



# 7-ELEVEN & DENTAL DREAMS FOR SALE

10804 S WESTERN AVE  
LOS ANGELES, CA 90047

Brand New 2021 Construction ✓

100% NNN Leased to National  
Tenants ✓

Long Term Passive Income ✓

Rent Increases to Hedge  
Inflation ✓

High Daily Traffic with  
Dense Population ✓

Hard Corner Signalized  
Intersection ✓



**AZIZ BHAMANI**

Acquisitions & Dispositions

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# INVESTMENT HIGHLIGHTS

- ✓ **Hottest Southern California Submarket**  
Prime Location with Close Proximity to the new SoFi Stadium, LAX Airport, USC, and Los Angeles Southwest College
- ✓ **Long Term Passive Income**  
NNN Leases with National Tenants  
7-Eleven - 10 Years Remaining  
Dental Dreams - 10 Years Remaining
- ✓ **Built-In Customer Base**  
Over 147,000 People Living within a 2-mile Radius of the Subject Property with a Median Household Income of \$47,501
- ✓ **Strong Visibility**  
Ideal Frontage with Superior Storefront and Pylon Signage which is Seen by 39,000+ Cars Daily
- ✓ **Brand New 2021 Construction**  
5,439 Square Foot Building Situated on 0.41 Acres of Land with Dual Street Access Points
- ✓ **Dynamic Consumer Spending**  
Located in a Strong Economic Activity Area with Over \$2.4Bn Annual Consumer Spend within 3-miles
- ✓ **Economic Investment**  
Inglewood is Undergoing a Transformation with New Investment Flocking to the Area
- ✓ **New Upcoming Attractions**  
Hollywood Park High End Live-Work Pedestrian Development, LA Clippers NBA Practice Facility, and New Monorail Servicing Inglewood



# FINANCIAL SNAPSHOT

ADDRESS: 10804 S Western Ave,  
Los Angeles, CA 90047

PRICE: **\$4,995,000**

CAP: **4.17%**

NOI: **\$208,287**

# DEMOGRAPHICS

	1 - MILE	2 - MILE	3 - MILE
POPULATION	36,952	147,551	387,028
DAYTIME EMPLOYMENT	5,830	36,439	87,778
MEDIAN HH INCOME	\$48,166	\$47,501	\$45,669
MEDIAN AGE	34.8	33.0	31.8
HOUSEHOLDS	11,898	44,554	113,903

# RENT ROLL

7- Eleven	MONTHLY	ANNUAL	Dental Dreams	MONTHLY	ANNUAL
Years 1-5	\$9,000	\$108,000	Years 1-5	\$8,357.25	\$100,287.00
Years 6-10	\$9,900	\$118,800	Years 6-10	\$9,208.17	\$110,498.04
Option I (Years 11-15)	\$10,890	\$130,680	Option I (Years 11-15)	\$10,119.98	\$121,439.76
Option II (Years 16-20)	\$11,979	\$143,748	Option II (Years 16-20)	\$11,122.74	\$133,472.88
Option III (Years 21-25)	Market	Market	Option III (Years 21-25)	\$12,247.17	\$146,966.04
Option IV (Years 26-30)	Market	Market	Option IV (Years 26-30)	\$13,462.77	\$161,553.24
			Option V (Years 31-34)	\$14,799.16	\$177,589.92



# TENANT SUMMARY

TENANT:	7 Eleven
LOCATIONS:	9,350+ (US), 71,100+ Globally
SF:	2,400
GUARANTEE:	Corporate
LEASE TYPE:	NNN
TERM REMAINING:	10 Years
OPTIONS TO RENEW:	Four, 5 Year
TENANT:	Dental Dreams
LOCATIONS:	70+
SF:	3,039
GUARANTEE:	Corporate
LEASE TYPE:	NNN
TERM REMAINING:	10 Years
OPTIONS TO RENEW:	Four, 5 Year & One, 4 Year





# TENANT PROFILE



7-Eleven is the world's largest convenience retailer. Currently, 7-Eleven operates, franchises, or licenses more than 71,100 stores across 18 countries. The chain may best be known for their iconic Slurpees, but is also a prolific retailer of coffee, tobacco products, and prepared foods.

7-Eleven started as a place to pick up everyday staples on the dock of a Dallas icehouse. This made it as easy as possible for a large number of icehouse employees to pick up supplies on their way home after work. The series of "convenience stops" picked up the name 7-Eleven when they changed the hours to 7am to 11pm seven days a week. Since 7-Eleven's founding in 1927, they have been a leader, having established the world's first convenience store. They would go on to become the first convenience store to remain open 24/7 and the first to sell gas.

## NET LEASE

7-Eleven has a wide variety of locations, free standing corner locations to small inline strip centers, all very attractive to net lease investors. The formats are chosen to fit with the local area. Inline strip center locations, such as this, are typically located in densely populated areas, attract customers by accessibility and provide an anchor for other retailer(s) in the shopping center.

7-Eleven will typically sign triple net or ground leases, leaving the investor with no landlord responsibilities. The 7-Eleven leases will typically have some rent increases built into the primary term of the lease, creating an important hedge against inflation for an investors. Moreover, 7-Eleven locations tend to remain in their locations for decades, providing a stable and reliable income stream for investors and property owners.

The corporate guarantee behind 7-Eleven leases is an attractive aspect of the investments. Rated as investment grade, Standard & Poor's currently rates 7-Eleven AA- while Moody's currently rates them at Baa1.

