

FOR SALE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



IONNA™

**NNN INVESTMENT AVAILABLE
NEW 10 YEAR CORP LEASES**

6607 ATLANTIC AVENUE, BELL, CA

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NAI Capital Commercial, Inc. is pleased to offer the opportunity to acquire a fee simple interest (land & building ownership) in a two tenant NNN leased investment with the following attributes:

- Management free, two tenant NNN leased investment including a freestanding corporate signed WSS (Warehouse Shoe Sales) and 12 EV charging stations being developed by Ionna, LLC.
- The property is strategically located along the major retail corridor of Atlantic Avenue in the City of Bell, just off Gage Avenue with combined traffic counts at the intersection in excess of 42,181 vehicles per day.
- The WSS lease commenced in September of 2024 with a primary term of 10 years plus 4-5 year options. The lease feature 12 ½ increase every 5 years. The WSS lease is NNN with limited landlord responsibilities, making this an ideal, low management investment for a passive investor.
- The Ionna's lease commenced on December 10th, 2025 with a primary term of 10 years plus 2-5 year options. The lease features 3% annual increases with the tenant responsible all maintenance of its charging stations.
- The site benefits from excellent visibility via significant street frontage along Atlantic Avenue and a huge monument sign.
- Neighboring tenants include a new In-N-Out Burger restaurant one parcel north of the subject property, Northgate González Market and O'Reilly Auto Parts. Total population within 3 miles contains approximately 281,091 people with an Average HH Income of \$84,944 and Total Employees of 159,332.



About

WSS (Formerly Warehouse Shoe Sales) is a major U.S. footwear retailer known for top brand athletic, dress, fashion and casual footwear. WSS was originally founded in 1984 by Eric Alon. The company has grown to 151 stores in 5 states (California, Nevada, Arizona, Texas and Florida). WSS was acquired by Foot Locker in 2021 and Foot Locker was subsequently acquired by Dicks Sporting Goods in 2025. WSS operates as a wholly owned subsidiary of Dick's Sporting Goods and continues to grow through existing markets. WSS primarily serves urban and Latino working class neighborhoods.

About

Ionna is a nationwide charging network founded by eight of the world's biggest automakers, BMW, General Motors, Honda, Hyundai, Mercedes-Benz, Kia, Stellantis and Toyota. With 4,000 bays contracted across the US and 1,100 bays currently under construction Ionna has plans for 30,000 charging points by 2030. Ionna recently announced over \$250 million of planned investment in California EV infrastructure.



Offering

Price	\$9,275,000
Net Operating Income	\$571,206
Cap Rate	6.16%
Lease Type	NNN
Guarantee	WSS Corporate Signature
Tenants	Eurostar, Inc. (dba WSS) Ionna, LLC
Landlord Responsibility	Roof and Structure (New Roof 2024)
Sales Reporting	No

