

# SINGLE TENANT NET LEASED PROPERTY FOR SALE



**339**  
**WEST**  
**ANAHEIM**  
**STREET**

WILMINGTON, CA 90744

**WILMINGTON, CA**

Michael Grannis | Lic. 01393628

Phone: 310-379-2228 ex 2 | [mike.grannis@highlandpartnerscorp.com](mailto:mike.grannis@highlandpartnerscorp.com)

**HIGHLAND**  
PARTNERS CORP

# 339 WEST ANAHEIM STREET

WILMINGTON, CA 90744

## CONFIDENTIALITY AGREEMENT

PRESENTED BY

**HIGHLAND**  
PARTNERS CORP

**Michael Grannis**

Lic. 01393628

Phone: 310-379-2228 ex 2

mike.grannis@highlandpartnerscorp.com

**Highland Partners Corp.**

2200 Pacific Coast Highway

Suite 316

Hermosa Beach, CA 90254

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Highland Partners Corp, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved 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 with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

© 2019 | Highland Partners Corp. | The information being provided by Highland Partners Corp. and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied. | Logos are for identification purposes only and may be trademarks of their respective companies.





# TABLE OF CONTENTS

Property Overview . . . . .	4
Investment summary . . . . .	4
Regional Map . . . . .	6
Property Highlights. . . . .	7
Parcel Map . . . . .	7
Tenant Summary . . . . .	9
Rent Roll . . . . .	9
Aerial. . . . .	10
Trade Area Aerial . . . . .	11
South Bay Market Overview . . . . .	12
Demographics. . . . .	13

# PROPERTY OVERVIEW



## ADDRESS:

339 W ANAHEIM STREET  
WILMINGTON, CA



## LAND SIZE:

15,744 SF



## BUILDING:

4,876 SF



## ANNUAL DEPOSITS

\$94 MILLION



## ON ANAHEIM

TWO BLOCKS  
FROM 110 FWY



## APN:

7416-031-038



## YEAR BUILT:

2003



## NOI:

\$307,188

# INVESTMENT SUMMARY

**339  
WEST  
ANAHEIM  
STREET**

WILMINGTON, CA 90744

## WELLS FARGO BANK

**Purchase Price:** \$5,120,000 (6.0% CAP)

**Lease Term:** 5 Years Remaining

**NOI:** \$307,188

**Lease Expiration:** February 29, 2024

**Options:** 2, Five-year Options

**Option Rent:** 12.5% every five years





**339  
WEST  
ANAHEIM  
STREET**

WILMINGTON, CA 90744



WILMINGTON, CA 90744



# REGIONAL MAP



## PROPERTY HIGHLIGHTS

Single Tenant Wells Fargo – Corporate  
Guaranteed Investment

Trophy Southern California Location- Property  
is located in a major retail hub along Anaheim  
Street in Wilmington, CA

Excellent Visibility, Exposure and Identity  
along Anaheim Street

Dense Infill Los Angeles Suburb- Wilmington  
is a suburb of Los Angeles boasting a  
population of over 144,545 people within 3  
miles of the property.

Located in the heart of the Port of Los  
Angeles and Long Beach

## PARCEL MAP





**339  
WEST  
ANAHEIM  
STREET**

WILMINGTON, CA 90744

BUILDING SIZE

**4,876 SF**

LAND SIZE

**15,744 SF**

YEAR BUILT

**2003**

NET OPERATING INCOME

**\$307,177**

INTERSECTION

**NEC Anaheim St  
& Island Ave**





# TENANT SUMMARY



## Wells Fargo

[www.wellsfargo.com](http://www.wellsfargo.com)

**NYSE:** WFC

**Market Cap:** \$283 Billion

**Revenue:** \$88.39 Billion

**Employees:** 265,000

**Locations:** 8,200 Banking Centers  
13,000 ATMs

**Headquarters:** San Francisco, CA

Wells Fargo (NYSE: WFC) is a nationwide, diversified, community-based financial services company with \$1.9 trillion in assets. Founded in 1852, Wells Fargo provides banking, insurance, investments, mortgage, and consumer and commercial financing through more than 8,200 banking centers and 13,000 ATMs across North America and internationally.

