



MULTI-TENANT RETAIL NNN - OFFERING MEMORANDUM

823-839 S. GLENDORA AVE | West Covina, CA 91790

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OFFERING SUMMARY



\$2,357,729
PRICE

±\$123,780.00
CURRENT NET OPERATING INCOME @ 100% OCCUPANCY

±5.25%
CAP RATE

±\$301
PRICE PER SF

±7,810 SF
NET RENTABLE AREA

1974
YEAR BUILT

±0.97
LOT SIZE (ACRES)

FINANCING SUMMARY

All Cash or Cash to New Financing



INVESTMENT HIGHLIGHTS

Internet Resistent Multi-Tenant Retail Investment

- 100% Occupied, ±7,810 SF Multi-tenant Investment
- Historical Long-Term Tenancy with Many Tenants at the Center

Ease of Management

- Full NNN Expense Reimbursement with all Tenants
- Strong Visibility and Signalized Intersection. Daily Traffic Count In Excess of ±27,000 Cars per Day
- Parking Lot Rehab - (2026)

RENT ROLL

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TENANT	SUITE	SF	RATE/SF	BASE RENT	LEASE TYPE	NNN FEE	NEXT RENT INCREASE DATE	RENT INCREASE AMOUNT	START DATE	EXP DATE
Jum-Pawn-IT	823	±1,760	\$1.28	\$2,253.50	NNN	±\$704	2/28/27	3.0%	3/1/26	2/28/31
Jum-Pawn-IT	827	±800	\$1.35	\$1,081.20	NNN	±\$320	3/31/27	3.0%	4/1/26	3/31/31
Lueur Skin	829	±650	\$1.46	\$950.00	NNN	±\$260	8/31/26	3.0%	8/7/20	8/31/28
Beautiful Nails	831	±800	\$1.43	\$1,151.00	NNN	±\$320	7/31/26	3.0%	6/28/22	7/31/30
Clarissa Beauty Salon	833	±1,200	\$1.12	\$1,352.70	NNN	±\$480	9/30/26	3.0%	11/20/01	9/30/26
Don Lenchos	835 / 837	±1,800	\$1.29	\$2,334.00	NNN	±\$720	4/30/26	3.0%	5/16/13	4/30/28
G + R Professional Services	839	±800	\$1.49	\$1,193.50	NNN	±\$320	6/30/26	3.0%	4/30/14	6/30/28