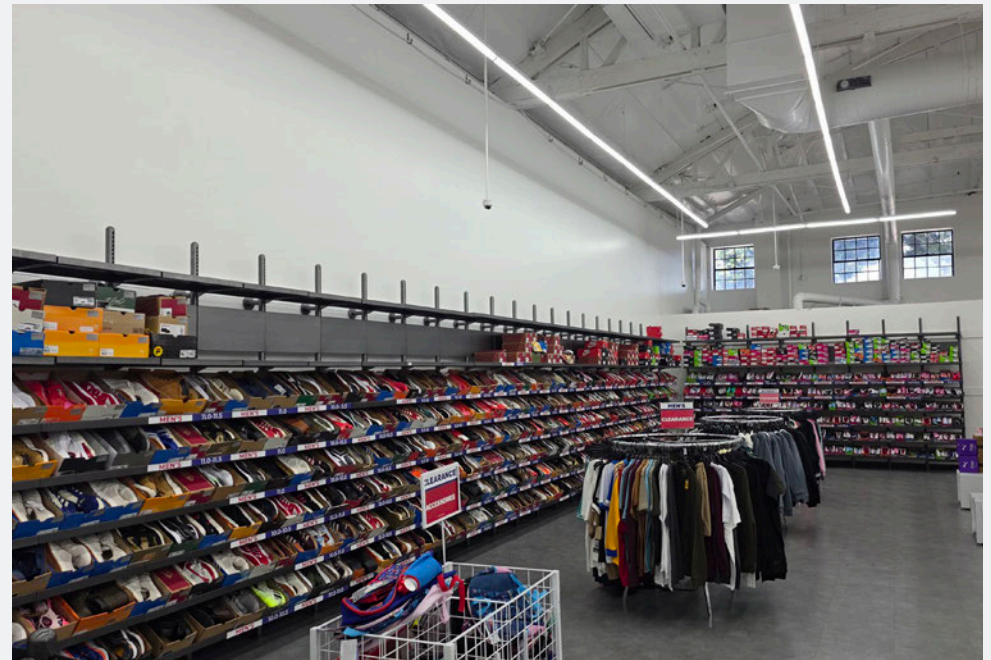
Project Specifications

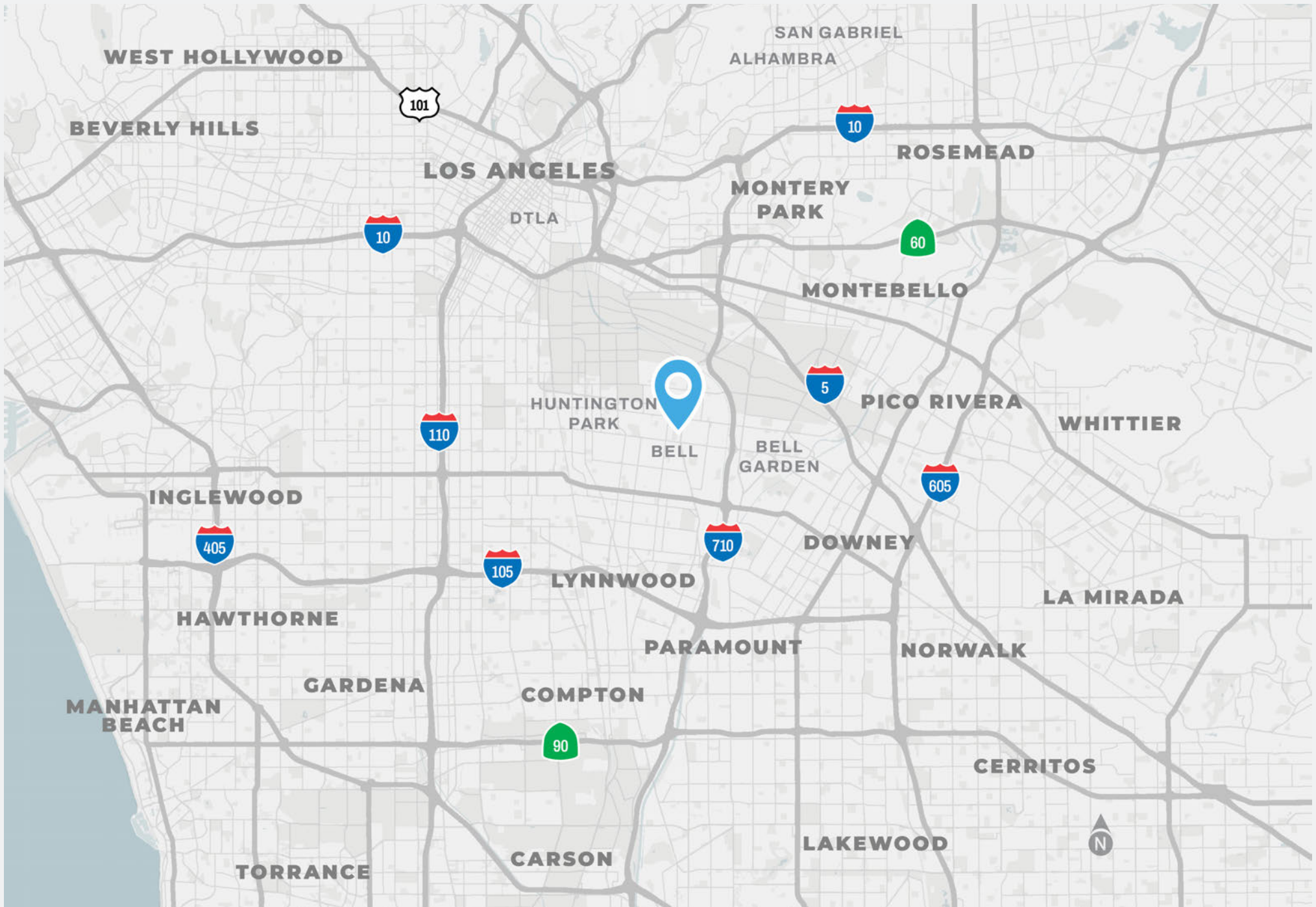
Property Address	6607 Atlantic Ave., Bell, CA
Building Square Footage	15,782 SF
Land Area	44,621 SF
Year Built / Remodeled	1947 / 1991 / 2024
Parcel Number	6325-020-416

