

11750 WHITTIER BOULEVARD WHITTIER, CA 90601

Sale Offering Memorandum



Jones Lang LaSalle Brokerage Inc. Corp. Lic. 01856260



OFFERING SUMMARY



Property Overview



PROPERTY ADDRESS

11750 Whittier Boulevard
Whittier, CA 90601



STABILIZED CAP RATE

5.00%
(on current in-place NOI)



PROPERTY TYPE

Single-Tenant Retail
(Grocery / Essential Use)



ASKING PRICE

\$16,385,000



BUILDING SIZE

34,642 SF (stipulated)

INVESTMENT HIGHLIGHTS

1

5.00% Cap Rate on current Fixed Minimum Rent of \$819,283 annually

2

~9.2 years remaining in primary term (expires June 30, 2035)

3

100% NNN lease - tenant pays all taxes, insurance, utilities, and common-area maintenance

4

Built-in 10% rent increases every 5 years (locked-in escalations)

5

2020 major renovation with \$2,624,940 tenant improvement allowance

6

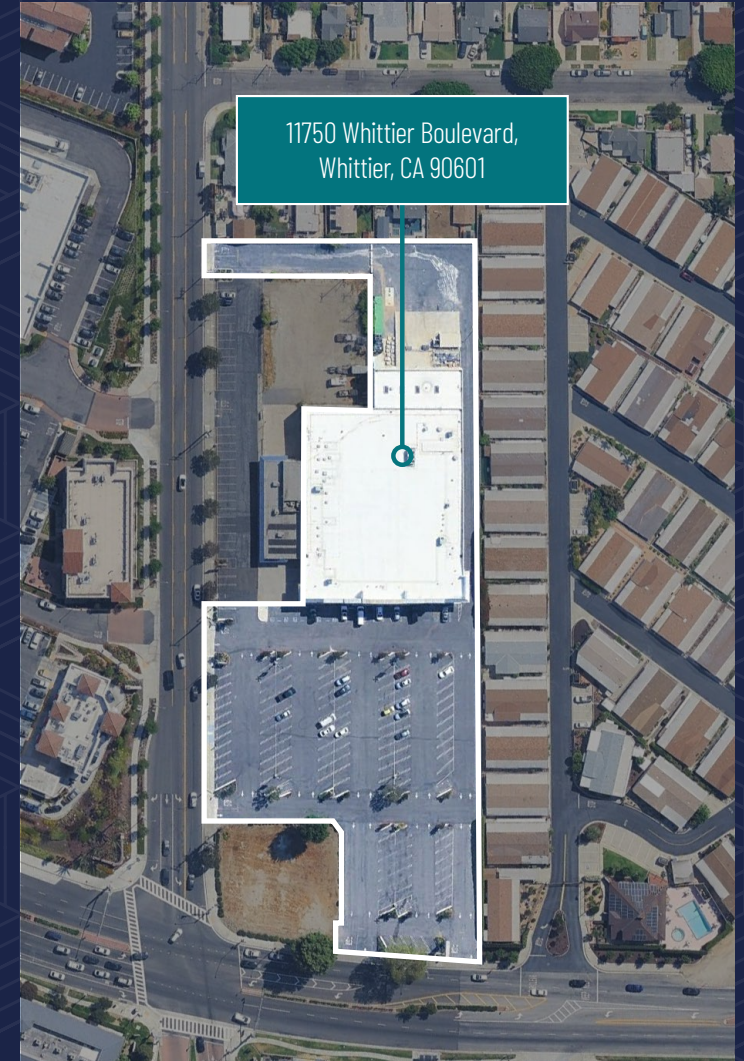
Strong regional grocery tenant (Cardenas Markets) with long-term sublease to Victory Outreach Whittier (church)

7

Highly visible infill location on Whittier Boulevard with excellent traffic and access

8

Immediate, predictable cash flow with minimal landlord responsibilities



FINANCIAL SUMMARY

INVESTMENT DETAILS

Current Annual NOI	\$819,283 (Years 6-10: 7/1/25 - 6/30/30)
Monthly Fixed Minimum Rent:	\$68,273.61
Price per SF	≈ \$473
Cap Rate	5.00% on in-place rent
NOI per SF	≈ \$23.65



LEASE & RENT SCHEDULE

Tenant Name	Cardenas Markets, LLC (master lease)
Subtenant	Victory Outreach Whittier, Inc. (church – does not affect master lease payments)
Lease Type	Triple-Net (NNN)
Rent Commencement Date	June 29, 2020
Primary Term Expiration	June 30, 2035 (~9 years 2 months remaining)

Rent Schedule

(Fixed Minimum Rent – per Restated Term Commencement Agreement)

Years	NOI
Years 6–10 (current)	\$819,283
Years 11–15	\$901,212
Years 16–20 (Option)	\$968,279
Years 21–25 (Option)	\$1,065,106
Additional options through 2055 with continued escalations	



Cardenas Markets is an established Southern California grocery operator with strong credit and a reputation as an essential-use business. As a key operator in its category, the company has a significant presence across California, Arizona, and Nevada with over 57 stores. The company serves as the master leaseholder for the property, providing a secure and reliable income stream for the landlord.

