

# 2120 south *Fremont*

ALHAMBRA, CALIFORNIA



Marcus & Millichap  
BRANDON MICHAELS  
GROUP



# 2120 south *Fremont*

ALHAMBRA, CALIFORNIA

EXCLUSIVELY LISTED BY

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## TABLE OF CONTENTS

06

EXECUTIVE SUMMARY  
SECTION 1

14

AREA OVERVIEW  
SECTION 2

16

FINANCIAL ANALYSIS  
SECTION 3





# 2120 south Fremont

ALHAMBRA, CALIFORNIA



Granada Park

2120 S Fremont Ave

10 FREEWAY (214,000 VPD)

S FREMONT AVE (27,594 VPD)

US STORAGE Centers





# EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 2120 S Fremont Avenue, a 14,060 square foot 7-Eleven anchored "L" shaped strip center situated on 0.82 acres of land (35,925 SF) ideally located at the signalized corner of Fremont Avenue and Montezuma Avenue at the on and off ramp of the Interstate 10 Freeway in Alhambra, CA.

2120 S Fremont Avenue is 100% occupied by internet resistant tenants and restaurants. The center's (9) units average 1,604 SF ideal retail spaces that can appeal to a variety of uses. The current tenants have staggered leases with 37.32% expiring in 2026, 16.62% in 2027, 18.77% in 2028, 6.93% in 2029, and 20.37% after 2030, creating income stability. The seasoned tenancy has occupied the center in excess of 9 years, on average. The center is occupied by 50.3% regional and national tenants including 7-Eleven, Papa John's, and Michoacana. The current monthly rent is \$49,188.17 (\$3.41/SF) NNN with an additional \$1,458.00 per month from a cell tower, freeway sign, and seasonal TNT Fireworks stand. Ownership has received interest for EV charging stations and a double-sided digital billboard as additional income sources.

As a testament to the center's excellent fundamentals, 7-Eleven has anchored the property since 2007, more than 17 years. 7-Eleven recently completed a store renovation showing their commitment to the center. The tenant currently pays \$11,193.75/month (\$4.66/SF) NNN through 7/31/2027 with three (3) remaining five (5)-year options to extend. 7-Eleven is a global convenience store brand with more than 13,000 stores operated, franchised, or licensed in the US and Canada and more

than 84,000 globally. The convenience store chain was founded in 1927 and is now headquartered in Irving, Texas. While not publicly traded, it is a wholly owned subsidiary of Seven & I Holdings Co. in Japan trading under the ticker SVNDY. The company recently received an acquisition offer from the parent company of Circle K convenience stores for \$39 billion.

The subject property is located at the on and off ramp at Fremont Avenue of the Interstate 10 Freeway in Alhambra, CA. The property enjoys excellent visibility with approximately 320 and 110 feet of frontage along Fremont Avenue and Montezuma Avenue, respectively. As a result of its corner location, traffic counts exceed 27,000 vehicles per day with multiple points of egress/ingress along both Fremont Avenue and Montezuma Avenue, providing access to the property's fifty-seven (57) surface parking spaces (a ratio of 4.05 spaces per 1,000 SF). The center recently underwent a nearly \$1 million renovation with new HVACs, new transformer, electrical switchboard, tenant panels, electrical lines. The center now has ample power to satisfy tenant needs.

# PROPERTY HIGHLIGHTS

**\$10,200,000**

PRICE

**5.96%**

CURRENT CAP RATE

**4.05 SPACE(S) PER 1000**

PARKING RATIO

**14,060 SF**

BUILDING SF

**6.07%**

2025 CAP RATE

**S FREMONT AVE & MONTEZUMA AVE**

CROSS STREETS

**35,925 SF**

LOT SIZE

**1977**

YEAR BUILT

**27,594 VPD**

TRAFFIC COUNTS

**\$725**

PRICE/SF (BLDG)