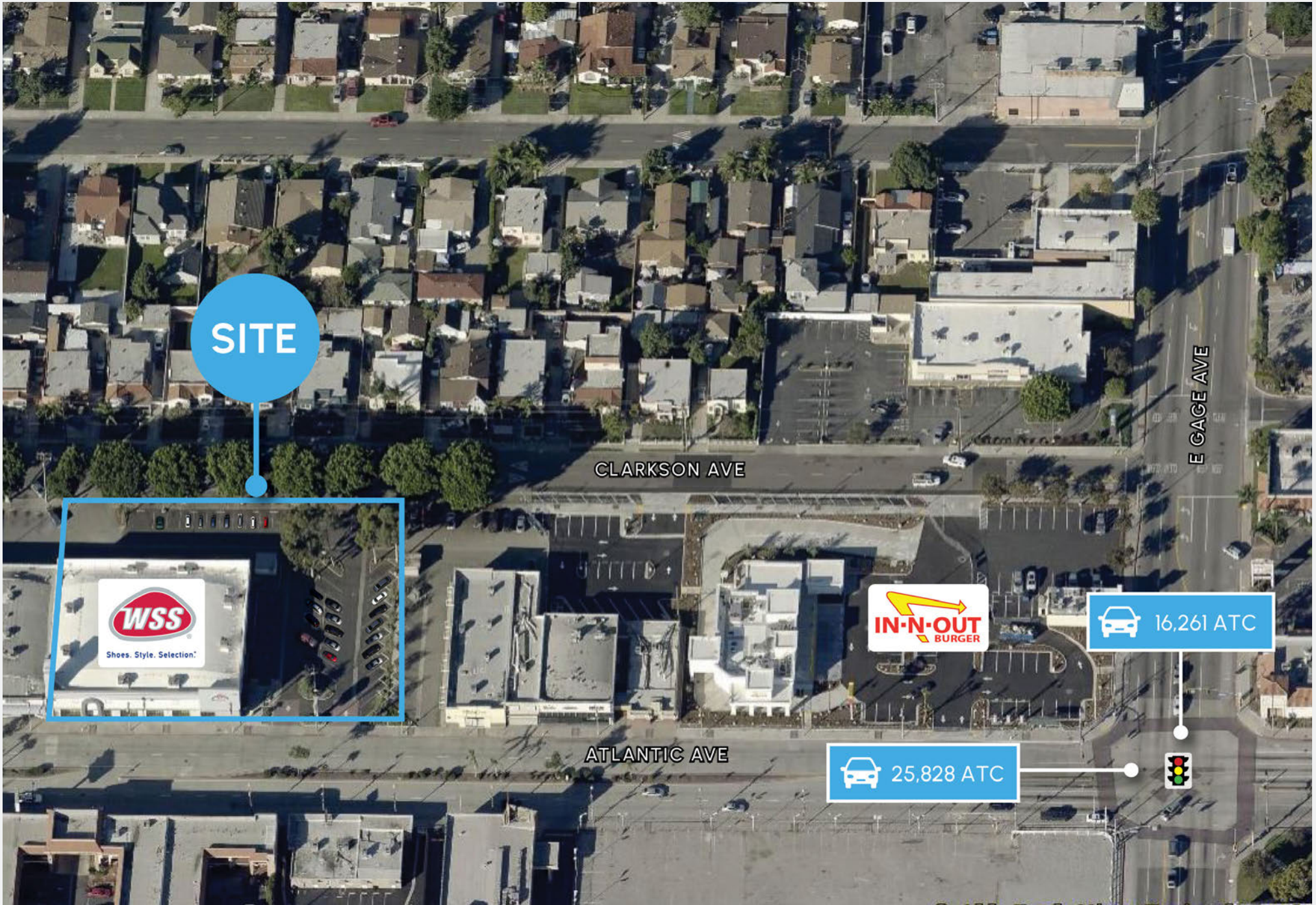
RENT ROLL

Tenant Name	Square Feet	Monthly Rent	Lease Start	Lease End	Increases	Options
Eurostar (dba WSS)	15,782	\$43,400.50	Sept. 1, 2024	Aug. 31, 2034	12.5 % / 5 years	4-5 yr. options
Ionna, Inc.*	N/A	\$4,200	Dec. 10, 2025	Dec. 9, 2035	3% / yr.	2-5 year

*Construction is set to start sometime during the 2nd quarter of 2026 although the Term and Rent Commenced on December 10, 2025