Tenant:
Cardenas Markets

Year Built / Renovated:
Original improvements significantly upgraded in 2020

Subtenant:
Active church use since 2021 – stable, community-oriented occupant

Parking:
Ample shared and dedicated parking (per site plan)

SITE PLAN



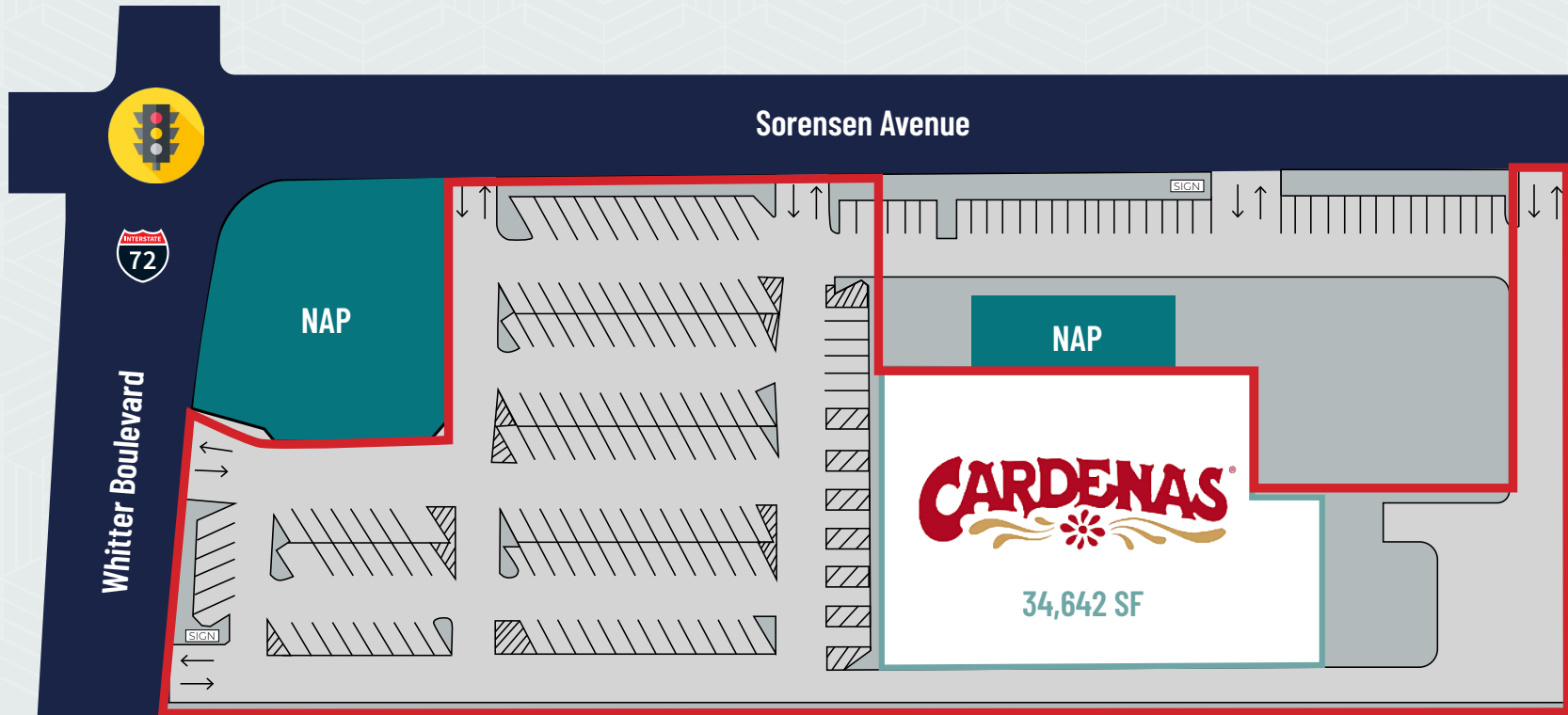
Subject property



Property parcel



NAP



AMENITIES



THE GROVES

WHITTIER

75-Acre Master Planned Community
(561 New Homes, 189 New Apartments)
(+146,938 SF New Shopping Center)

Brookfield
Residential

LENNAR



WHITTIER BLVD (+30,100 CPD)

