

downey | california

paramount 11432 boulevard



± 4,180 SF FREESTANDING AUTOMOTIVE BUILDING FOR SALE

EXCLUSIVE LISTING AGENTS

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DAUM
COMMERCIAL REAL ESTATE SERVICES

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PARAMOUNT BLVD.

PHLOX ST.

Offering Summary

- ±4,180 SF Single-Story Freestanding, Purpose-Built Automotive Building
- Pep Boys Corporate NNN Lease (Ichan Automotive Group)
- Original 12-Year Term with 2-Five-Year Options
- Pep Boys Just Exercised its 1st Five-Year Option: September 1, 2025 to August 31, 2030
- Built-in Rent Growth with Annual 3% Rent Increases
- Visibility: 30,735+ CPD on Paramount Blvd
- Demographics: Over 263,800 Residents with an Avg. Annual Household Income of Over \$93,500 within 3 Miles
- Fee-Simple – Absolute NNN Lease
- E-Commerce Resistant Business
- Pep Boys has over 850 Locations and 8,000 Service Bays, with a Larger Network of Franchised Locations across 49 States
- Zero Landlord Responsibilities

Offering Price

Sale Price:
\$2,000,000.00 (\$478.47 / SF)

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12-year Operating History at this location - Corporate Lease - Options to Extend - Readily Visible Location

- Pep Boys has operated at this location for 12-years and began its first of two, 5-year Renewal Options on September 1, 2025
- Both Renewal Options features fixed annual 3% rent increases
- Pep Boys has 850 locations and over 8,500 service bays, plus a large network of franchisee locations across 49 states

Absolute NNN Lease - Fee Simple Ownership - Zero Landlord Responsibilities

- Tenant pays for all CAMs, Real Estate Taxes, Insurance, Structural Repairs and Manitenance
- Zero Landlord Responsibilities
- Management Free Investment

Strong Demographics Within 5-mile Trade Area

- More than 263,800 residents, 85,000 employees and over 9,800 businesses within the 3-mile trade area
- \$93,500 average household income

1-Block from Major Signalized Intersection - Built-to-Suit Property - 1/3AC Parcel - Surrounding Retailers - Main Commercial Retail Corridor

- Just off the major signalized intersection of Paramount Blvd. (30,735 CPD) and Firestone Blvd. (43,135 CPD)
- Paramount Blvd. is one of Downey's major east-west thoroughfares and is known for its commerical retail businesses and significant arterial role in connecting major intersections throughout the City
- Surrounding retailers include Stater Bros., CVS, Grocery Outlet, Shake Shack, Porto's Bakery, and numerous automotive service businesses



±4,180 SF Available



±14,357 SF / ±0.33 AC Lot



Three (3) Service Bays with
Three (3) Hydraulic Lifts



Built in 2001



14 Surface Parking Spaces



M2, Downey Zoning



Pep Boys Corporate NNN Lease
(Ichan Automotive Group)