SITE

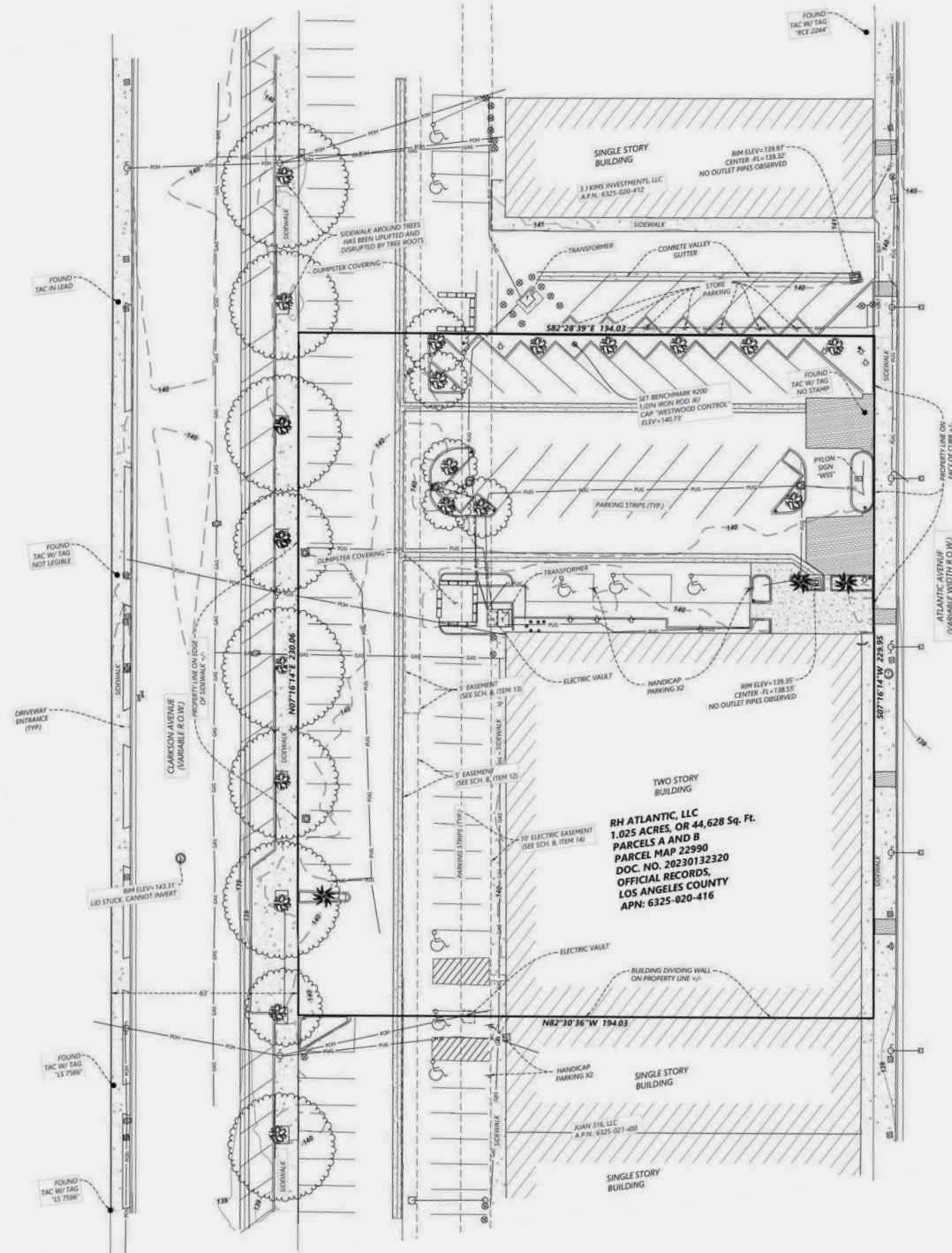


16,261 ATC

ATLANTIC AVE

25,828 ATC

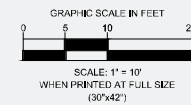






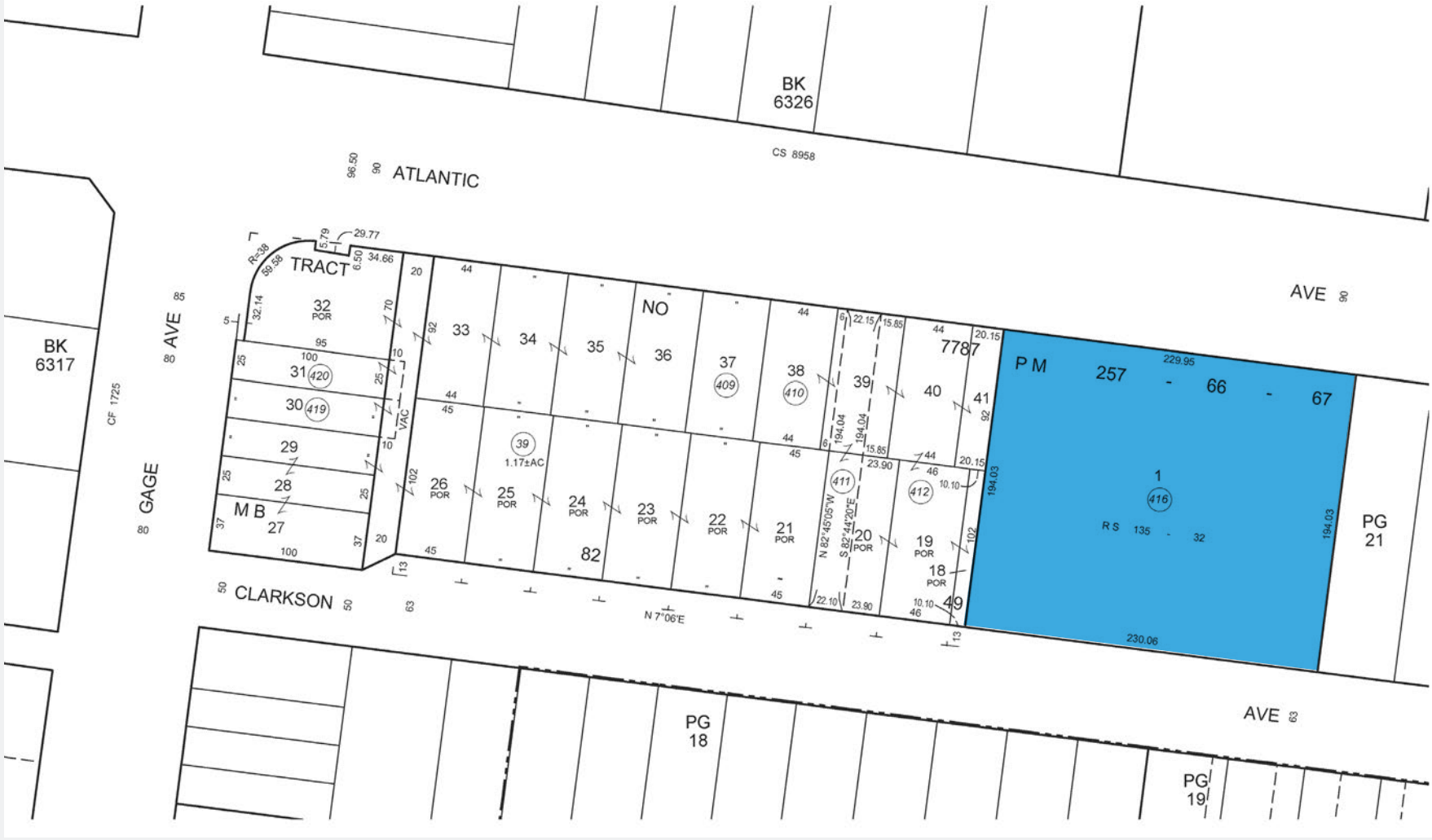
Parking Count Within Construction Area

Existing Stalls (To be modified)	21 Stalls
Proposed Ionna Stalls	12 Stalls
Net Parking Stall Change	-9 Stalls
Accessible Charging Stalls	3 Stalls
Dedicated Charging Stalls	0 Stalls





2026



The City of Bell, CA

Bell is an incorporated charter city in the greater Los Angeles metropolitan area, located approximately 10 miles southeast of downtown Los Angeles. Situated along the west bank of the Los Angeles River in southeast Los Angeles County, Bell is an industrial hub that calls itself the “key to industry,” reflecting its central location in Los Angeles’ industrial market. The city covers a land area of 2.5 square miles. Bell’s central location makes it an ideal venue for businesses. The city offers easy access to key transportation corridors, including Interstate 5, Interstate 710, and the Union Pacific Railroad. It is also just 20 miles north