# RENT ROLL

**Tenant Name:** Wells Fargo

**Square Feet:** 4,876 SF

**Lease Expiration:** 2/29/2024

**Annual Rent PSF:** \$63.00 PSF

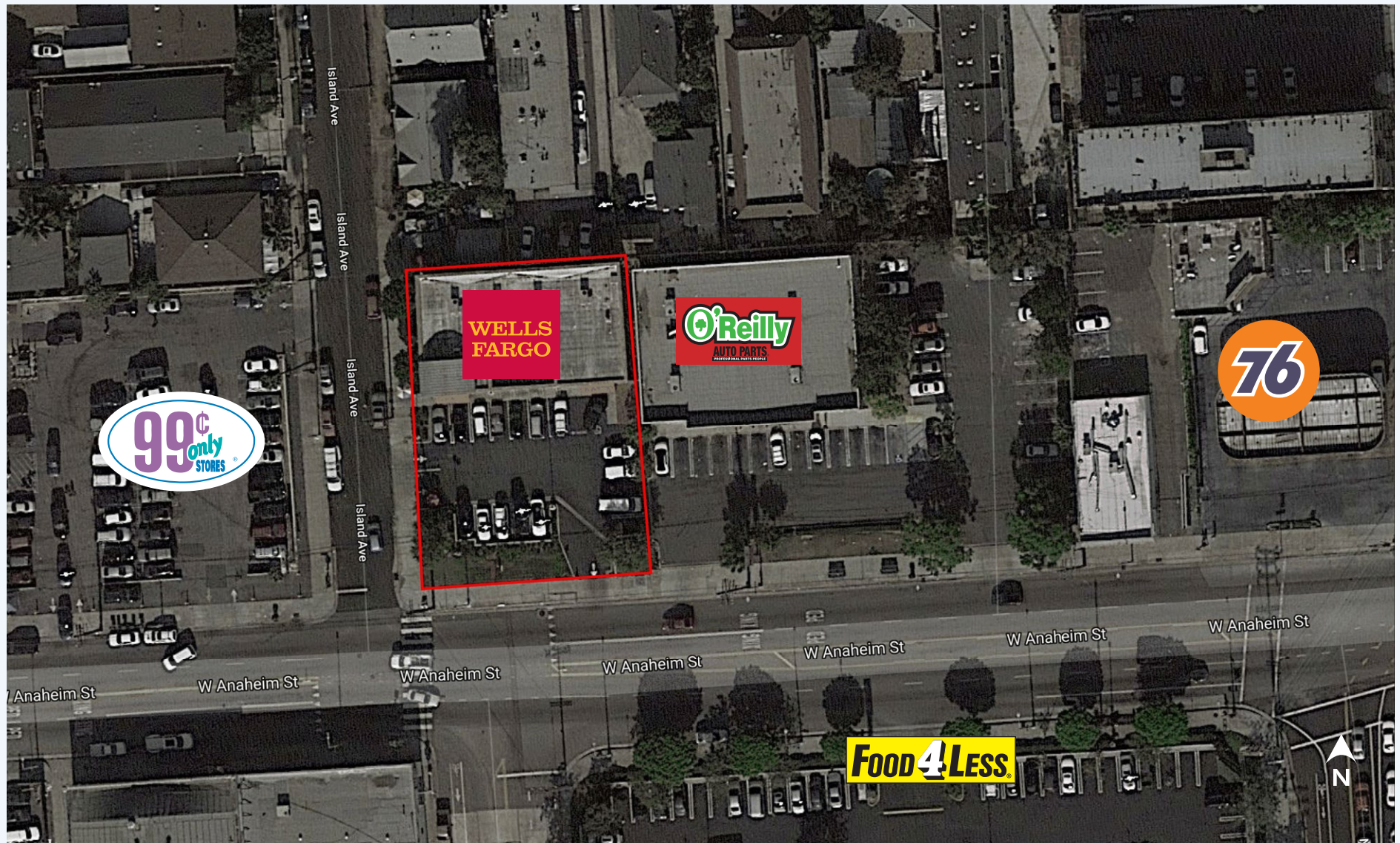