**CMU**

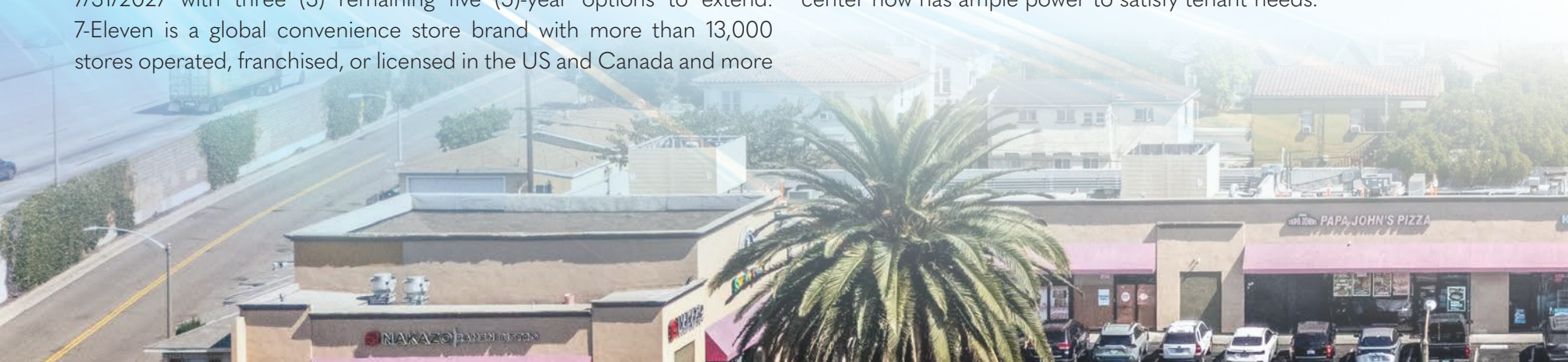
ZONING

**\$284**

PRICE/SF (LAND)

**57 SPACES**

PARKING SPACES





# RARE 7-ELEVEN

Anchored "L" Shaped Strip Center With Seasoned Tenant Mix

- **"L" shaped strip center**

A 14,060 SF nine (9) unit strip center on 0.82 acres of land (35,925 SF)

- **Stable Mix of Tenants**

100% occupied by internet resistant tenants and restaurants

- **NNN Leases**

The tenants are on NNN leases and responsible to reimburse their pro rata share of operating expenses

- **Signalized Corner and Freeway Location**

Ideally located at the signalized corner of Fremont Avenue and Montezuma Avenue at the on and off ramp of the Interstate 10 Freeway

- **Current Income**

Monthly rent is \$49,188.17 (\$3.41/SF) with an additional \$1,458.00 per month from a cell tower, freeway sign, and seasonal TNT Fireworks stand

- **Future Potential Income Streams**

Ownership has received interest for EV charging stations and a double-sided digital billboard as additional income sources

- **Newly Renovated Center**

The center recently underwent a nearly \$1 million renovation with new HVACs, new transformer, electrical switchboard, tenant panels, electrical lines. The center now has ample power to satisfy tenant needs.

- **Regional and National Tenant Mix**

The center is occupied by 50.3% regional and national tenants including 7-Eleven, Papa John's, and Michoacana



# 7-ELEVEN IS THE GOLD STANDARD

In Convenience Stores

- **7-Eleven Corporate Credit**

7-Eleven occupies the 2,400 SF end cap space

- **History of Successful Operations**

The convenience store operator has occupied the property since 2007, more than 17 years

- **Store Renovation**

7-Eleven recently completed a store renovation showing their commitment to the center

- **Current Rent**

7-Eleven pays \$11,193.75/month (\$4.66/SF) NNN through 7/31/2027 with three (3) remaining five (5)-year options to extend

- **Global Footprint**

7-Eleven is a global convenience store brand with more than 13,000 stores operated, franchised, or licensed in the US and Canada and more than 84,000 globally





# NEIGHBORHOOD SERVING

Alhambra, CA Location Directly off the 10 Freeway

- **Interstate 10 Freeway**

2120 S Fremont Avenue is highly visible to the Interstate 10 Freeway's more than 214,000 vehicles per day and is positioned at the on and off ramp to the freeway

- **Access to Nearby Amenities**

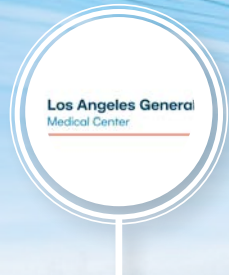
Less than one (1) mile from California State University Los Angeles, a state university with an enrollment in excess of 20,000 students, The Alhambra, a more than 460,000 square foot business center, and proximate to a Costco and Target anchored regional shopping center