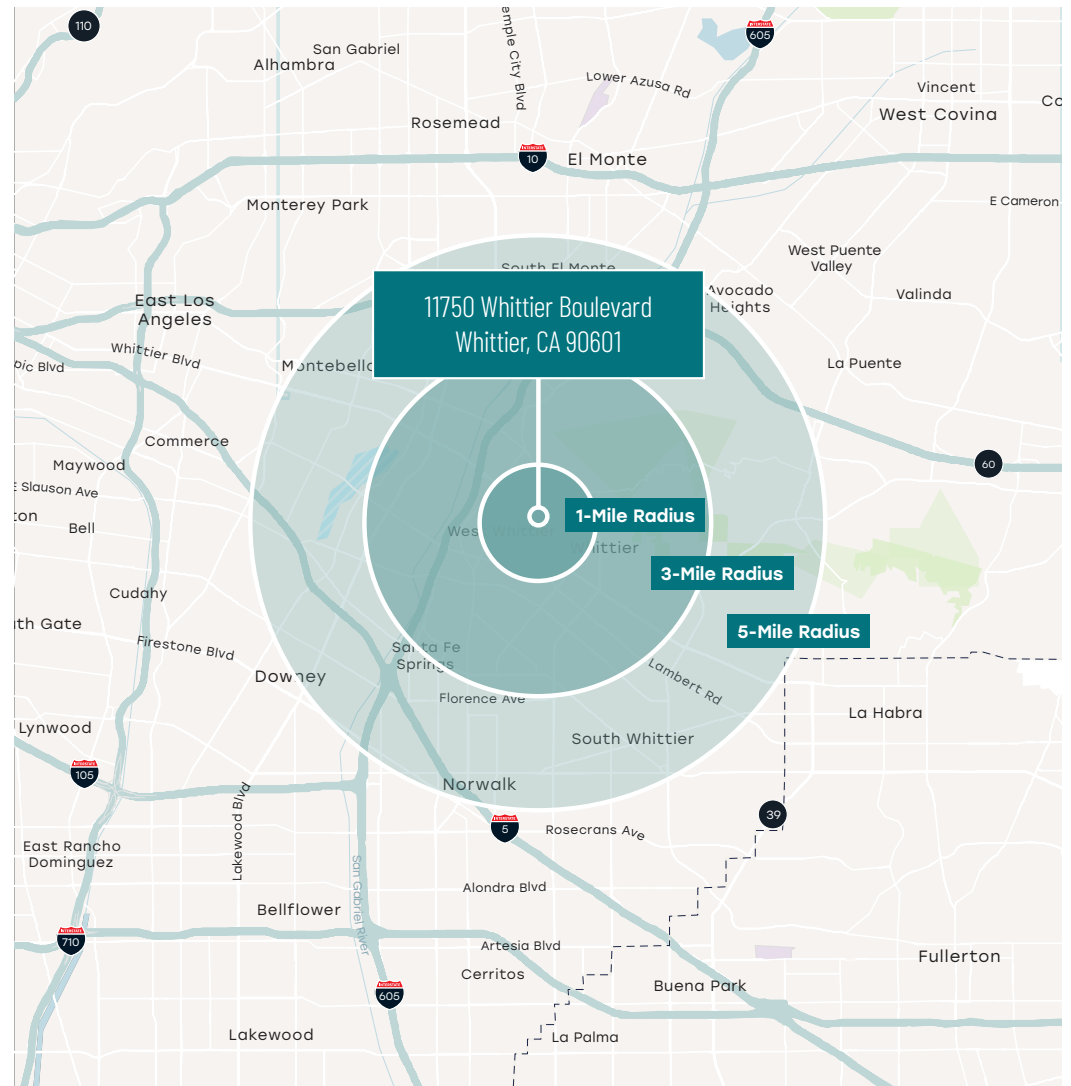
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DEMOGRAPHICS

LOCATION & MARKET

- Prime Whittier Boulevard location in Los Angeles County
- High-visibility retail corridor with strong traffic counts
- Dense residential and daytime population
- Excellent access to major freeways
- Grocery-anchored/essential retail in high-demand Southern California market

Whittier is actively driving economic growth and revitalization, notably with a \$20 million investment in the Greenleaf Promenade project to enhance Uptown Whittier. Whittier is also a focal point for new residential and commercial development, signaling strong investor confidence in the area. Several new housing communities are in various stages of planning and construction, which will continue to expand the customer base for local retailers. The blend of strong demographics and strategic public investment creates a dynamic market, ideal for a secure, long-term asset with corporate-backed income.



	1-MILE	3-MILE	5-MILE
2025 Population	30,255	158,603	421,571
Avg Household Income	\$112,290	\$125,230	\$129,167

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