RENT ROLL

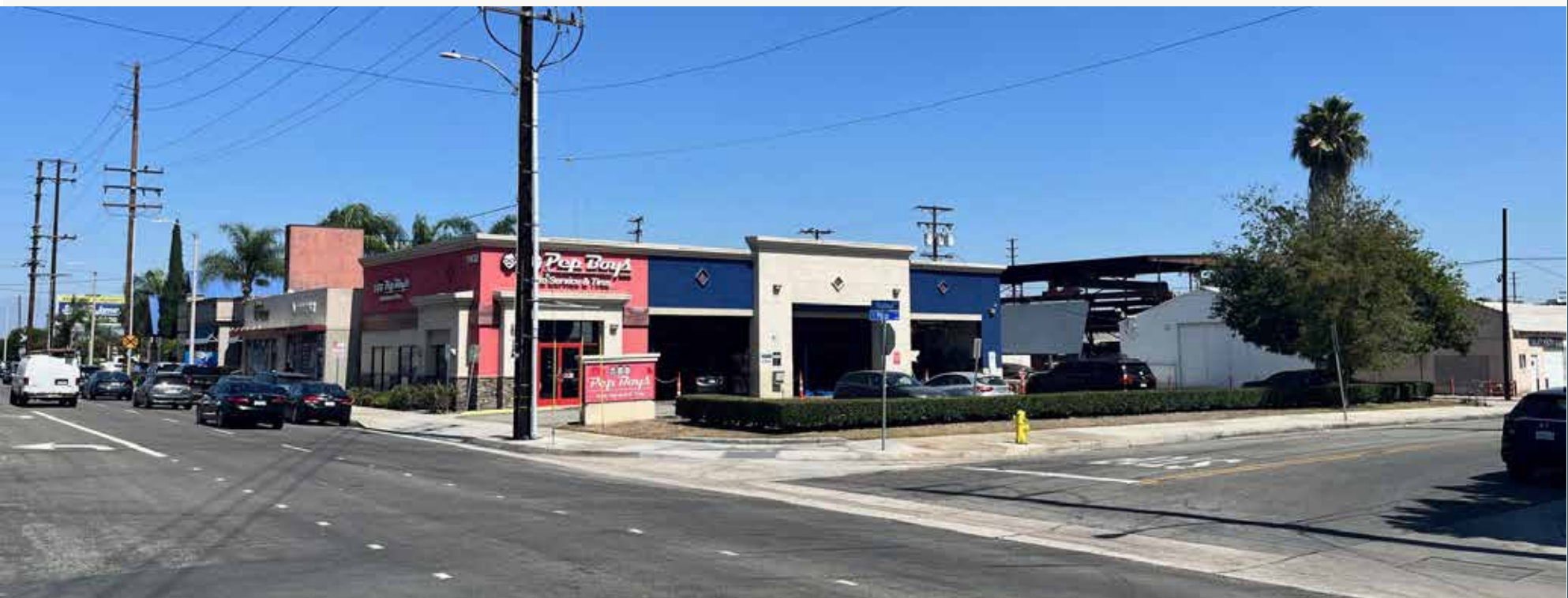
TENANT	SIZE	LEASE WITH TWO-5 YR OPTIONS	START DATE	END DATE	RENT INCREASES	MONTHLY RENT	ANNUAL RENT
PEP BOYS	4,180 SF	12 YEAR LEASE	SEP 1, 2013	AUG 31, 2025	N/A	N/A	N/A
		OPTION 1 (EXERCISED)	SEP 1, 2025	AUG 31, 2026	3%	\$9,324.67	\$111,896.04
			SEP 1, 2026	AUG 31, 2027	3%	\$9,604.41	\$115,252.92
			SEP 1, 2027	AUG 31, 2028	3%	\$9,892.54	\$118,710.48
			SEP 1, 2028	AUG 31, 2029	3%	\$10,189.32	\$122,271.84
			SEP 1, 2029	AUG 31, 2030	3%	\$10,495.00	\$125,940.00
		OPTION 2	SEP 1, 2030	AUG 31, 2031	3%	\$10,809.85	\$129,718.20
			SEP 1, 2031	AUG 31, 2032	3%	\$11,134.15	\$133,609.75
			SEP 1, 2032	AUG 31, 2033	3%	\$11,468.17	\$137,618.04
			SEP 1, 2033	AUG 31, 2034	3%	\$11,812.2	\$141,746.58
	SEP 1, 2034	AUG 31, 2035	3%	\$12,166.58	\$145,998.98		

