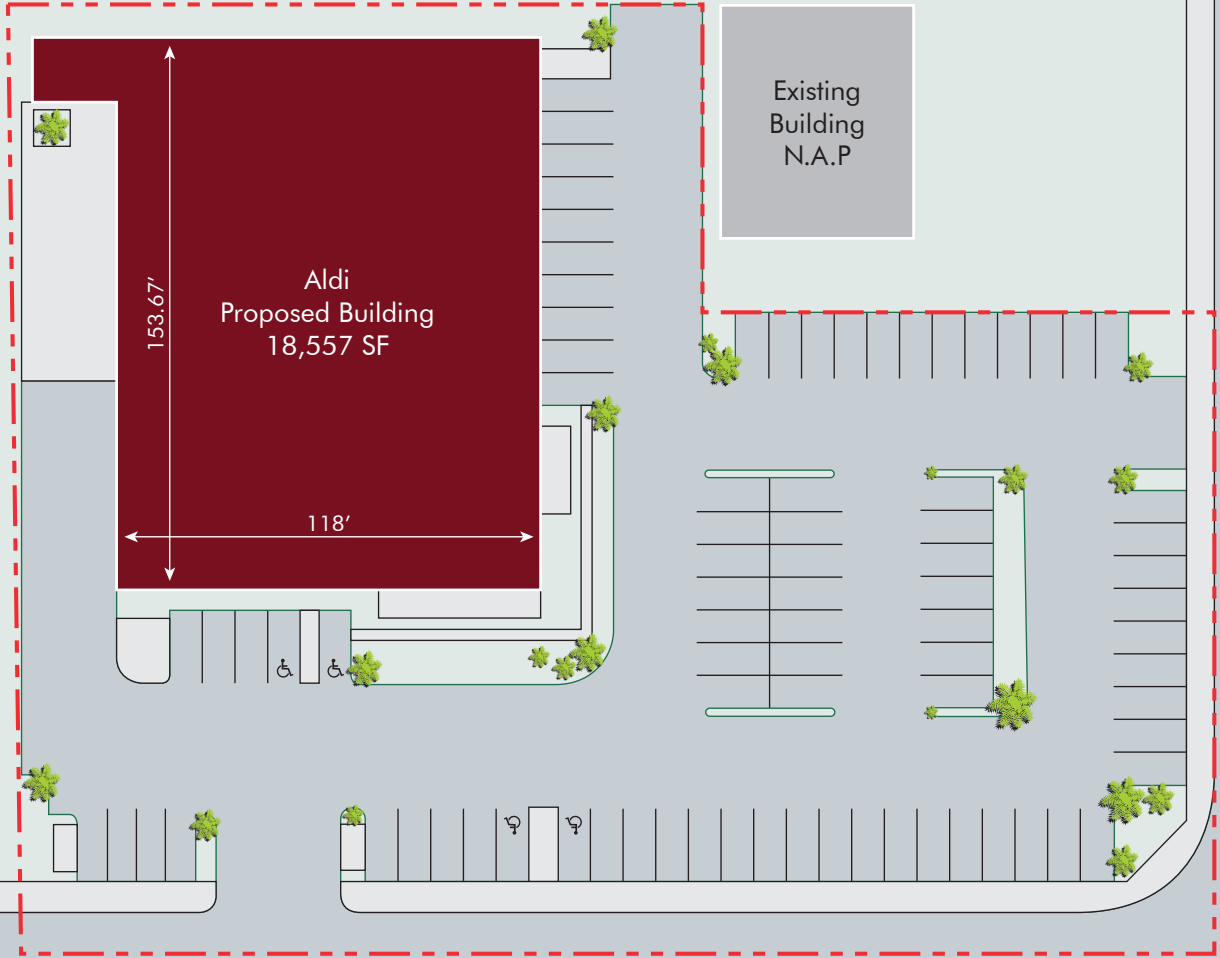
## PRICING ANALYSIS

PRICE	\$6,250,000
CURRENT NOI	\$265,000
CAP RATE	4.24%

## RENT SCHEDULE

YEARS	NOI	INCREASES
YEARS 1 - 5	\$265,000 per year	
YEARS 6 - 10	\$291,500 per year	10.00%
YEARS 11 - 15	\$320,650 per year	10.00%
YEARS 16 - 20	\$352,715 per year	10.00%
OPTION 1	\$387,987 per year	10.00%
OPTION 2	\$426,785 per year	10.00%
OPTION 3	\$469,464 per year	10.00%





