

QSR/SINGLE-TENANT NNN LEASED INVESTMENT FOR SALE



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

PROPERTY VALUE
~~\$1,750,000~~
\$1,275,000

EXCLUSIVELY LISTED BY

Tai Ngo, CCIM

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13844 E. Imperial Hwy

La Mirada CA 90638

INVESTMENT HIGHLIGHTS

- Freestanding Single-Tenant NNN Leased Investment
- Quick Service Fast Food with Drive Through
- Investment is Priced on Land-Value at \$48 PLSF
- In-Place Rents in Place are Below Market
- 10+ Years of In-Place Tenancy
- Leased Fee Ownership
- Minimal Landlord Responsibilities
- First Time on Market for Sale in Generations
- Traffic Counts in Excess of 28,000+ Cars Per Day
- Dense Infill Demographics with Population of 546,000+ in a 5 Mile Radii



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PROPERTY DESCRIPTION

Legal Address:	13844 E Imperial Highway La Mirada (Santa Fe Springs)
Building Area: *According to Title and County Assessor's	±2,016 Sq. Ft.
Lot Area:	±26,825 Sq. Ft.
Year Built:	1957 / 1960
APN:	8044-030-002
Frontage:	85' Along Imperial Highway
Traffic Counts:	28,000 + Cars Per Day
Zoning:	Imperial Highway Specific Plan (Mixed Use)

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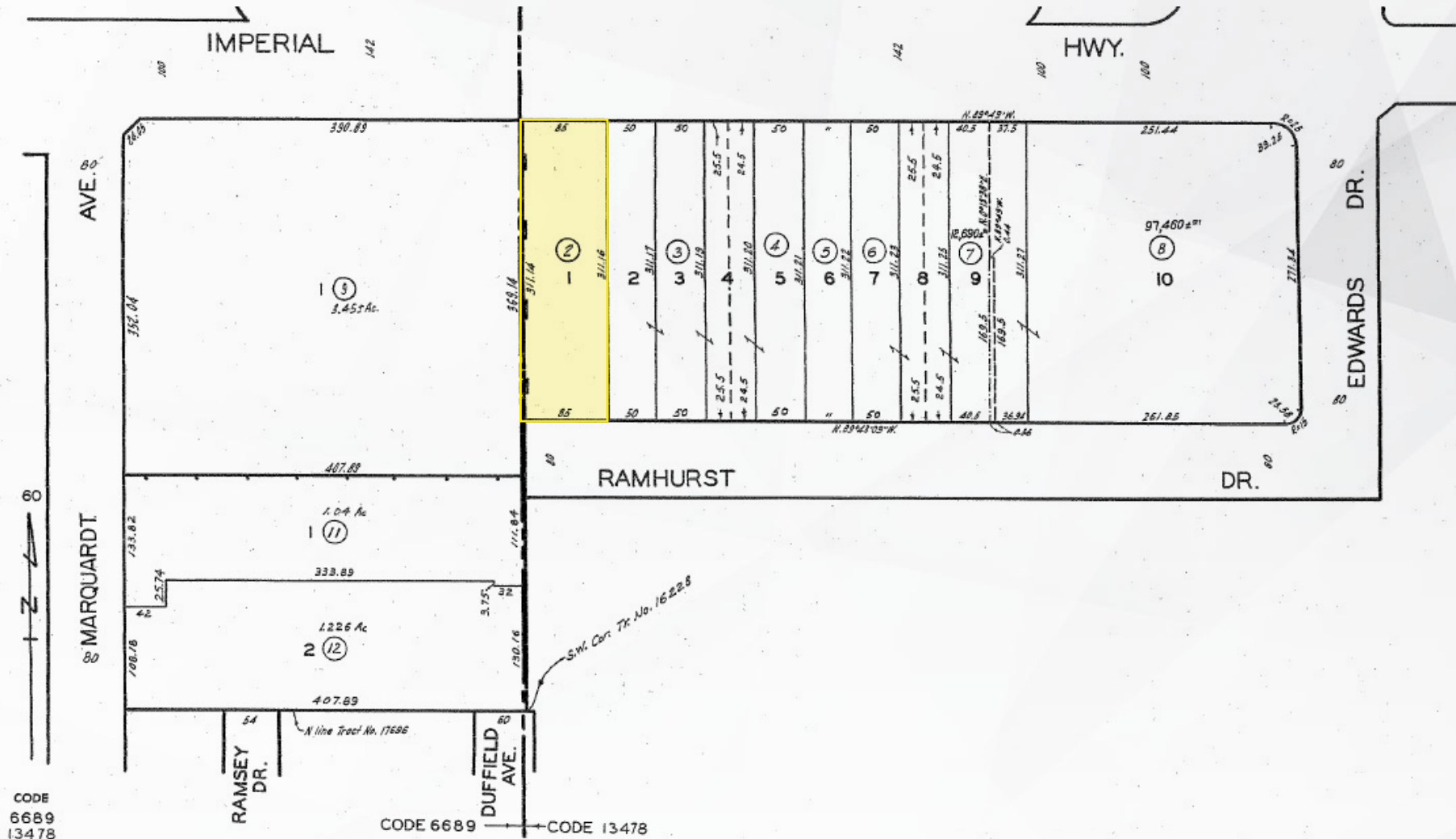
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PARCEL MAP