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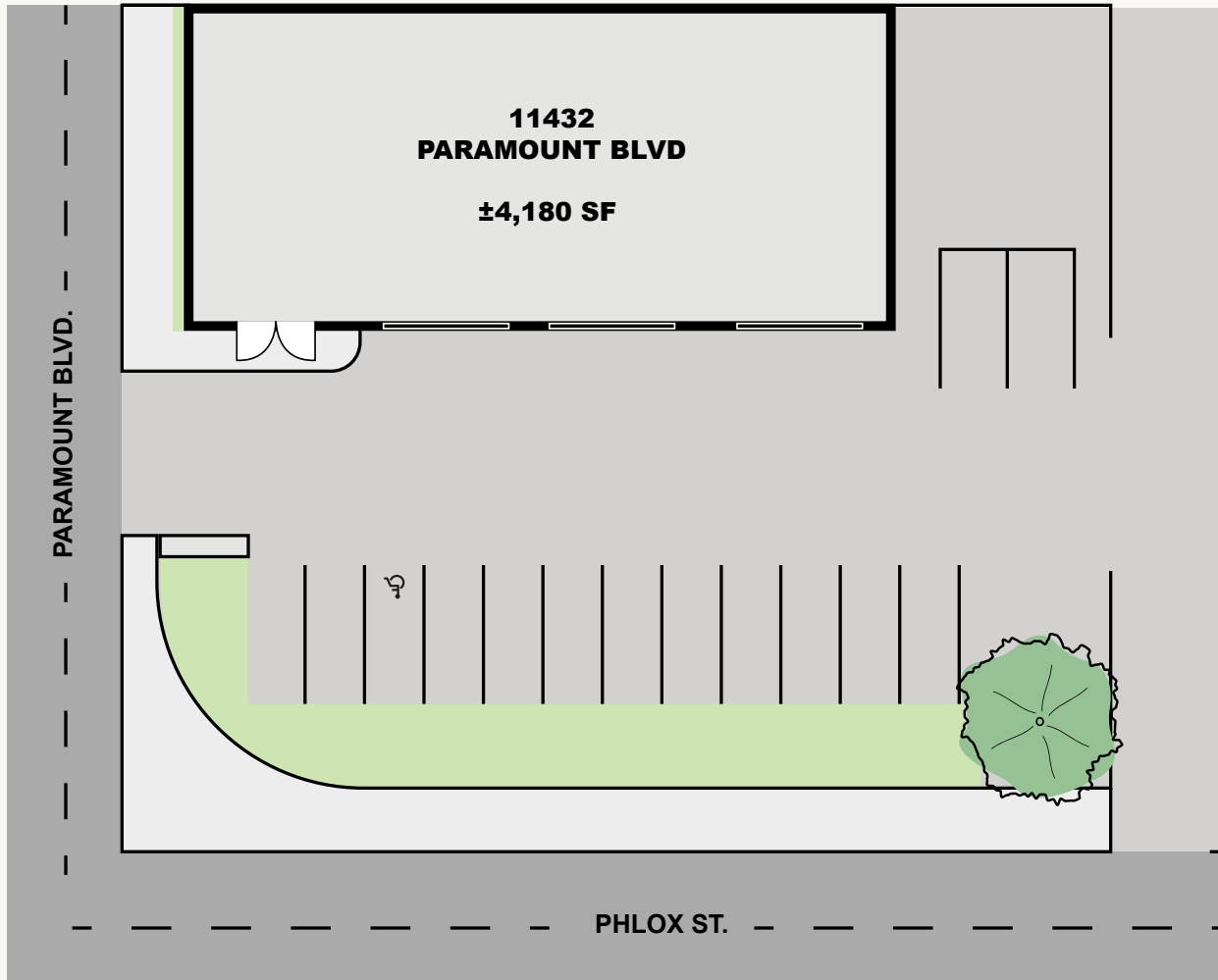


DOWNEY | CALIFORNIA





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*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

LOCATION



ACCESS TO 710,
105, 605, AND
5 FREEWAYS



LOCATED IN
THE HEART OF
DOWNTOWN
DOWNEY



LONG BEACH AIRPORT
25 MIN | 9.4 MI

LOS ANGELES
INTERNATIONAL AIRPORT
26 MIN | 17.6 MI



FIRESTONE/DOWNEY METRO
3 MIN | 0.8 MI

PARAMOUNT/PHLOX METRO
1 MIN | 0.1 MI





WHY DOWNEY

Downey is a city located in Southeast Los Angeles County, California, United States, 13 mi (21 km) southeast of Downtown Los Angeles. It is considered part of the Gateway Cities. The city is the birthplace of the Apollo space program and Taco Bell. It is also the home of the oldest operating McDonald's restaurant in the world. As of the 2020 census, the city had a total population of 114,355.

Downey holds a rich history of aviation and aerospace that spans more than 70 years. During World War II, Vultee Aircraft was Downey's largest employer, producing 15% of all of America's military aircraft by 1941. The company was a pioneer in the use of women in manufacturing positions and was the first aircraft company to build airplanes on a powered assembly line.

