



Single Tenant NNN Opportunity

18730 AMAR ROAD

Walnut, CA 91789





EXCLUSIVE ADVISORS

William Bauman
Vice Chairman
213 298 3593
Bill.Bauman@ngkf.com
License # 00969493

Kyle R. Miller
Executive Managing Director
213 298 3597
Kyle.Miller@ngkf.com
License # 01716644

Bryan Norcott
Executive Managing Director
213 553 3862
Bryan.Norcott@ngkf.com
License # 1200077

Matthew Schwartz
Associate Director
213 298 3598
Matt.Schwartz@ngkf.com
License # 01973902



700 S. Flower Street, Suite 2500
Los Angeles, CA 90017
Corporate License: 01355491

INVESTMENT SUMMARY

The Newmark Knight Frank Team is pleased to present investors the opportunity to acquire a trophy single tenant NNN asset located in a very dense and affluent submarket in Southern California. The subject property consists of a 42,282 square foot 24 Hour Fitness located on 3.74 acres at the southeast corner of Amar Road and Nogales Street in the City of Walnut. 24 Hour Fitness enjoys a competitive advantage as the nearest full service gym is located over 4.5 miles away. The building was completely redeveloped in 2017 ensuring no immediate deferred maintenance. 24 Hour Fitness entered into a lease with a primary term of fifteen (15) years that commenced 7/15/17.

The property is located in the heart of an extremely dense and affluent submarket with 158,794 residents with average household incomes in excess of \$92,595 per year within three (3) miles of the property. 24 Hour Fitness has enjoyed strong new membership sales since the opening of this location.

The City of Walnut is known for being a very strong submarket for retail and industrious type real estate, with the City of Industry bordering the southwest, Covina and Glendora to the north, Pomona to the east, and the South San Jose



Offering Price	\$16,528,000
NOI	\$909,063
Cap Rate	5.5%
Offered GLA	± 42,282 SF
Offered Land Area	± 3.74 Acres
Parking	188 spaces*
APN	8735-26-33
Address	18730 Amar Rd, Walnut, CA 91789

* Additional reciprocal parking provided through the REA.

Hills to the south. The area offers exceptional demographic characteristics with a daytime population of approximately 151,598 employees, and a residential population in excess of 417,939 within a 5 mile radius.



INVESTMENT HIGHLIGHTS

STRONG CREDIT TENANT

- 24 Hour Fitness is the world's largest (by memberships) privately owned and operated fitness center chain with 400 clubs in 13 states.
- Convenient location, latest equipment, affordable pricing, knowledgeable staff and outstanding service available 24 hours a day, seven days a week.
- Globally recognized credit tenant with 24 Hour Fitness Worldwide, Inc. guaranteeing lease.

EASE OF MANAGEMENT

- Single tenant NNN lease with minor managerial responsibilities, tenant pays direct for property taxes, insurance and utilities. Landlord responsible for Roof/Foundation repair. Tenant reimburses for CAM.
- New 15 year lease, with three (3) five (5) year options to extend; 10% increase every 5 years.
- Newly renovated building completed in 2017.

STRONG LOS ANGELES SUBMARKET

- Located 3.7 miles north of the 60 Pomona Freeway on the corner of Amar Road and Nogales Street.
- Exceptional demographic characteristics with a daytime population of approximately 151,598 employees, and a residential population in excess of 417,939 within a 5 mile radius.
- 24 Hour Fitness provides an exclusive 'full-amenity' gym within the immediate trade area.

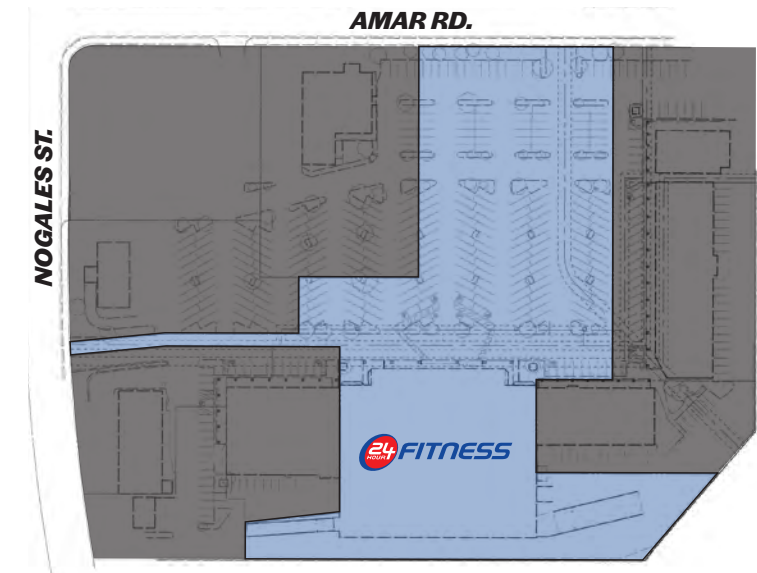
OFFERED FREE & CLEAR OF DEBT

- No existing financing allows an investor to pay all cash or source new debt in today's historically low interest rate environment.

AFFLUENT & DENSE TRADE AREA

- The property is located in the heart of one of the most densely populated areas per square mile in Southern California submarkets.
- Average household income of \$91,655 with over 116,017 households within a 5 mile radius of the property.

SITE PLAN



AERIAL MAP



Fantastic Sams



AMAR RD.

NOGALES ST.



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