HACIENDA BLVD

FRANCISQUITO AVE









## TENANT OVERVIEW

### ALDI COMPANY

Aldi is a leading global discount supermarket chain with almost 10,000 stores in 18 countries, with nearly 1,400 stores in the United States spread throughout 32 different states, and an estimated turnover of more than €50bn\*. ALDI is a leading discount supermarket chain and one of the largest privately owned companies. The company's vast expansion across the US can be attributed to the retailer's ability to deliver value—the highest-quality exclusive brands sold at the lowest possible price—to customers in an easy to navigate shopping environment.

ALDI currently serves more than 25 million customers per month, and that number continues to grow significantly. In addition to the chains 1,400 US stores, the company has an additional 8,600 stores in 17 other countries including France, Poland, Spain, Ireland, the United Kingdom and Australia amongst many others.

Aldi Nord is owner of the Trader Joe's chain, while Aldi Süd operates as "Aldi". Though already in the central and eastern portions of the US, Aldi Süd announced in early 2015 that it hopes to expand into the already highly competitive Southern California market where Aldi Nord's Trader Joes also resides. ALDI currently serves more than 25 million customers per month, and that number continues to grow significantly.

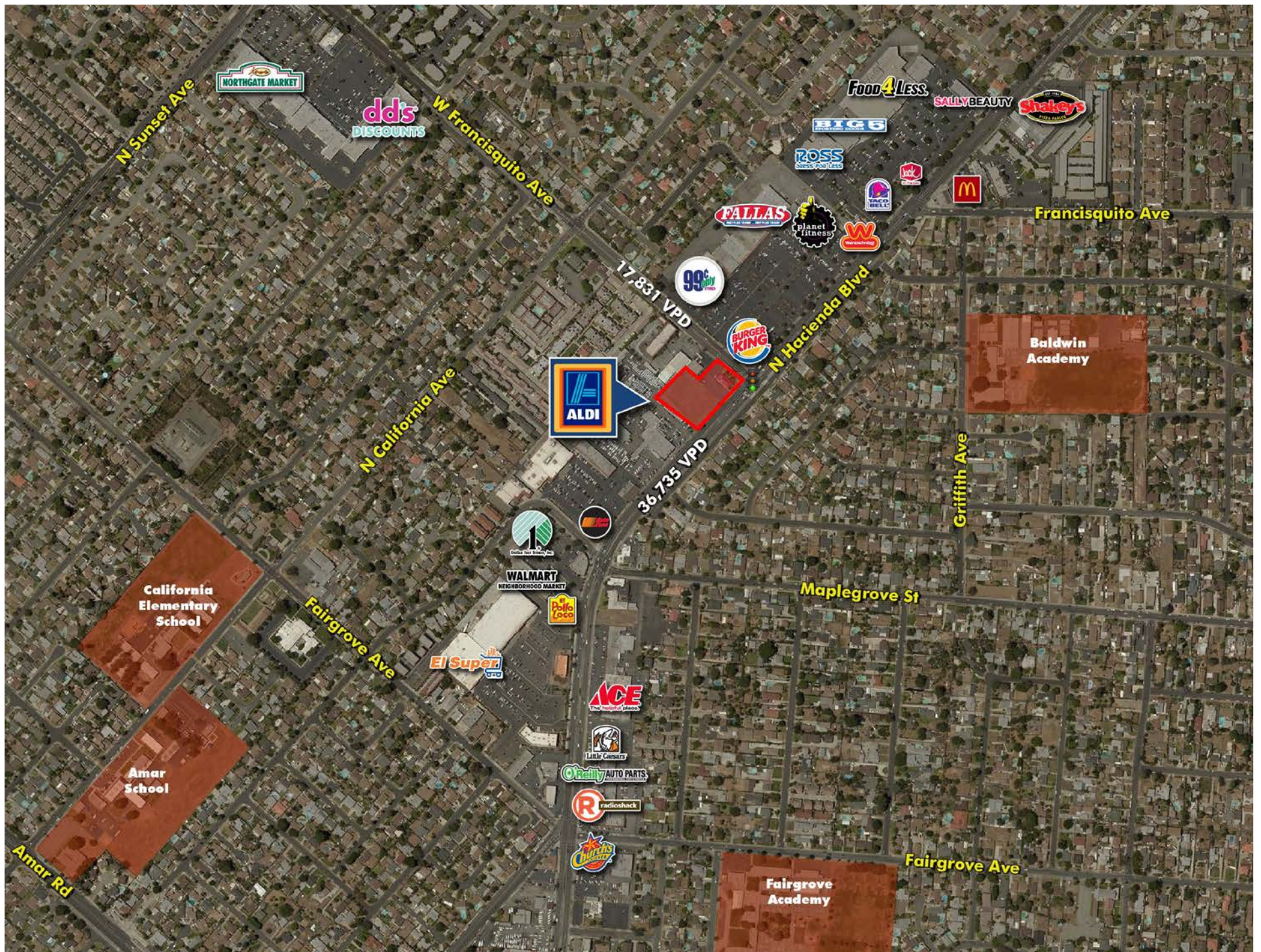


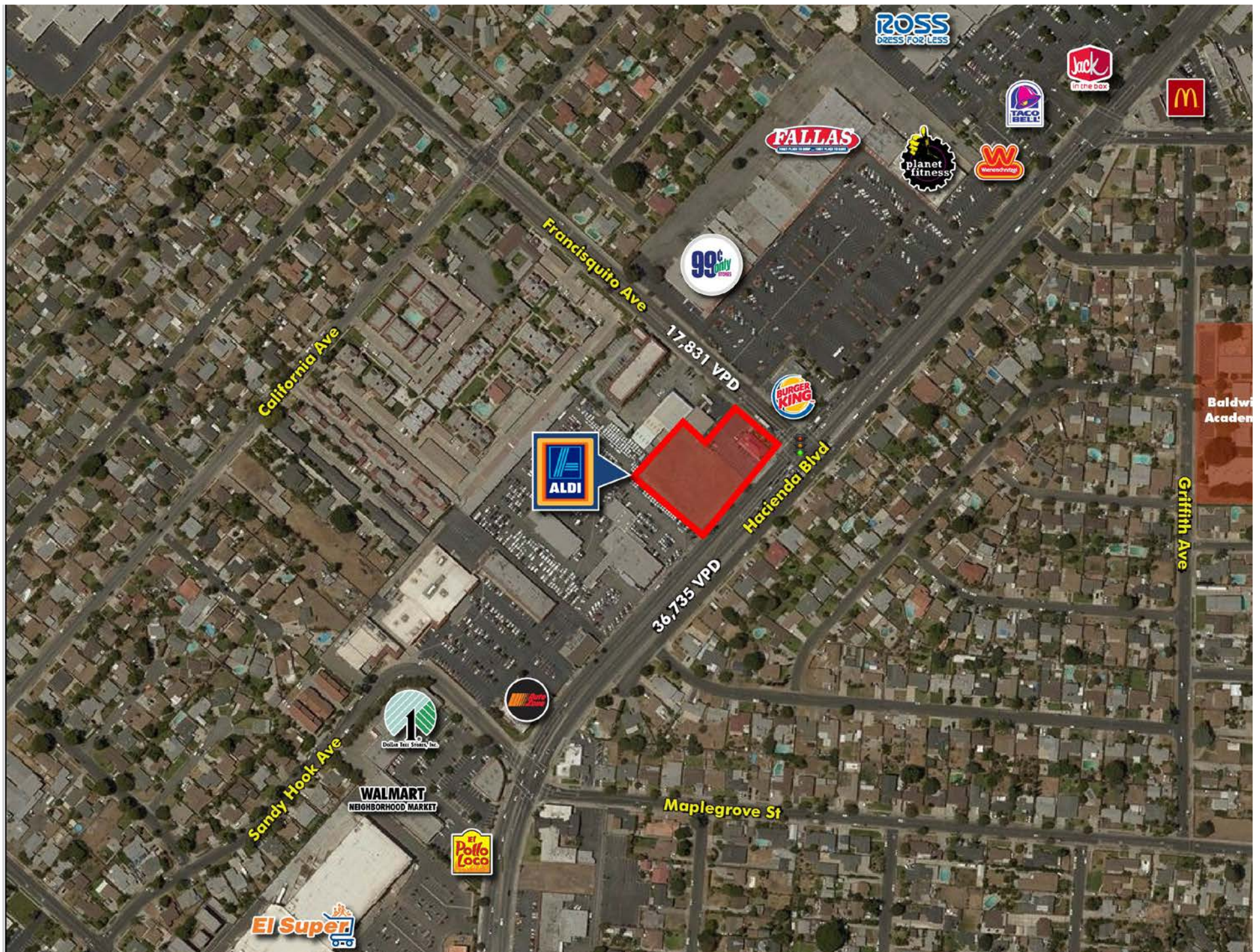
Representative photo

### ALDI

COMPANY TYPE	Private
HEADQUARTERS	Essen, Germany
FOUNDER	Karl Albrecht Sr
FOUNDED	1913
WEBSITE	www.aldi.us
LOCATIONS	9,600
REVENUE	\$57 Billion

\*Source: [www.bloomberg.com/bw/magazine/content/10\\_32/b4190025487272.htm](http://www.bloomberg.com/bw/magazine/content/10_32/b4190025487272.htm)





## AREA OVERVIEW

### CITY OF LA PUENTE

La Puente, California lies in Los Angeles County and is located 2 miles North East of Hacienda Heights, 12 miles North of Anaheim, and 20 miles east of downtown Los Angeles in the San Gabriel Valley. **Additionally, La Puente is neighbored by the City of Industry, an industrial suburb of Los Angeles that is home to over 2,500 businesses and 80,000 jobs.** The city is predominantly residential, serving as home to over 40,000 residents and **is known as a working-class town with the majority of its population being Hispanic.** Although the city is now heavily-urbanized, the area still has many historical landmarks such as the Workman and Temple Family Homestead Museum. The city is home to seventeen primary schools, the Everest College- City of Industry, and two libraries. Famous spots in the city include Star Theatre.



### LA COUNTY

LA County is the most populous county in the United States with a population of over 9,818,605. It is made up of 88 incorporated cities and approximately 140 unincorporated areas. The county is 4,083 square miles and is home to more than one quarter of all California residents. Los Angeles County borders 70 miles of the coast on the Pacific Ocean and includes mountain ranges, valleys, forests, islands, lakes, rivers, and desert.