Vultee eventually became a part of North American Aviation, (and later North American Rockwell, then Rockwell International which was then bought by the Boeing Company) whose facilities were the birthplace of the systems for the Apollo Space Program. After the Rockwell plant closed in 1999, the site was demolished, and now features the Columbia Memorial Space Center, the Downey Landing shopping center, the Promenade at Downey shopping center (former site of Downey Studios), Kaiser Permanente Hospital, and a city recreation park.

The City of Downey, home to more than 113,000 residents in 12.41 square miles, is a diverse and dynamic community in the heart of Los Angeles County, approximately 15 miles from Downtown Los Angeles, and 5 miles from Orange County.

The City prides itself in being a full-service municipal organization with over 800 employees providing an array of services including police, fire protection, emergency medical services, water distribution, library services, and parks and recreational facilities.

Residents in Downey are able to enjoy nationally-recognized schools, numerous well-kept parks, and various amenities, including a regional mall, major shopping and business centers, the Downey Theatre, Downey Library and the Columbia Memorial Space Center. Downey is a wonderful community where individuals, families and businesses are proud to live, work, and play.

https://en.wikipedia.org/wiki/Downey,_California
<https://www.downeyca.org/our-city/city-profile>

TOP COMPANIES



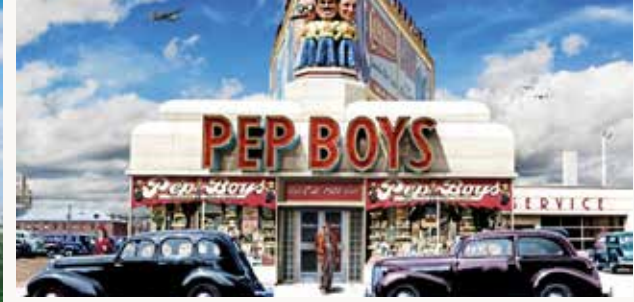
Los Angeles, CA

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

Entertainment Industry: Known as the "Entertainment Capital of the World," Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in L.A., is synonymous with the movie industry.

Technology and Innovation: The city has a growing tech sector, often referred to as "Silicon Beach," with numerous startups and established tech companies.

Trade and Manufacturing: The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.



ABOUT PEP BOYS

Over one hundred years ago, Navy buddies with a passion for cars set out to make a living. In the process, they helped invent the automotive aftermarket—driven by the belief that the key to business is always doing right by your customer.

Our iconic founders, Manny, Moe and Jack, are a big part of the story, but there are thousands of others to thank for Pep Boys' success. Take a road trip through the decades and check out the people and cultural changes that forged a brand lasting a century and counting. The year is 1921. The place: Philadelphia.

1920 - "Go See The Boys at Pep": It was his third attempt, but Maurice "Moe" Strauss knew he could get his auto parts supply shop off the ground if he could just find the right mix. He had a sharp mind for business, but he needed someone who could focus on the numbers—and a partner or two with more naturally affable dispositions. His close friends from the Navy—Emanuel "Manny" Rosenfeld, W. Graham "Jack" Jackson, and Moe Radavitz—fit the bill, and in 1921, the four opened their first store on North 63rd Street in West Philadelphia.

1930 - "Going Further, Faster": Despite the hardships of the Great Depression, the business was expanding at a breathtaking rate as new stores opened in states across the East and in California. The Boys were focused on ensuring their customers always got the best possible value—which didn't always sit well with competitors and manufacturers who wanted to control pricing.

1940 - "A Storm Brewing": Moe's roots were in Europe. The son of two Russian immigrants, he felt the winds of war picking up before most folks in the U.S. knew what was coming. He knew that rubber would soon become scarce, and that customers were going to lose access to replacement parts they'd sorely need in the coming years. He began stocking his warehouse with whatever tires he could buy. When World War II began to impact the American economy, Pep Boys was the only store that carried and sold rubber tires.

1950 - "Get With the Program": They say imitation is the sincerest form of flattery. If that's the case, Pep Boys was getting a lot of compliments from copycats like the Prep Boys, the Pop Boys, the Pep Girls (Fanny, Flo, and Jackie), and more—a testament to the strength of the brand and The Boys' now famous faces.