- **Proximate to the Urban Core of Los Angeles**

The subject property is less than six (6) miles from Downtown Los Angeles via the 10 Freeway

- **Submarket Rent Growth**

In the Western San Gabriel Valley, annual rent growth averages 3.0% in excess of the 2.2% average annual rent growth for the Great Los Angeles submarket, per CoStar



2120 south  
*Fremont*  
ALHAMBRA, CALIFORNIA

10 FREEWAY (214,000 VPD)

MONTEZUMA AVE

S FREMONT AVE (27,594 VPD)



# STRONG IMMEDIATE

Demographics with Dense Surrounding Population

- **Dense Nearby Population**

Population of more than 23,600 people within one mile of the subject property, 271,600 people within three miles, and 682,900 people within five miles

- **Average Household Incomes**

Immediate submarket boasts a strong average household income within one, three, and five miles is \$103,600, \$94,400, and \$96,700, respectively

- **Median Household Incomes**

Median income within one, three, and five miles \$79,200, \$71,800, and \$72,400, respectively

- **Household Density**

There are over 22,400 households within one mile of the subject property, and over 84,700 households within three miles

- **High Median Home Values**

The median home value in the immediate area is \$720,000

- **Businesses and Consumer Spending**

More than 3,800 businesses within a 1-mile radius of the property with a combined annual spending of \$648 million



# ALHAMBRA, CALIFORNIA

**Alhambra, CA**, is a vibrant city located in Los Angeles County, characterized by its diverse community and rich cultural heritage. Offering a suburban feel, Alhambra combines residential areas with a variety of commercial and historical sites. The city features an eclectic mix of architectural styles, from early 20th-century buildings to modern developments, all of which contribute to its unique charm. Bordered by San Gabriel to the east, Monterey Park to the south, South Pasadena to the west, and Los Angeles to the northwest, Alhambra enjoys a strategic location that enhances its accessibility and community ties. Nearby cities also enrich Alhambra's character; for example, Monterey Park is known for its vibrant Asian dining scene, while South Pasadena boasts a quaint, small-town atmosphere with its own historic architecture and a strong emphasis on local businesses.

Alhambra itself is home to several notable attractions, such as the Alhambra Historic District, which showcases beautiful architecture and historical significance, and Alhambra Park, a large green space perfect for recreation and family activities. The city's thriving culinary scene features a variety of restaurants, reflecting its cultural diversity, with numerous options along Main Street. Additionally, the Alhambra Performing Arts Center offers cultural events and performances, enhancing the city's artistic landscape.

The city is well-equipped with amenities, including shopping centers like Alhambra Marketplace and local boutiques that cater to a wide range of tastes. Healthcare services are readily available through facilities such as Alhambra Hospital Medical Center. Alhambra is well-connected via major roadways, including the I-10 and I-710 freeways, which provide easy access to downtown Los Angeles and other areas. Public transportation options, including the Metro Gold Line and various bus services, further enhance mobility for residents and visitors.