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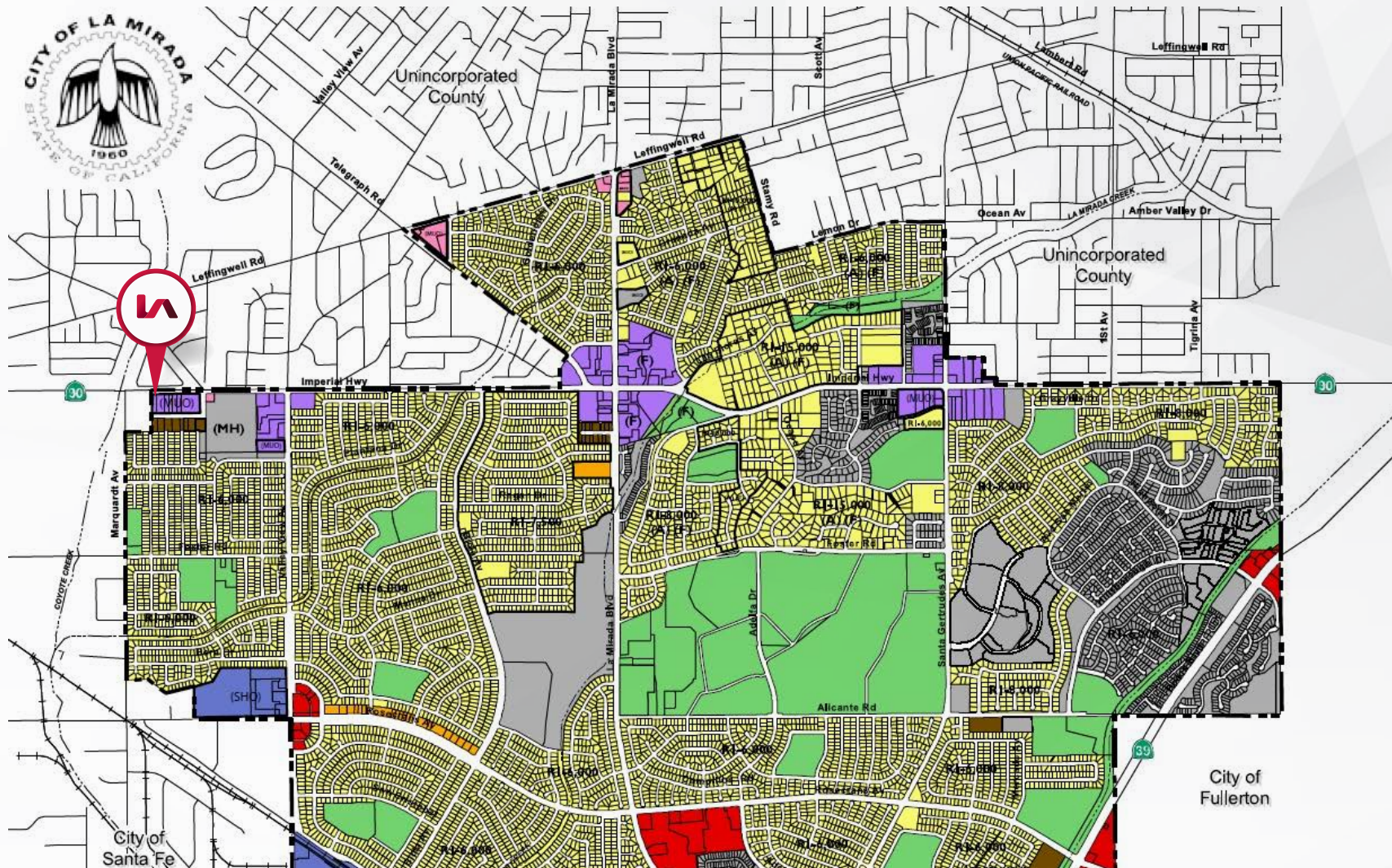
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ZONE MAP