1960 - "Winners Make Big Moves": For the Pep Boys, the '60s marked a decade of expansion. Moe's son Robert led the move into Texas and combined the East and West branches of the business into a single, unified organization—a move that would allow the company to open 43 new stores. Moe moved to California for part of each year, becoming a much-loved member of the storied Friars Club of Beverly Hills.

1970 - "Going Further, Faster": Pep Boys reached the '70s as a family-oriented, low-tech retailer with strong presence on the coasts, but not much in between. Though combining the East and West arms of the business had allowed growth, more needed to be done. Moe Strauss used to believe that if sales got high enough, you'd have profits because, as he was fond of saying, "You can't cut a cake without crumbs." That approach worked for a long time, but just like the culture and technology of the time, things began to evolve quickly—and The Boys evolved with it.

1980 - "Everything in Motion": Manny and Moe's love for pushing the brand to new heights lived on and thrived in the technological flourish of the '80s. Animated mascots would be

created, with The Boys receiving a cosmetic update in 1987, going 3D for the first time. The business itself would be getting a shiny new model soon, too. The service and repair segments had become the fastest-growing segments by '84, foreshadowing a big shift in the business.

1990 - "The Missing Piece": Something was off. It wasn't television, print, or radio coverage. The sponsorships were lining up, and each gear in the business operations machine was running smoothly, for the most part. The brand and business had evolved, but one major change was still to come. In 1992, it clicked—the first bilingual catalogue was published for millions of Spanish-speaking drivers across the country. Before the decade was through, Pep Boys had opened its first store in Puerto Rico, and was expanding its presence across the island.

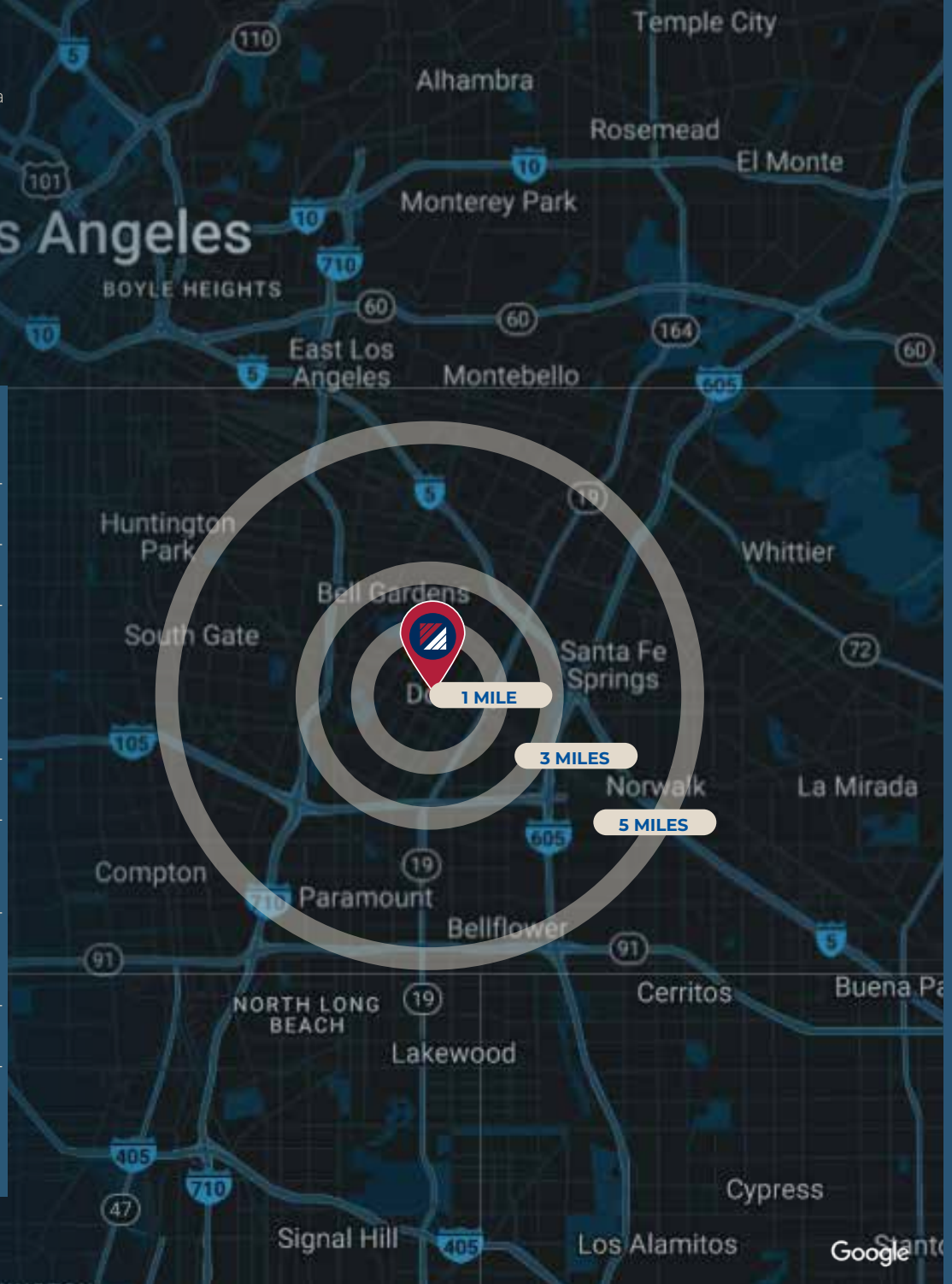
Today : Pep Boys was founded to fill a consumer need. Thanks to passion and hard work, we've never stopped evolving. Through every decade, a new lesson was learned. In response to every market swing and every new technology, an adaptation. From simply making quality automotive replacement parts available at a fair price, our mission has grown to making expert car care simple, accessible, and convenient for everyone. We've always gone further, and that's helped Pep Boys become the household name and iconic brand it is today.