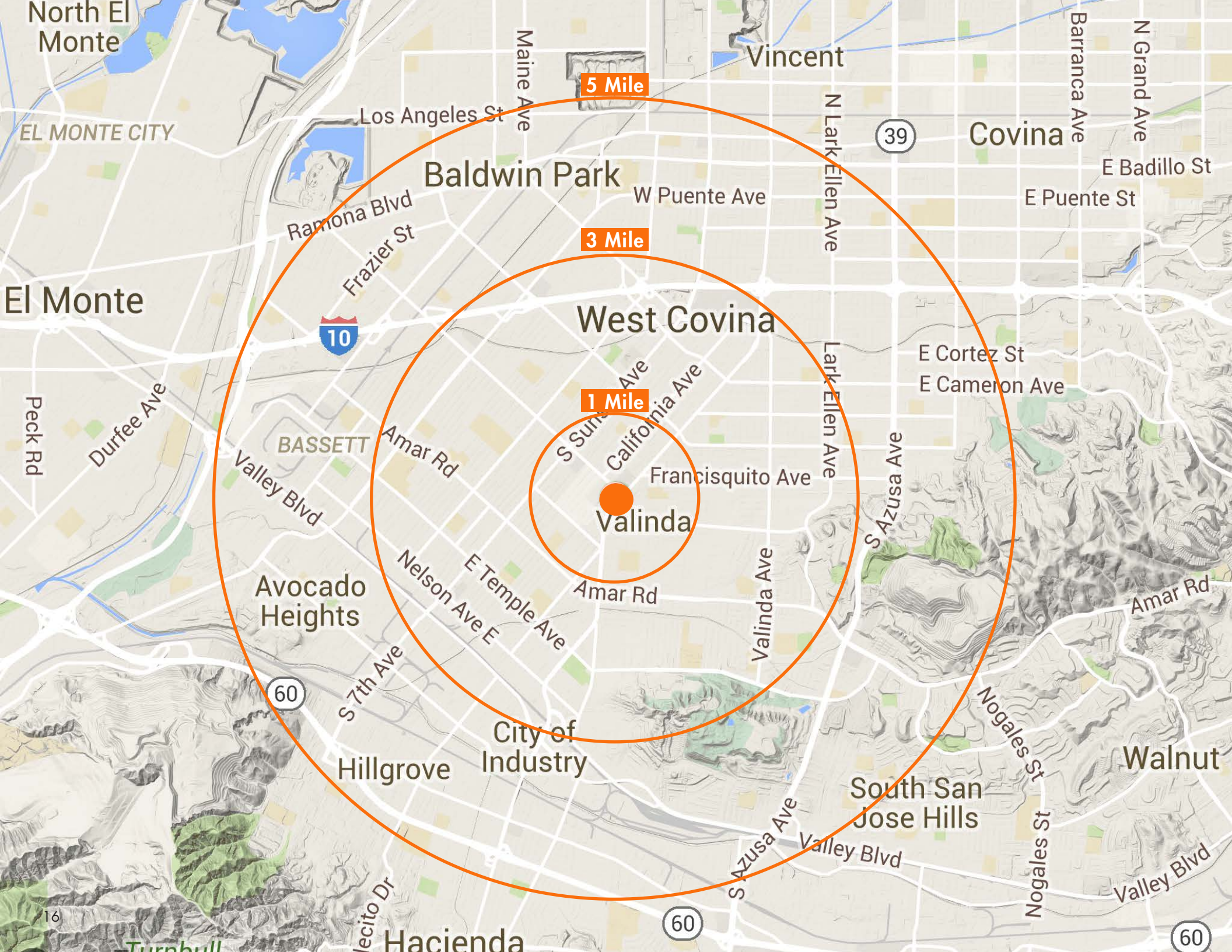
Los Angeles County is also known as being the entertainment capital of the world and home to some of the world's best-known landmarks and attractions. From tourist attractions like the Walk of Fame's collection of stars, the Chinese Theatre, The Hollywood Bowl, the Hollywood Sign to the Griffiths Observatory, the Getty Center, and the Walt Disney Concert Hall, Los Angeles County has it all. Los Angeles County is commonly associated with the entertainment industry as it is home to all 6 major film studios- Paramount Pictures, 21st Century Fox, Sony, Warner Bros, Universal Pictures, and Walt Disney Studios. Other major industries in Los Angeles County include international trade, music recording and production, and aerospace and professional services.

