



NEW PRICING

Recent Lease Renewal

Davita & KFC
at Atlantic Crossing
LYNWOOD, CALIFORNIA 90262



6th Largest Franchisee in U.S.



Davita

KFC

AutoZone

PANDA EXPRESS
SUBWAY
BBVA
FIESTA
Tutti Frutti

IMPERIAL HIGHWAY (34,989 ADT)

Walgreens

ATLANTIC AVENUE (21,209 ADT)

Starbucks
Sprint

Winchell's

Chevron

TACO BELL

Church's

INTERSTATE 710

(254,604 ADT)

North



at Atlantic Crossing

4339-4345 EAST IMPERIAL HIGHWAY
LYNWOOD, CALIFORNIA 90262

Offering Terms

\$6,250,000

Asking Price

5.09%

Cap Rate - Year 1

\$318,055

Projected NOI - Year 1

11,446 SF

Size

100.0%

Occupancy

1.61 AC

Acres

TBD

Call for Offers

The Seller reserves the right to sell the property at any time without prior notices. The property will be sold on an as-is basis.

**CLICK HERE TO EXECUTE
THE CONFIDENTIALITY AGREEMENT**

Executive Summary

Newmark Knight Frank (NKF) Retail Capital Markets is pleased to present the opportunity to acquire a drive-thru Kentucky Fried Chicken ("KFC") and DaVita Dialysis Center. This two-tenant investment opportunity is a portion of the Atlantic Crossing shopping center located in the ultra-dense, infill Los Angeles County city of Lynwood.

The opportunity to acquire an investment grade tenant with a fast food drive-thru facility at below market rent in an infill trade area of Los Angeles County is rare.

Investment Highlights

- **TWO TENANT NNN LEASED INVESTMENT**
- **INFILL LOS ANGELES REAL ESTATE**
- **MEDICAL (ESSENTIAL) & FAST FOOD W/DRIVE THRU**
- **TENANTS OPEN FOR BUSINESS DURING COVID**
- **TENANTS PAID APRIL/MAY RENT**
- **ATTRACTIVE DEBT QUOTE**
- **CREDIT PROFILE**
- **PROXIMITY TO MAJOR MEDICAL**
- **SHADOW ANCHORED ENVIRONMENT**

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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Knight Frank that broker shall not look to Newmark Knight Frank for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Knight Frank and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Knight Frank's client.