of the ports of Los Angeles and Long Beach, making it well-suited for distribution, warehousing, and logistics. In addition to its strong industrial base, Bell is home to a number of major employers. World-class cultural and sports attractions—including Dodger Stadium, the Staples Center, and Walt Disney Concert Hall—are only minutes away in nearby downtown Los Angeles.

Principal Property Taxpayers 2024 (Employers)

Taxpayer	Taxable Value (\$)
Cheli Distribution Center Inc	126,684,588
Supowitz Holdings Inc	109,242,000
PI Bell Parcel I LLC	65,163,541
First Industrial LP	64,298,925
Rexford Industrial-6000 Bandini	32,500,000
PR I Bell Tech Industrial CA LLC	24,081,174
Blueprint Cleanse	19,549,907
Bell Container	18,767,082
Bell Palm Plaza	17,184,941
AMB Property LP	16,462,544
6015 6025 Bandini LLC	15,392,804
Los Altos XI LP	11,111,518
Senior Citizens Housing Dev	9,773,185
6317 Flora Ave LLC	9,697,119
Rodriguez Horacio Zoraida	9,542,096
Salvation Army - Bell Oasis	8,703,345
Bandini Partners LLC	8,584,860
Palm Pacific LLC	8,419,934
Shelter Partnership Inc	8,250,405
