


# OFFERING MEMORANDUM



**10146 ARTESIA BLVD**  
Bellflower, CA 90706

**PATRICK CONWAY**  
+1 626 261 0266  
Lic. 01894502  
patrick.conway@cbre.com

**JENNY ENG**  
+1 818 907 4606  
Lic. 01931224  
jenny.eng@cbre.com

**EDWARD MATEVOSIAN**  
+1 818 502 6744  
Lic. 01358783  
edward.matevosian@cbre.com



## **AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## **COPYRIGHT NOTICE**

© 2025 CBRE, Inc. All Rights Reserved.

# table of contents

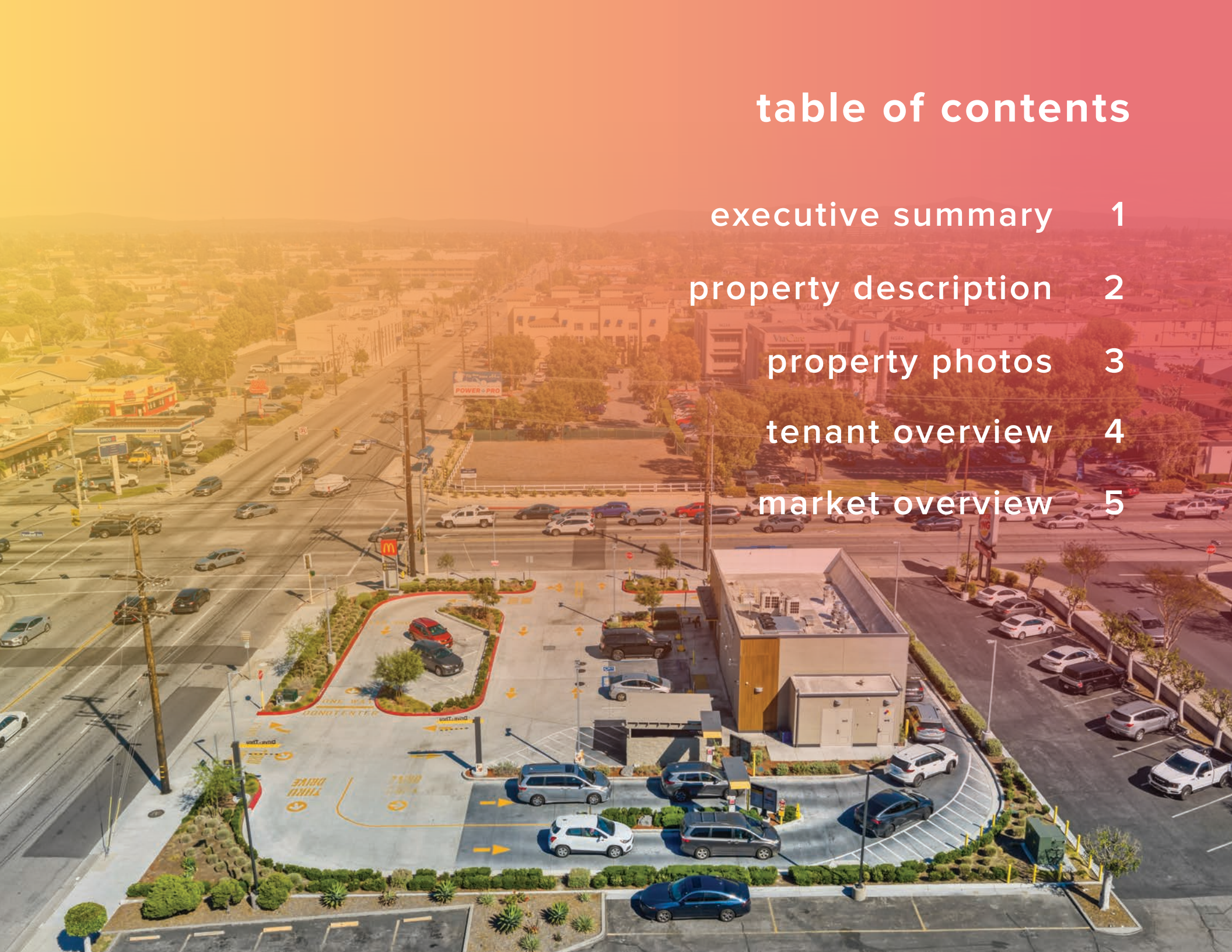
executive summary 1

property description 2

property photos 3

tenant overview 4

market overview 5



# executive summary

## THE OFFERING

CBRE is pleased to present the opportunity to acquire a newly constructed, single-tenant McDonald's located at 10146 Artesia Boulevard in Bellflower, California. The property consists of a 2,123 SF freestanding building situated on a 0.55-acre parcel. Strategically positioned on the signalized hard corner of Artesia Boulevard and Woodruff Avenue, the site benefits from approximately 42,600 vehicles per day, providing exceptional visibility and accessibility within one of southeast Los Angeles County's primary retail corridors.