**Monthly Rent:** \$25,599.00

**Options:** Two, Five (5) year options



AERIAL

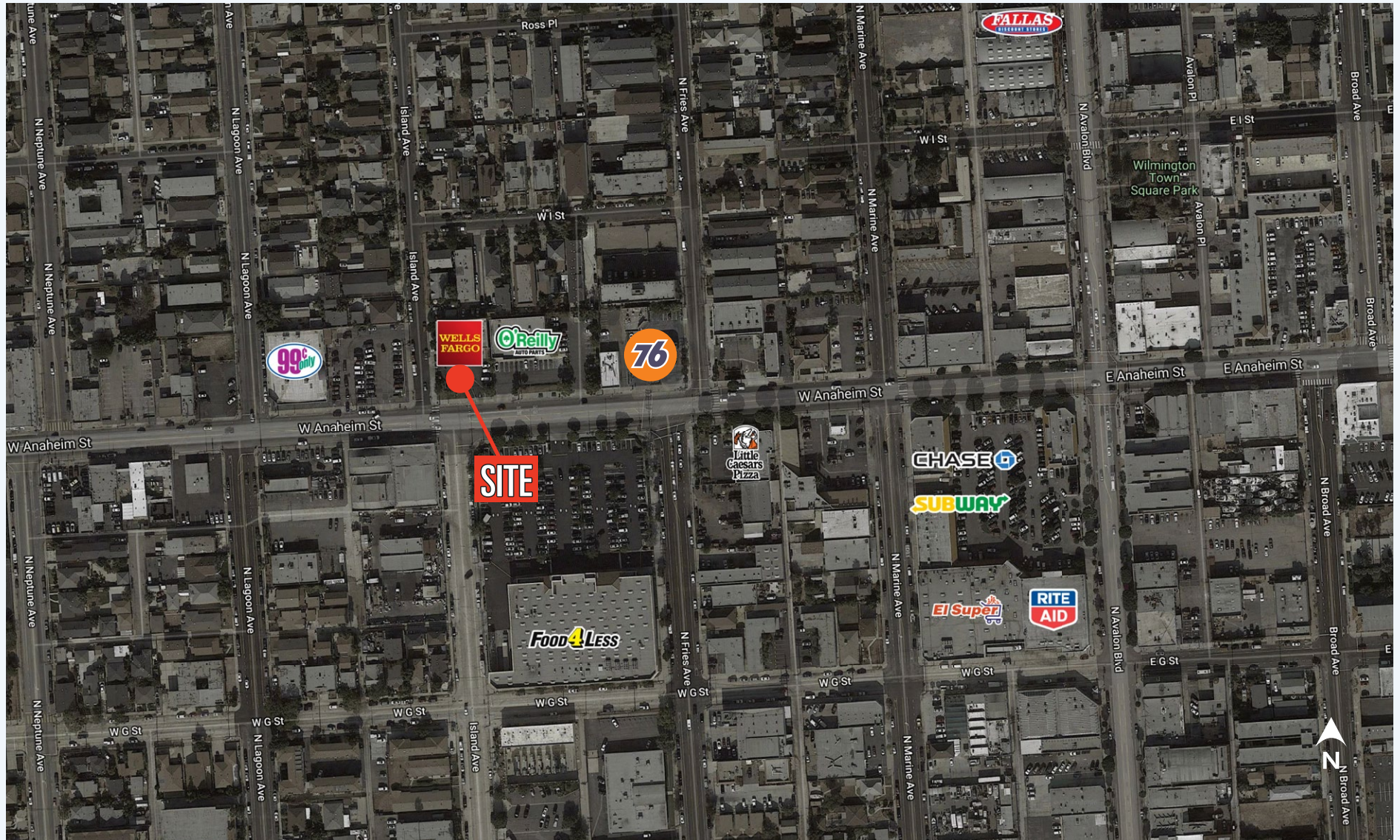
**339  
WEST  
ANAHEIM  
STREET**  
WILMINGTON, CA 90744