Los Angeles County is known for the annual Rose Parade, the Los Angeles County Fair, the Los Angeles County Museum of Art, The Los Angeles Zoo, The Natural History Museum of Los Angeles, the La Brea Tar Pits, and the Arboretum of Los Angeles. Tourist spots include Venice Beach know for its art, Santa Monica for its world famous pier, and Malibu for its pristine beaches. The county includes 87 parks, 344 miles of hiking trails, and 19 golf courses. The diverse

population of Los Angeles County today has led it to become the cultural hub of the Pacific Rim.

Los Angeles County today is home to people from 140 countries, speaking approximately 86 different languages. Los Angeles County offers as many one of a kind dining experiences a destination can offer, and is so diverse, that it's possible to dine around the world without ever leaving. Additionally, Los Angeles offers shopping for every individual, from the high fashion shops on Rodeo Drive to the beach side boutiques. Sports are also a big attraction, with famous venues like the Staples Center at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers play attracting sports fans to L.A. Los Angeles County is also home to several esteemed universities such as The University of Southern California, UCLA. Pepperdine University, Occidental College, and Loyola Marymount University.





5 Mile

3 Mile

1 Mile

Valinda

Baldwin Park

West Covina

North El Monte

EL MONTE CITY

El Monte

Vincent

Covina

Avocado Heights

City of Industry

South San Jose Hills

Walnut

Hacienda

Turnbull

16

60

60

39

60

North El Monte

EL MONTE CITY

El Monte

Vincent

Covina

Avocado Heights

City of Industry

South San Jose Hills

Walnut

Hacienda

Turnbull

16

60

60

39

60



## DEMOGRAPHICS

	ONE-MILE RADIUS	THREE-MILE RADIUS	FIVE-MILE RADIUS	
POPULATION	2015 ESTIMATED POPULATION	33,340	228,896	513,370
	2020 PROJECTED POPULATION	34,252	234,763	526,599
	2010 CENSUS POPULATION	32,697	224,913	504,367
	2000 CENSUS POPULATION	32,459	223,916	504,118
	GROWTH 2010-2015	1.97%	1.77%	1.79%
	GROWTH 2015-2020	2.73%	2.56%	2.58%
	2015 ESTIMATED MEDIAN AGE	33.79	33.77	34.60
	2015 ESTIMATED AVERAGE AGE	35.76	35.79	36.44
HOUSEHOLDS	2015 ESTIMATED HOUSEHOLDS	8,038	57,134	134,297
	2020 PROJECTED HOUSEHOLDS	8,260	58,649	137,949
	2010 CENSUS HOUSEHOLDS	7,879	56,088	131,677
	2000 CENSUS HOUSEHOLDS	7,850	55,593	130,508
	GROWTH 2010-2015	2.03%	1.86%	1.99%
	GROWTH 2015-2020	2.76%	2.65%	2.72%
	2015 EST. AVERAGE HOUSEHOLD SIZE	4.12	3.98	3.81
INCOME	2015 EST. AVERAGE HOUSEHOLD INCOME	\$68,475	\$72,373	\$74,188
	2020 PRJ. AVERAGE HOUSEHOLD INCOME	\$70,356	\$75,239	\$76,968
	2015 EST. MEDIAN HOUSEHOLD INCOME	\$60,037	\$59,591	\$58,920
RACE & ORIGIN	WHITE POPULATION	47.12%	46.50%	43.81%
	AFRICAN AMERICAN POPULATION	2.60%	2.28%	2.13%
	ASIAN POPULATION	15.33%	15.58%	21.10%
	PACIFIC ISLANDER	0.12%	0.16%	0.16%
	AMERICAN INDIAN / ALASKA NATIVE	1.06%	1.01%	0.93%
	OTHER RACE POPULATION	29.89%	30.61%	28.10%
	TWO OR MORE RACES POPULATION	3.87%	3.86%	3.78%



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