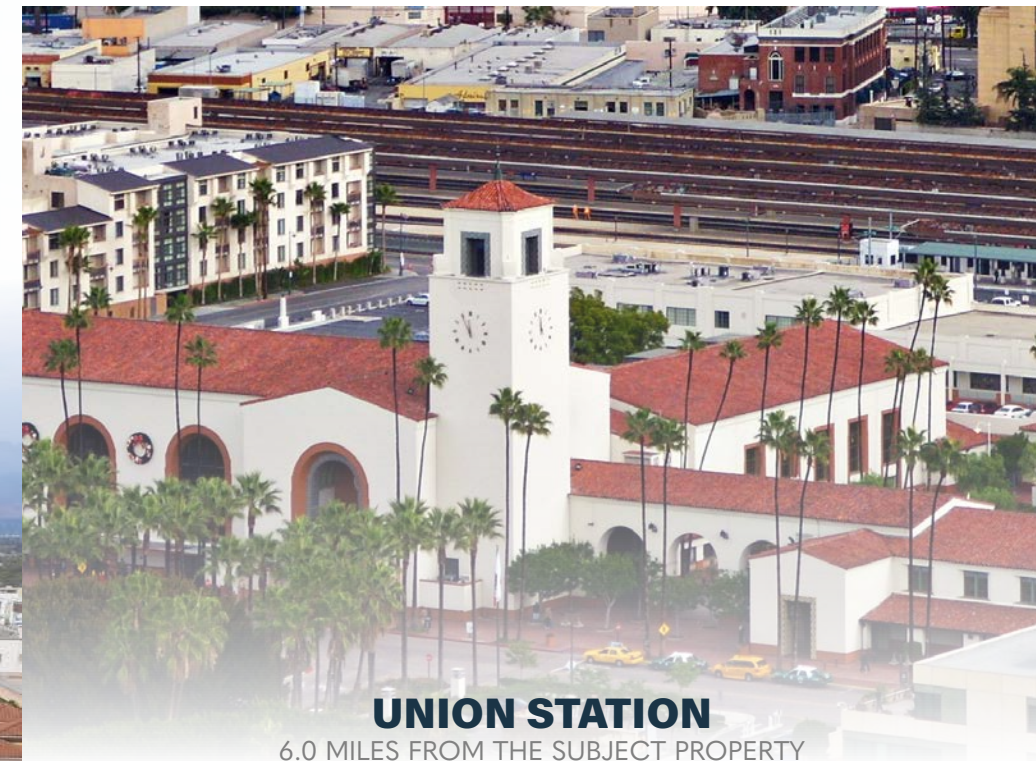
With several public and private schools, Alhambra offers educational opportunities for families, while nearby institutions in neighboring cities expand these options further. The city hosts a range of community events throughout the year, such as cultural festivals and farmers' markets, which foster community engagement and celebration of diversity. The local housing market features a mix of single-family homes, apartments, and condominiums, making Alhambra appealing to a wide array of residents. Overall, Alhambra is a thriving city that combines cultural richness, accessibility, and a strong sense of community, making it an attractive place to live, work, and explore.