# TRADE AREA AERIAL

**339  
WEST  
ANAHEIM  
STREET**  
WILMINGTON, CA 90744





# SOUTH BAY MARKET OVERVIEW

The property is in the City of Wilmington which is located in the South Bay of Los Angeles County. Wilmington is part of the Harbor Region of Los Angeles and is home to a heavy concentration of industry and the third largest oil field in the continental United States. Wilmington is adjacent to the Port of Los Angeles which supports employment of 517,000 people throughout the LA County Region and 20% of all cargo coming into the United States. Wilmington benefits from a population base of approximately 53,000 people in a 9.14 square mile area. The city borders Carson to the north, Long Beach to the east, San Pedro to the south and Harbor City to the northwest. The property boasts tremendous visibility from all traffic directions and shares the intersection with many national retailers including 99 Cent Only, Food 4 Less and Rite Aid.





# DEMOGRAPHICS

## 2018 DEMOGRAPHICS



	1-MILE	2-MILE	3-MILE	5-MILE
<b>POPULATION</b>				
Estimated Population (2018)	38,843	67,679	144,545	471,744
Projected Population (2023)	39,375	68,525	145,977	477,576
Census Population (2010)	37,372	65,610	140,069	455,830
Census Population (2000)	36,593	63,615	135,789	447,286
Projected Annual Growth (2018-2023)	532 (0.3%)	846 (0.2%)	1,432 (0.2%)	5,832 (0.3%)
Historical Annual Growth (2010-2018)	1,471 (0.5%)	2,069 (0.4%)	4,476 (0.4%)	15,914 (0.4%)
Historical Annual Growth (2000-2010)	779 (0.2%)	1,995 (0.3%)	4,280 (0.3%)	8,544 (0.2%)
Estimated Population Density (2018)	12,373 psm	5,388 psm	5,114 psm	6,009 psm
Trade Area Size	3.1 sq mi	12.6 sq mi	28.3sq mi	78.5 sq mi
<b>AGE</b>				
Estimated Median Age (2018)	30.7	32.1	35.6	36.8
<b>DAYTIME DEMOS (2018)</b>				
Total Businesses	914	1,910	4,516	18,583
Total Employees	7,087	18,276	47,213	199,874

# DEMOGRAPHICS

## 2018 DEMOGRAPHICS



	1-MILE	2-MILE	3-MILE	5-MILE
<b>HOUSEHOLDS</b>				
Estimated Households (2018)	10,084	18,297	43,972	156,045
Projected Households (2023)	10,496	19,052	45,711	162,869
Census Households (2010)	9,530	17,429	41,796	147,618
Census Households (2000)	9,370	16,940	40,378	143,484
Projected Annual Growth (2018-2023)	412 (0.8%)	755 (0.8%)	1,739 (0.8%)	6,824 (0.9%)
Historical Annual Change (2000-2018)	714 (0.4%)	1,356 (0.4%)	3,593 (0.5%)	12,561 (0.5%)
<b>INCOME</b>				
Estimated Average Household Income (2018)	\$61,6020	\$71,365	\$83,589	\$87,793
Projected Average Household Income (2023)	\$72,305	\$85,792	\$100,670	\$104,492
Census Average Household Income (2010)	\$45,438	\$52,071	\$63,524	\$67,692
Census Average Household Income (2000)	\$38,546	\$43,787	\$52,894	\$54,155
Projected Annual Change (2018-2023)	\$10,703 (3.5%)	\$14,427 (4.0%)	\$17,081 (4.1%)	\$16,699 (3.8%)
Historical Annual Change (2000-2018)	\$23,056 (3.3%)	\$27,578 (3.5%)	\$30,695 (3.28%)	\$33,638 (3.5%)

Source: Applied Geographic Solutions 04/2018, TIGER Geography



**SINGLE TENANT NET LEASED  
PROPERTY FOR SALE**



**339  
WEST  
ANAHEIM  
STREET**

**WILMINGTON, CA 90744**

**HIGHLAND**  
PARTNERS CORP

**Michael Grannis**

Lic. 01393628

Phone: 310-379-2228 ex 2

[mike.grannis@highlandpartnerscorp.com](mailto:mike.grannis@highlandpartnerscorp.com)