SOURCE: <https://www.pepboys.com/about-us>

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	1 Miles	3 Miles	5 Miles
2020 Population	35,774	263,809	788,709
2024 Population	34,767	243,638	720,232
2029 Population Projection	33,728	233,777	689,335
2020 Households	11,404	74,524	216,074
2024 Households	10,999	68,408	195,750
2029 Household Projection	10,648	65,511	186,910
Total Specified Consumer Spending (\$)	\$368.4M	\$2.4B	\$6.8B
Avg Household Income	\$90,878	\$93,474	\$85,690
Median Household Income	\$72,579	\$73,910	\$68,147



DEMOGRAPHICS

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RESTAURANTS

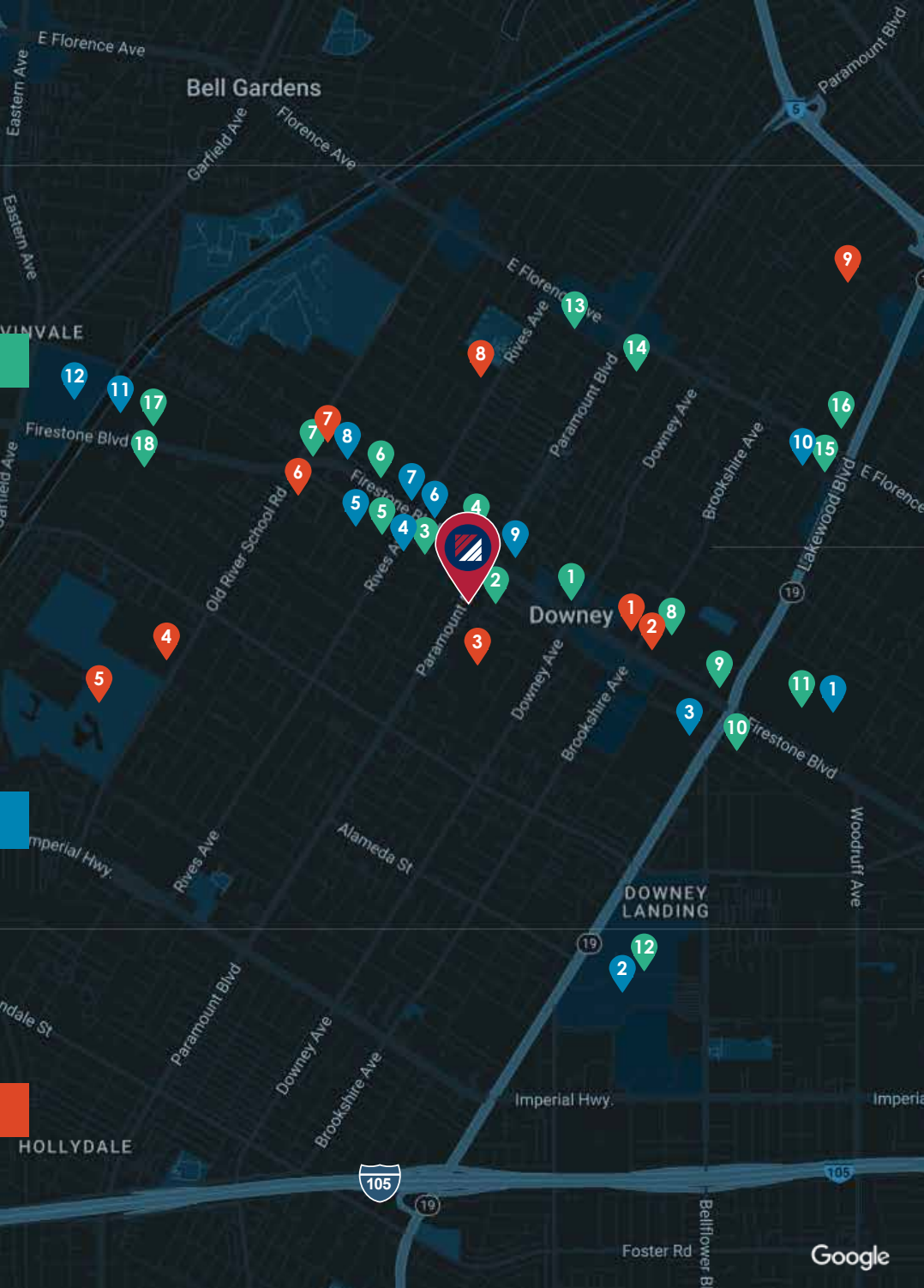
- | | |
|---|--|
| 1. Porto's Bakery and Cafe | 12. Lazy Dog Restaurant & Bar, The Olive RestoBar, Crumbl, Five Guys, Benihana, MOD Pizza, Nothing Bundt Cakes, Class 302, 7 Leaves, and Flame Broiler |
| 2. IHOP | 13. Pop's Cafe, Black Bear Diner, and Starbucks |
| 3. Fatima's Grill | 14. Senor Pollo, Tropicana Baker & Cuban Cafe, and Coco Bongo |
| 4. NORMS Restaurant & Bit Lucky Pizza | 15. McDonald's, Mimi's Donuts, Hong Kong Chef, and Sizzler |
| 5. McDonald's | 16. Tacos Downey Factory, Florida Restaurant, and Jack in the Box |