The asset features McDonald's latest prototype design, including a highly efficient dual-lane drive-through engineered to accommodate high customer volumes. The site also includes nine dedicated parking stalls, supporting both drive-through and dine-in traffic.

The property is secured by a 20-year lease that commenced in 2023, with approximately 18 years of term remaining, and includes twelve (12) five-year renewal options, demonstrating long-term site commitment.

Situated within a dense infill Los Angeles market, the asset benefits from strong surrounding residential demographics, established retail synergy, and proximity to major thoroughfares including the 91 and 605 Freeways. Bellflower's central location within southeast Los Angeles County positions the property within a highly trafficked and supply-constrained trade area.





## INVESTMENT HIGHLIGHTS



**Brand New Lease** | The tenant recently signed a brand new 20-year lease in December 2023 showing incredible commitment to the location and market



**Brand New Construction** | The property was recently constructed in 2023 featuring McDonald's latest prototype design



**Absolute NNN Ground Lease from Top Operator** | McDonald's, one of the most recognized and investment-grade QSR brands globally, providing a stable and reliable income stream



**Ease of Circulation** | McDonald's benefits from being on a corner lot, with immediate access to two main thoroughfares with over 42,000 vehicles per day, creating user friendly traffic flow



**Proximate to Major Freeways** | McDonald's is ideally located just off the SR-91 / I-605 interchange which sees over 300,000 vehicles per day



**Strategic Location** | Located in a dense, infill southeast LA trade area with strong surrounding demographics and high consumer demand