**CAL STATE LOS ANGELES**  
0.9 MILES FROM THE SUBJECT PROPERTY



**LA GENERAL MEDICAL CENTER**  
4.0 MILES FROM THE SUBJECT PROPERTY



**UNION STATION**  
6.0 MILES FROM THE SUBJECT PROPERTY



**DODGER STADIUM**  
7.9 MILES FROM THE SUBJECT PROPERTY





**DOWNTOWN LA**

6.8 MILES FROM THE SUBJECT PROPERTY



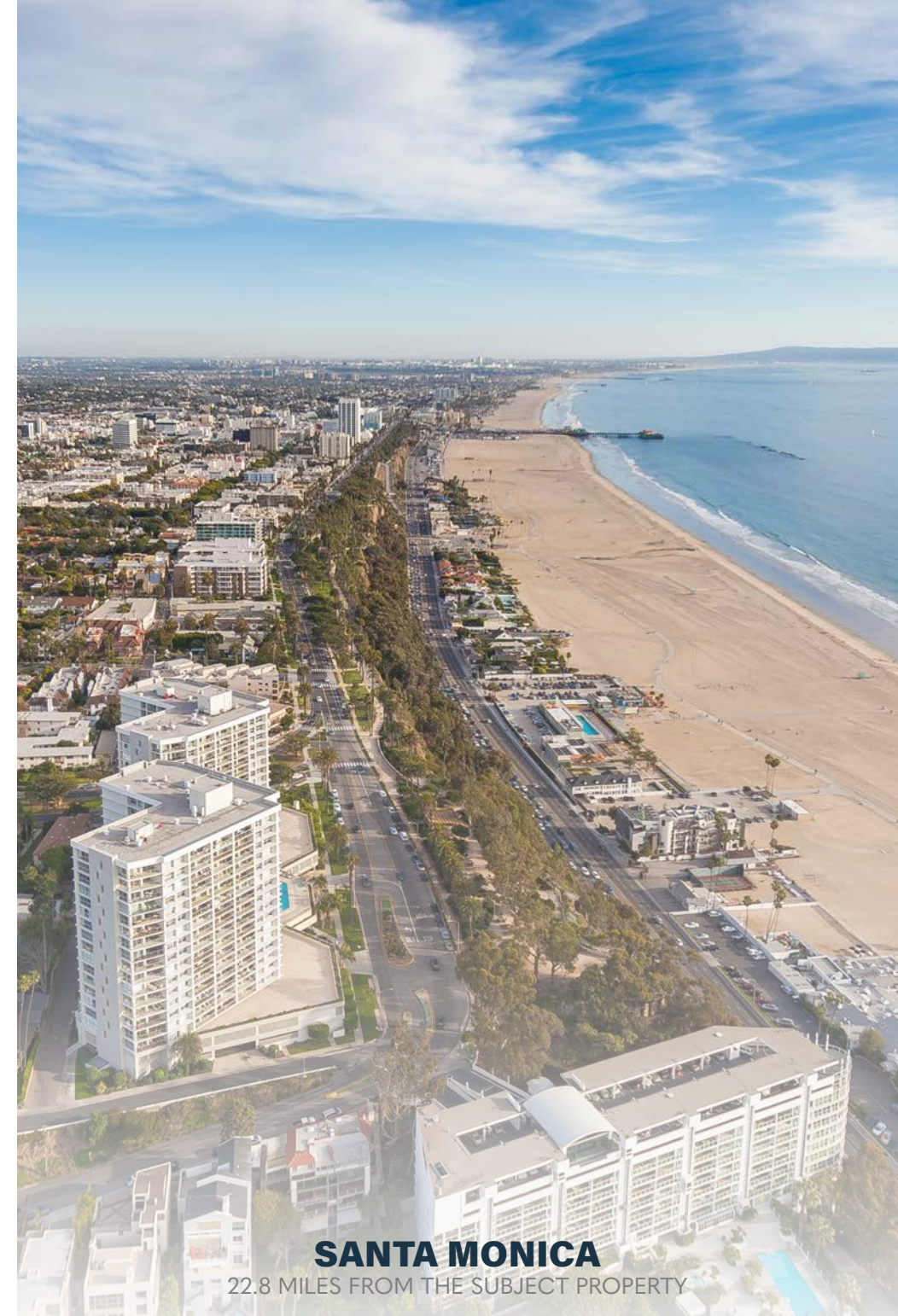
**L.A. LIVE**

8.7 MILES FROM THE SUBJECT PROPERTY



**UNIVERSITY OF SOUTHERN CALIFORNIA**

11.9 MILES FROM THE SUBJECT PROPERTY



**SANTA MONICA**

22.8 MILES FROM THE SUBJECT PROPERTY

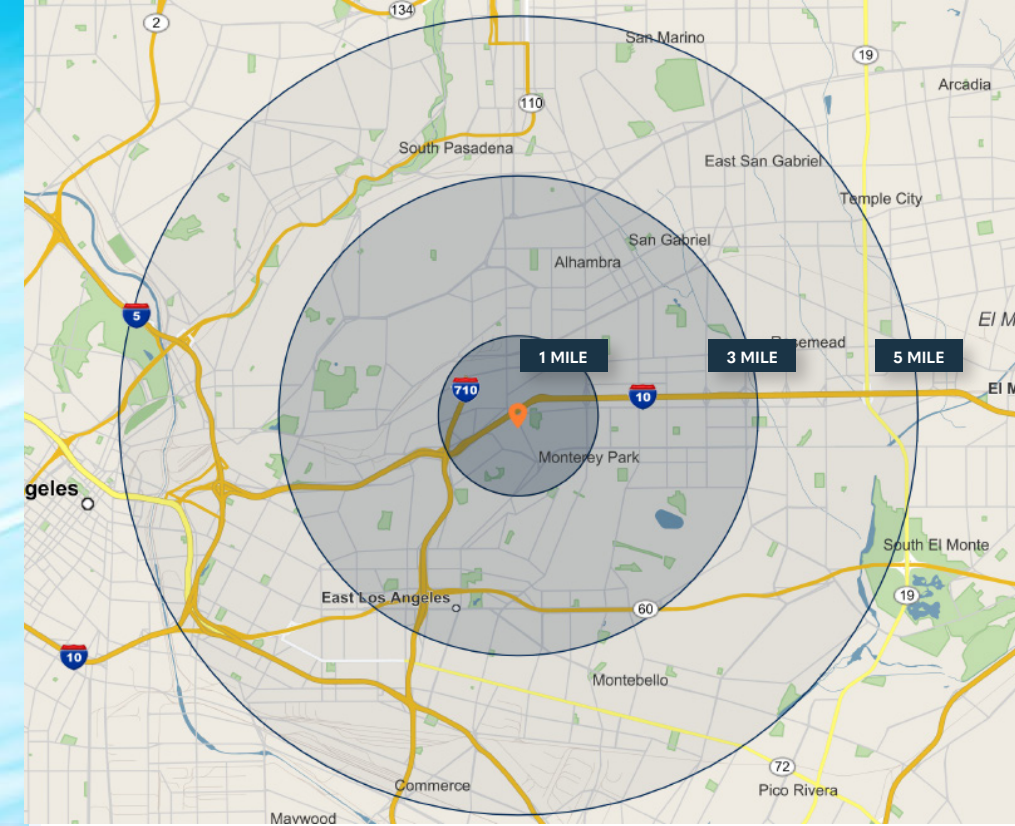


# DEMOGRAPHICS ALHAMBRA, CA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	23,600	271,600	682,900
 Households	8,100	88,000	217,100
 Average Household Income	\$103,600	\$94,400	\$96,700
 Median Household Income	\$79,200	\$71,800	\$72,400

## DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	23,600	271,600	682,900
Households	8,100	88,000	217,100
Average Household Size	2.9	3	3
Median Age	44	40.4	39.4
Owner Occupied Households	4,300	36,800	87,100
Renter Occupied Households	3,400	47,900	121,300
Average Household Income	\$103,600	\$94,400	\$96,700
Median Household Income	\$79,200	\$71,800	\$72,400