| 6. Narai Thai Cuisine, Gabbo Creperia, and Teddy's Red Tacos | 17. Taco Bell |
| 7. Bob's Big Boy | 18. Carl's Jr. |
| 8. Chick-fil-A, Habit Burger Grill, and Randy's Donuts | |
| 9. In-N-Out Burger | |
| 10. Starbucks | |
| 11. Acapulco, BJ's Restaurant & Brewhouse, Buffalo Wild Wings, & Raising Cane's Chicken Fingers | |

MAJOR RETAILERS

- | | |
|---|---|
| 1. Stonewood Center | 7. Discount Tire & Service Centers and Firestone Tires |
| 2. Downey Landing Kaiser Permanente Downey Medical Center | 8. Jiffy Lube |
| 3. Coca-Cola Downey | 9. American Tire Depot |
| 4. Stater Bros Market | 10. Pep Boys Auto Service & Tires |
| 5. Albertsons | 11. AutoZone Auto Parts, Home Depot, and Spirit Halloween |
| 6. O'Reilly Auto Parts | 12. Sam's Club |

LANDMARKS/CIVIC/SCHOOLS

- | | |
|--------------------------------|---------------------------------|
| 1. Downey City Hall | 6. Williams Elementary School |
| 2. Downey High School | 7. Montessori Academy of Downey |
| 3. Warren High School | 8. Rio Hondo Elementary School |
| 4. Old River Elementary School | 9. Gallatin Elementary School |
| 5. Los Amigos Golf Course | |



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