**Recession-Resilient Asset** | Drive-thru equipped property built for long-term stability

# property description

## OFFERING

Price \$5,120,000

Net Operating Income \$192,000

Cap Rate 3.75%

Tenant McDonald's

Lease Type Absolute NNN

Lease Guarantor Corporate

Landlord Responsibilities None

## PROPERTY SPECIFICATIONS

Address 10146 Artesia Blvd

Building Size 2,123 SF

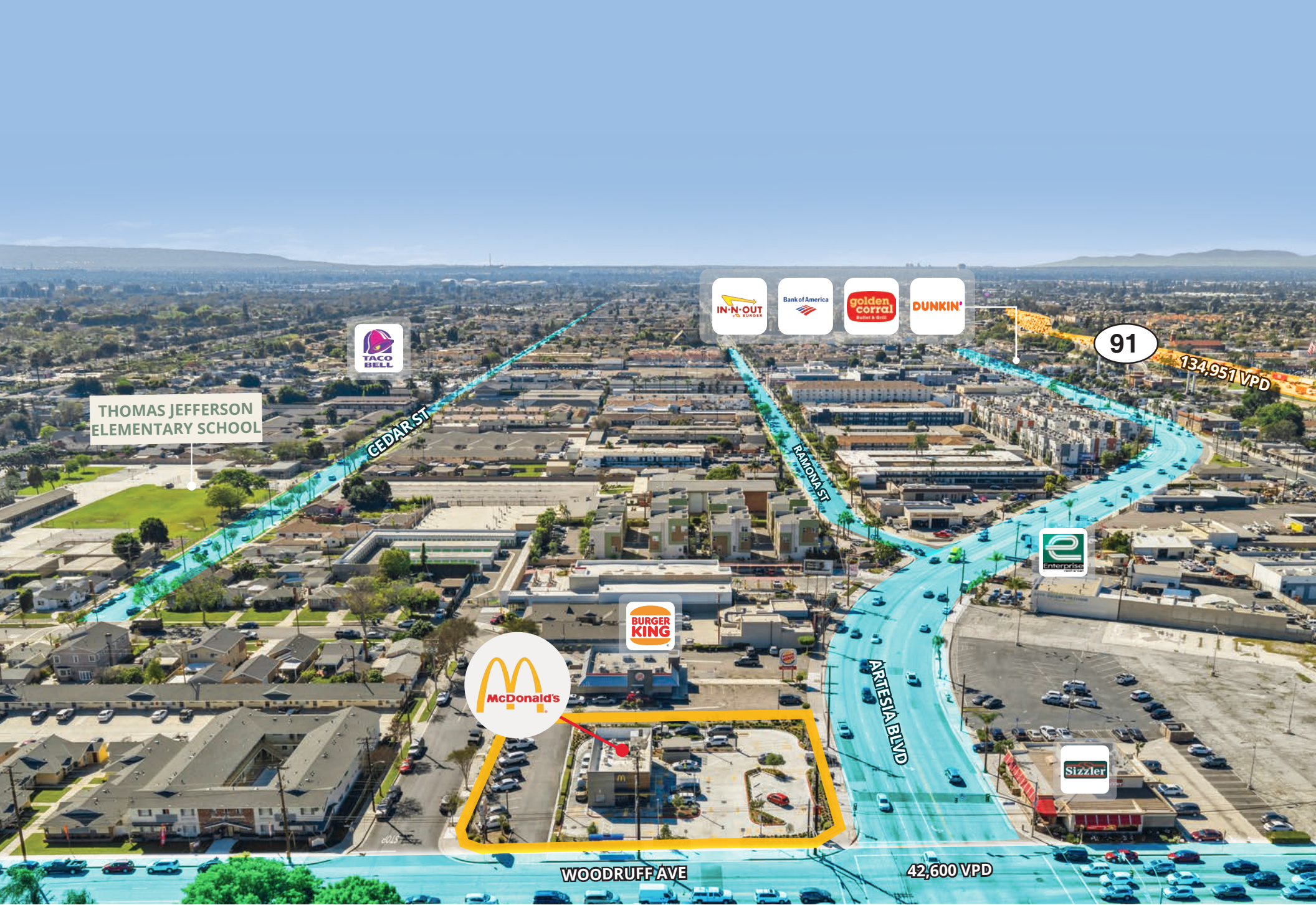
Lot Size 0.55 AC

Built 2023

Occupancy 100%

Ownership Ground Lease





THOMAS JEFFERSON  
ELEMENTARY SCHOOL



91

134,951 VPD

CEDAR ST

RAMONA ST

ARTESIA BLVD



WOODRUFF AVE

42,600 VPD



VALLEY CHRISTIAN  
ELEMENTARY SCHOOL

91

134,951 VPD



# property photos



# tenant profile



McDonald's Corporation, headquartered in Chicago, Illinois, is the world's leading global foodservice retailer and one of the most iconic brands in history. As of early 2026, the company has expanded its global footprint to over 45,000 locations across more than 100 countries. Under the leadership of Chairman and CEO Chris Kempczinski, the brand is currently executing its "Accelerating the Arches 2.0" strategy, which focuses on rapid development with a goal of reaching 50,000 restaurants by 2027.

The company's business model remains exceptionally resilient, with approximately 95% of its locations owned and operated by independent franchisees. This "asset-light" structure generates stable, predictable cash flow through service fees, royalties, and rent. In 2025, McDonald's reported record-breaking systemwide sales exceeding \$139 billion, fueled by the successful global rollout of the "Big Arch" burger platform and the "Best Burger" quality initiative, which has now been implemented in nearly all global markets.

McDonald's has transitioned into a digital powerhouse, with digital sales—including the mobile app, delivery, and self-service kiosks—now accounting for nearly 45% of total systemwide revenue. The MyMcDonald's Rewards program has grown to a staggering 210 million active users, allowing for hyper-personalized marketing and increased visit frequency. Furthermore, the brand has pioneered operational automation, recently completing a full rollout of generative AI for drive-thru ordering across thousands of U.S. locations to significantly reduce wait times. With its investment-grade credit, massive global scale, and industry-leading technology, McDonald's remains one of the most stable and sought-after tenants in the commercial real estate market.

## RENT TABLE

Lease Year	Annual Rent	Monthly Rent	Rent Escalation (%)
12/20/2023 – 12/19/2028	\$192,000	\$16,000	—
12/20/2028 – 12/19/2033	\$211,200	\$17,600	10%
12/20/2033 – 12/19/2038	\$232,320	\$19,360	10%
12/20/2038 – 12/19/2043	\$255,552	\$21,296	10%
*12/20/2043 – 12/19/2048	\$281,107	\$23,426	10%
*12/20/2048 – 12/19/2053	\$309,216	\$25,768	10%
*12/20/2053 – 12/19/2058	\$340,140	\$28,345	10%
*12/20/2058 – 12/19/2063	\$374,154	\$31,179	10%
*12/20/2063 – 12/19/2068	\$411,569	\$34,297	10%
*12/20/2068 – 12/19/2073	\$452,726	\$37,727	10%
*12/20/2073 – 12/19/2078	\$497,999	\$41,500	10%
*12/20/2078 – 12/19/2083	\$547,798	\$45,650	10%
*12/20/2083 – 12/19/2088	\$602,578	\$50,215	10%
*12/20/2088 – 12/19/2093	\$662,836	\$55,236	10%
*12/20/2093 – 12/19/2098	\$729,120	\$60,760	10%
*12/20/2098 – 12/19/2103	\$802,032	\$66,836	10%