Businesses	900	10,200	34,700





# RENT ROLL

## TENANT INFORMATION

UNIT	TENANT	SF	FLOOR	%	LEASE START	LEASE EXP.	INCREASES	OPTIONS	
2120	Golden Chicken Nakazo	940	1	6.5%	10/1/2014	1/31/2026	3.0% Annually, Feb	1 x 10yr	
2122	The Spot Smoke Shop	1,600	1	11.1%	6/1/2023	7/1/2028	+\$105.75/Month, Annually	1 x 5yr, FMV	
2128-2130	Michoacana Ice Cream	3,449	1	23.9%	1/1/2018	5/1/2026	5.0%, 1/1/2026	-	
2132	Chicken & Waffles	1,000	1	6.9%	8/24/2024	3/1/2029	3% Annually, Oct	1 x 5yr, FMV	
2134-2136	Papa Johns Pizza	1,420	1	9.8%	9/8/2009	10/1/2034	3.0% Annually, Oct	2 x 5yr	
2140	King Donut	1,110	1	7.7%	12/1/2012	8/31/2028	4.0% Annually, Jan	2 x 5yr	
2142	On My Nails & Salon	1,271	1	8.8%	9/6/2023	8/30/2034	3.0% Annually, Aug	2 x 10yr, 3%	
2146-2148	Koji Brazilian Jiu Jitsu	1,000	1	6.9%	12/8/2021	11/30/2026	3.5% Annually, Dec	1 x 5yr, 3%	
2150	7 Eleven	2,400	1	16.6%	9/6/2007	7/31/2027	In Options	3 x 5yr, 12.5% Every 5 Years	
Parking Lot	TNT Fireworks	-	1	0.0%	7/1/2009	7/1/2030*	-	-	
Cell Tower	Crown Castle Cellular	250	1	1.7%	12/5/2012	12/5/2035	Per Revenue Share	2 x 25yr, 1 x 24yr	
Freeway Sign	Sign	-	1	0.0%	3/1/2010	3/1/2026	-	-	
		<b>14,440</b>		<b>100.0%</b>					