United Parcel Service Inc	7,198,021
Bilek Mike A	7,140,000
Calderon J Vladimir	6,969,311
Inland Container Corp	6,861,114
Sintra Property LLC	6,753,028
Yoo Jun Youn	6,249,400

Principal Sales Tax Producers

Taxpayer	Business Type
7-Eleven Food Stores	Food Markets
Advantage Auto Sales	Auto Sales – Used
Bell Thrift Store	Miscellaneous Retail
Carl's Jr.	Restaurants
Chevron	Service Stations
Culchitown Bell	Restaurants
CVS/Pharmacy	Drug Stores
Eurostar	Apparel Stores
Individual Foodservice	Food Processing Equipment
La Casita Mexicana	Restaurants
Labarca Restaurantes	Restaurants
Las Playitas Auto Sales	Auto Sales – Used
McDonald's	Restaurants
Northgate Market	Food Markets
O'Reilly Auto Parts	Auto Parts/Repair
Paradise Buffet	Restaurants
Prosource Facility Supply	Light Industry
Ragab Enterprise	Service Stations
Rexel USA	Electronic Equipment
Smart & Final	Food Markets
Socal Cars	Auto Sales – Used
Speedway	Service Stations
Tee Pee Automotive	Auto Parts/Repair
United Pacific	Service Stations
Wendy's	Restaurants

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