*\*Twelve 5-Year Options with 10% Rental Increases*

# market overview

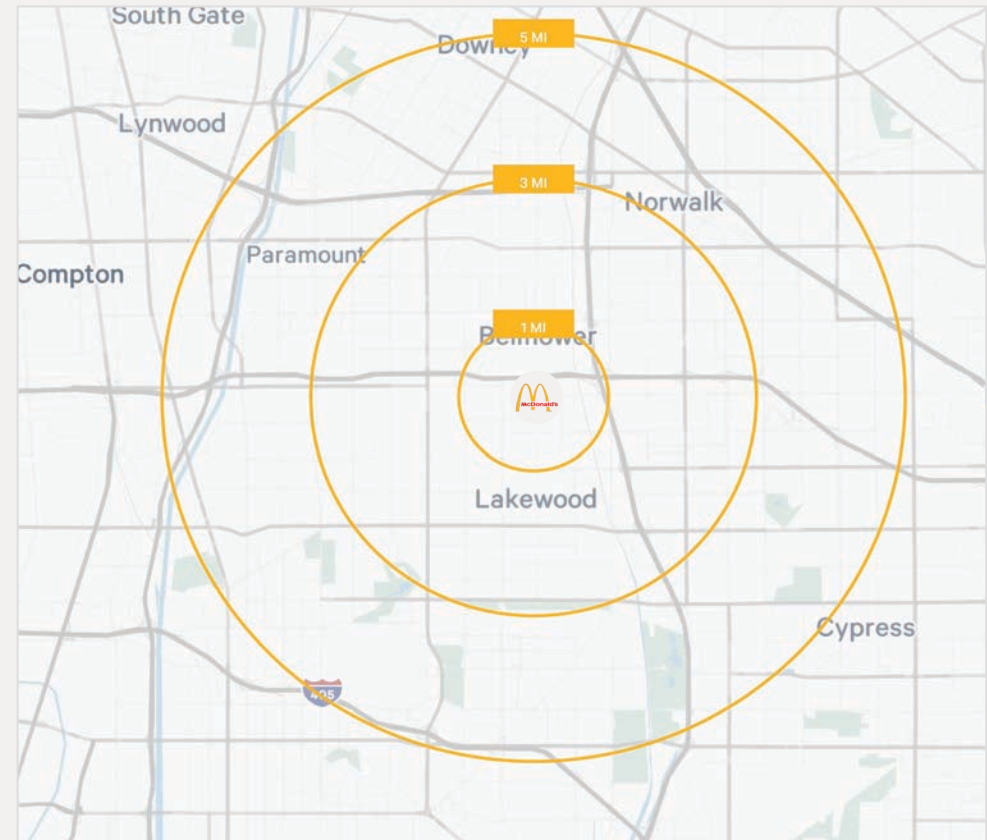
Bellflower, California is a well-established city located in southeast Los Angeles County, approximately 20 miles southeast of Downtown Los Angeles. With a population of roughly 75,000 residents, Bellflower is a densely populated, infill community that offers strong residential stability and consistent consumer demand.

Commercial activity in Bellflower is concentrated along major corridors such as Bellflower Boulevard, Artesia Boulevard, and Alondra Boulevard. These thoroughfares serve as primary connectors throughout southeast Los Angeles County and experience high daily traffic volumes. The Bellflower Boulevard corridor, in particular, has become a focal point for redevelopment, featuring a mix of national retailers, quick-service restaurants, medical offices, and locally owned businesses. Proximity to the 91, 605, and 105 Freeways enhances regional accessibility and supports steady commuter and consumer traffic.

Bellflower's economy is supported by healthcare, education, retail trade, and professional services. Kaiser Permanente Bellflower Medical Offices serve as a significant employment and traffic driver, alongside nearby institutions such as Cerritos College and various K–12 schools within the Bellflower Unified School District. The city also benefits from its central location between Long Beach, Cerritos, Lakewood, and Norwalk, positioning it within a dense and diverse trade area.


Residents enjoy a range of community amenities, including Simms Park, the Bellflower Bike Trail, and a revitalized downtown area that hosts local events and dining options. With strong population density, established infrastructure, and continued investment along its primary corridors, Bellflower presents a compelling opportunity for retail and service tenants seeking consistent foot traffic and access to a broad southeast Los Angeles customer base.

## DEMOGRAPHICS MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	30,545	259,204	649,311
Median Age	39.2	39.5	39.2
Average Household Income	\$92,660	\$105,417	\$106,266
Median Household Income	\$72,124	\$86,158	\$85,053
Employees	7,813	80,001	224,286
2024 Households	10,235	78,369	195,091

# OFFERING MEMORANDUM



**10146 ARTESIA BLVD**  
Bellflower, CA 90706

**PATRICK CONWAY**  
+1 626 261 0266  
Lic. 01894502  
patrick.conway@cbre.com

**JENNY ENG**  
+1 818 907 4606  
Lic. 01931224  
jenny.eng@cbre.com

**EDWARD MATEVOSIAN**  
+1 818 502 6744  
Lic. 01358783  
edward.matevosian@cbre.com