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AERIAL PHOTO



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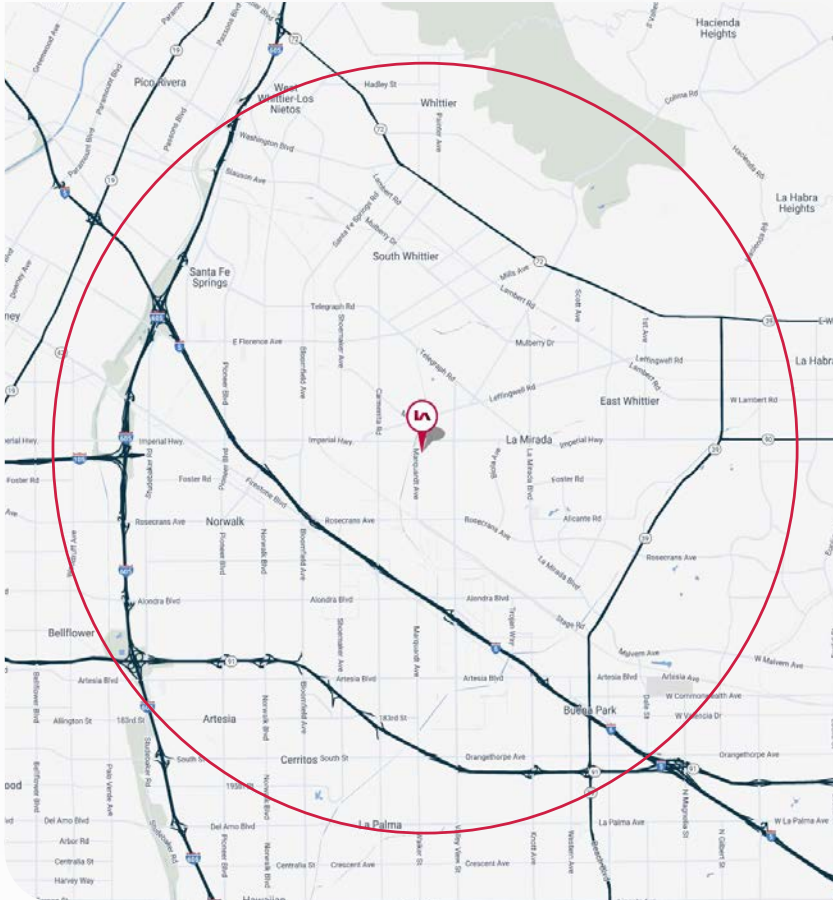
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DEMOGRAPHICS



Key Facts

546,989
Population



166,303
Households

37.0

Median Age

\$75,615
Median Disposable Income

Income



\$92,621
Median Household
Income



\$36,882
Per Capita Income



\$202,755
Median Net Worth

Education

14%



No High
School
Diploma

26%



High School
Graduate

28%



Some
College

32%



Bachelor's/Grad/Prof
Degree

Employment



66%

White Collar



23%

Blue Collar

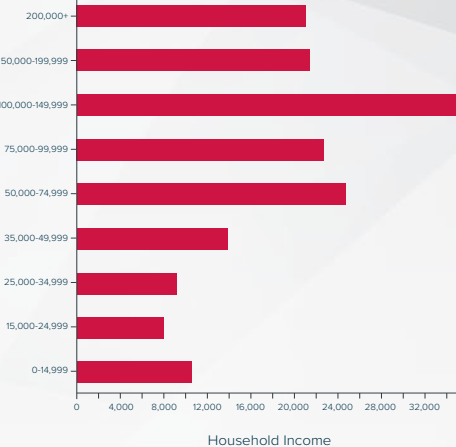


14%

Services

4.1%

Unemployment
Rate



Source: Esri. The vintage of the data is 2023, 2028.