Monthly Gross Income: ±\$10,315.90

Annual Gross Income: ±\$123,790.92

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

INCOME & EXPENSES

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ANNUALIZED OPERATING DATA

SCHEDULED GROSS INCOME (SGI): ~\$123,780

EXPENSE REIMBURSEMENT : NNN

GROSS OPERATING INCOME: ~\$123,780

TOTAL OPERATING EXPENSES: NNN

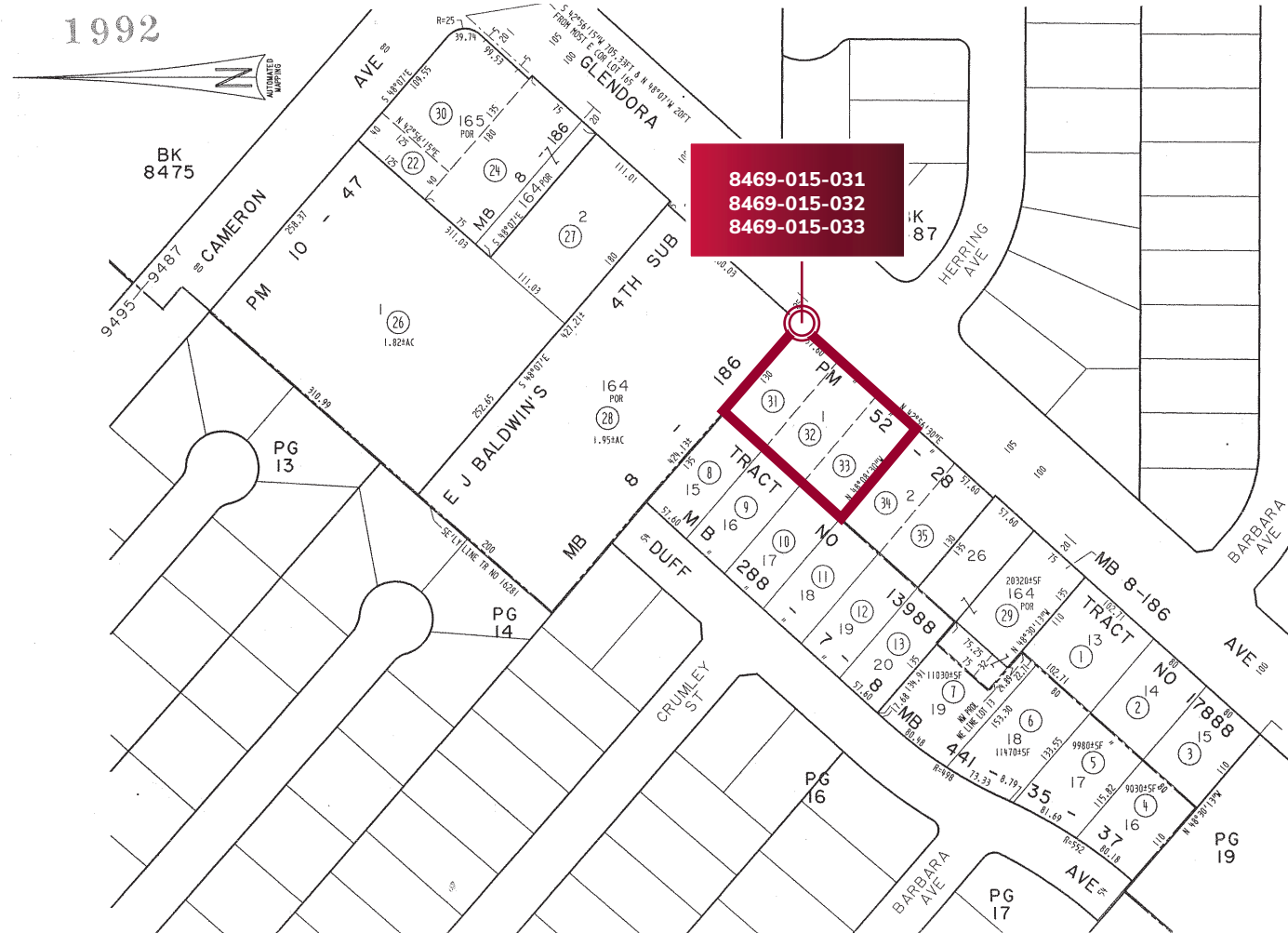
NET OPERATING INCOME (NOI): ~\$123,780



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PARCEL MAP

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RED ROBIN GOURMET BURGERS | BEST BUY | macys | jamba

CHASE | Chick-fil-A

STARBUCKS COFFEE | MCDONALD'S | Pollo Loco

DEL TACO

CVS VONS

Domino's | THE HONEY BAKED Ham CO

823-839 S. GLENDORA AVENUE

DEMOGRAPHICS

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	1-MILE	3-MILES	5-MILES
POPULATION			
Estimated Population (2025)	24,180	215,969	467,805
Projected Population (2030)	23,121	208,268	451,567
Census Population (2020)	26,166	229,350	498,151
Census Population (2010)	23,854	229,953	499,535
Projected Annual Growth (2025-2030)	-1,059	-7,701	-16,239
Historical Annual Growth (2020-2025)	-1,986	-13,381	-30,346
HOUSEHOLDS			
Estimated Households (2025)	7,367	62,164	135,299
Projected Households (2030)	7,161	60,468	131,969
Census Households (2020)	7,489	63,318	137,406
Census Households (2010)	6,607	59,943	130,651
Projected Annual Growth (2025-2030)	-206	-1,696	-3,330
Historical Annual Change (2010-2025)	760	2,221	4,648
INCOME			
Estimated Average Household Income (2025)	\$104,412	\$97,461	\$98,191
Projected Average Household Income (2030)	\$104,601	\$97,689	\$98,400

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DO NOT DISTURB THE TENANTS. PLEASE CONSULT BROKER FOR MORE DETAILS

823-839 S GLENDORA AVENUE

WEST COVINA, CA 91790

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