UNIT	TENANT	RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	LEASE TYPE	2025 RENT	2025 RENT/SF	2025 LEASE TYPE
2120	Golden Chicken Nakazo	\$6,242.55	\$6.64	10.05 Year(s)	1.30 Year(s)	NNN	\$6,429.83	\$6.84	NNN
2122	The Spot Smoke Shop	\$3,630.75	\$2.27	1.38 Year(s)	3.71 Year(s)	NNN	\$3,736.50	\$2.34	NNN
2128-2130	Michoacana Ice Cream	\$10,342.80	\$3.00	6.79 Year(s)	1.54 Year(s)	NNN	\$10,342.80	\$3.00	NNN
2132	Chicken & Waffles	\$4,600.00	\$4.60	0.14 Year(s)	4.38 Year(s)	NNN	\$4,738.00	\$4.74	NNN
2134-2136	Papa Johns Pizza	\$4,239.29	\$2.99	15.11 Year(s)	9.97 Year(s)	NNN	\$4,366.47	\$3.07	NNN
2140	King Donut	\$3,633.81	\$3.27	11.88 Year(s)	3.88 Year(s)	NNN	\$3,779.16	\$3.40	NNN
2142	On My Nails & Salon	\$3,089.55	\$2.43	1.11 Year(s)	9.88 Year(s)	NNN	\$3,182.24	\$2.50	NNN
2146-2148	Koji Brazilian Jiu Jitsu	\$2,215.67	\$2.22	2.85 Year(s)	2.13 Year(s)	NNN	\$2,293.22	\$2.29	NNN
2150	7 Eleven	\$11,193.75	\$4.66	17.12 Year(s)	2.79 Year(s)	NNN	\$11,193.75	\$4.66	NNN
Parking Lot	TNT Fireworks	\$475.00	-	15.30 Year(s)	5.71 Year(s)	Gross	\$546.25	-	Gross
Cell Tower	Crown Castle Cellular	\$133.00	-	11.87 Year(s)	11.15 Year(s)	Gross	\$133.00	-	Gross
Freeway Sign	Sign	\$850.00	-	14.64 Year(s)	1.38 Year(s)	Gross	\$850.00	-	Gross
		<b>\$49,188.17</b>	<b>\$3.41</b>	<b>9.02 Year(s)</b>	<b>4.82 Year(s)</b>		<b>\$50,061.96</b>	<b>\$3.47</b>	

\*TNT Fireworks lease expires 7/1/2025 but they have recently expressed interest in extending their lease. Ownership expects rent to increase 15% on 7/1/2025.

# OPERATING EXPENSES

OPERATING EXPENSES	PER YEAR	PER SF
Property Taxes @ 1.25%	\$127,500	\$9.07/SF
Management	\$23,610	\$1.68/SF
Insurance	\$12,402	\$0.88/SF
Electricity	\$3,129	\$0.22/SF
Water & Sewer	\$9,450	\$0.67/SF
Trash Service	\$24,402	\$1.74/SF
Pest Control	\$1,535	\$0.11/SF
Day Porter	\$5,000	\$0.36/SF
Parking Lot Paving Repairs	\$5,500	\$0.39/SF
Maintenance Expense	\$7,554	\$0.54/SF
<b>TOTAL EXPENSES</b>	<b>\$220,082</b>	<b>\$15.65</b>
<b>EXPENSES/SF/MONTH</b>		<b>\$1.30</b>

## OPERATING DATA

	CURRENT	2025
Scheduled Lease Income:	\$590,258	\$600,744
CAM Reimbursement:	\$220,082	\$220,501
Additional Income:	\$17,496	\$18,351
Effective Gross Income:	\$827,836	\$839,596
Expenses:	\$220,082	\$220,501
<b>NET OPERATING INCOME:</b>	<b>\$607,754</b>	<b>\$619,095</b>

# 2120 south Fremont

ALHAMBRA, CALIFORNIA

**\$10,200,000**

PRICE

**1977**

YEAR BUILT

**14,060 SF**

BUILDING SF

**CMU**

ZONING

**35,925 SF**

LOT SIZE

**57 SPACES**

PARKING SPACES

**\$725**

PRICE/SF (BLDG)

**4.05 SPACE(S) PER 1000**

PARKING RATIO

**\$284**

PRICE/SF (LAND)

**S FREMONT AVE & MONTEZUMA AVE**

CROSS STREETS

**5.96%**

CURRENT CAP RATE

**27,594 VPD**

TRAFFIC COUNTS

**6.07%**

2025 CAP RATE



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