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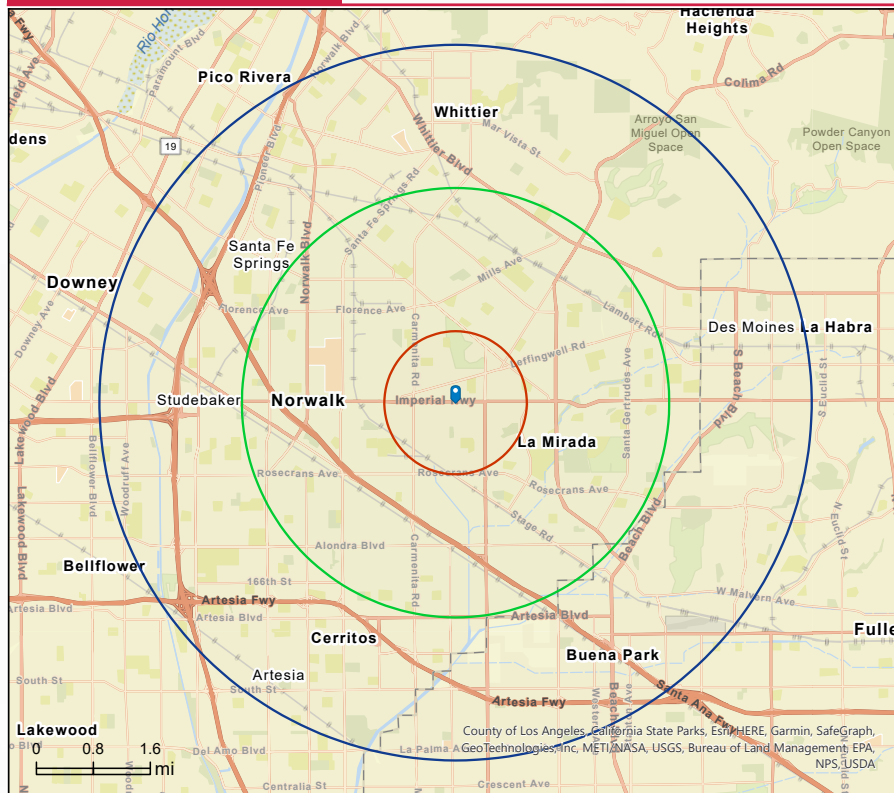
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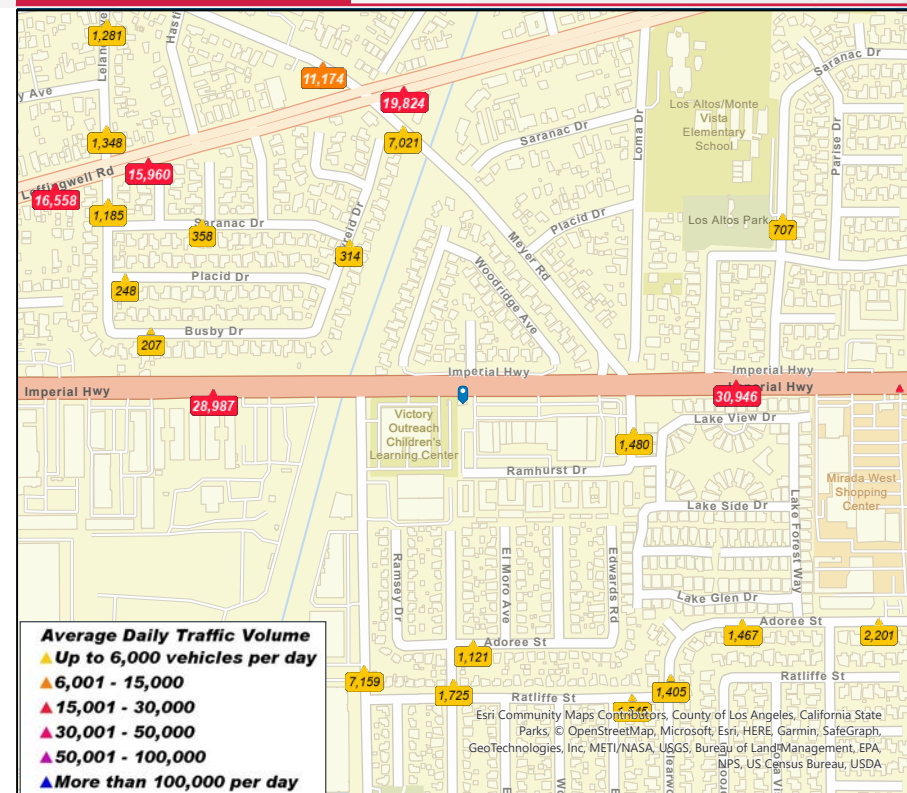
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SITE MAP & TRAFFIC COUNT

SITE MAP



TRAFFIC COUNT



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