While the ecommerce revolution has upended many retail businesses, convenience stores have continued to perform well and are a recession proof offering. While customers can find many products cheaply online, c-stores are there when customers demand a product immediately.

7-Eleven anchored properties produce cap rates for investors that on average outperforms the rest of the retail sector and also beats out other national convenience store chains such as Circle K and Wawa.





## TENANT PROFILE



Founded in 2001 Dental Dreams is a large scale national dental clinic operating in 12 states, with over 70 locations and 1,800+ employees. Dental Dreams operates a number of brands across the United States: Dental Dreams, CanAm Dental, Healthy Smiles, Family Smiles, and Family Dentistry, all of which operate under the Dental Dream parent corporation.

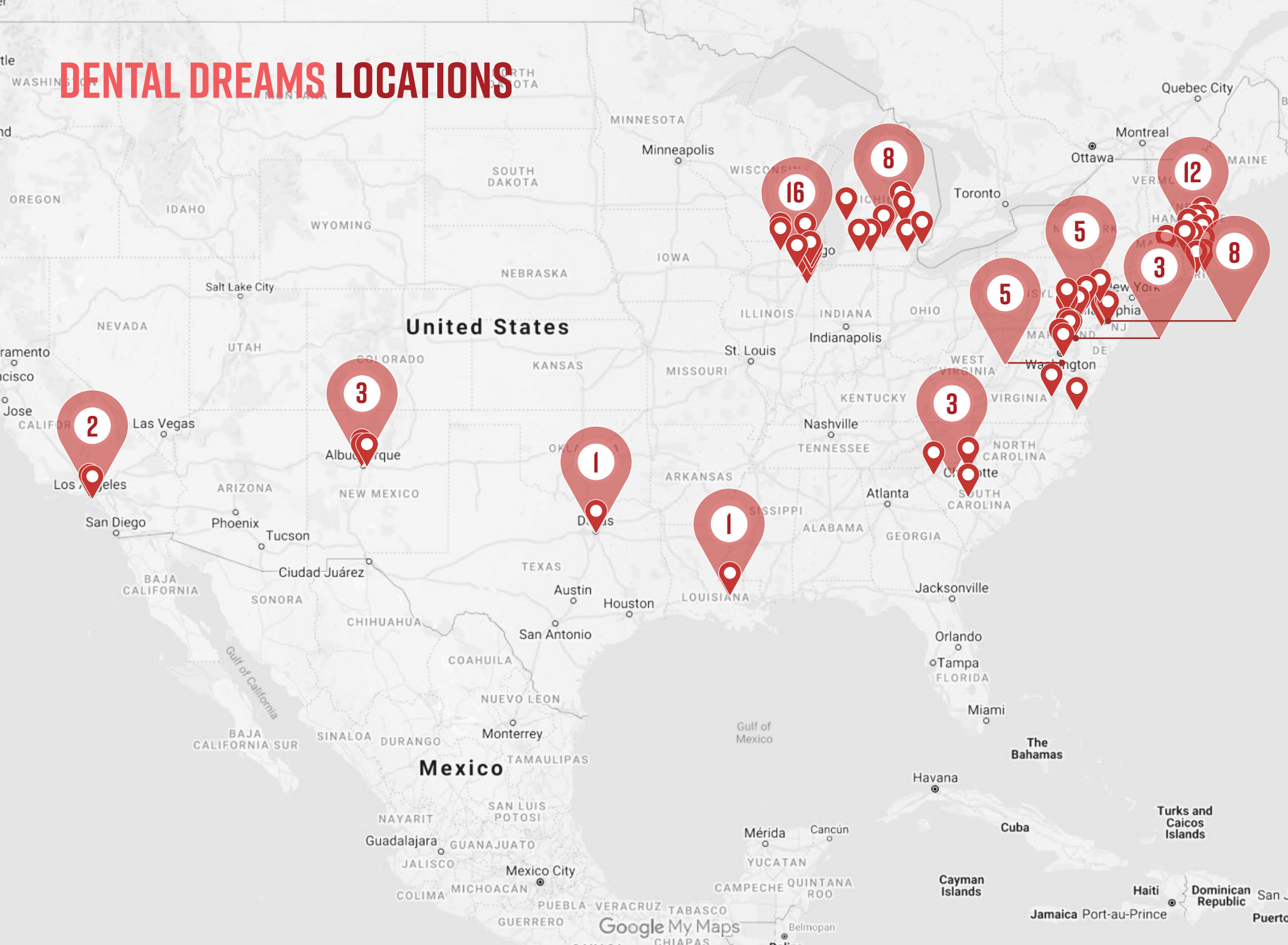
Dental Dreams uses state of the art imaging and operating equipment and specializes in Medicaid and Medicare patients making them a natural fit into this area's demographic. Moreover, the parent company is underway with an aggressive Southern California expansion, with plans to open and additional 15-20 locations in the region.

Dentist tenants are some of the most sought after tenant types by savvy investors and property managers. Dentists tend to have one of the lowest lease default rate compared to other commercial real estate types, boasting one of the *highest credit ratings* among professional businesses.

Dental clinic expend considerable capital to build out a space and install state-of-the-art machinery, which make them keenly dedicated to remaining in place typically 10-20 years and in many cases much longer, providing investors with a stable and reliable income stream for decades.

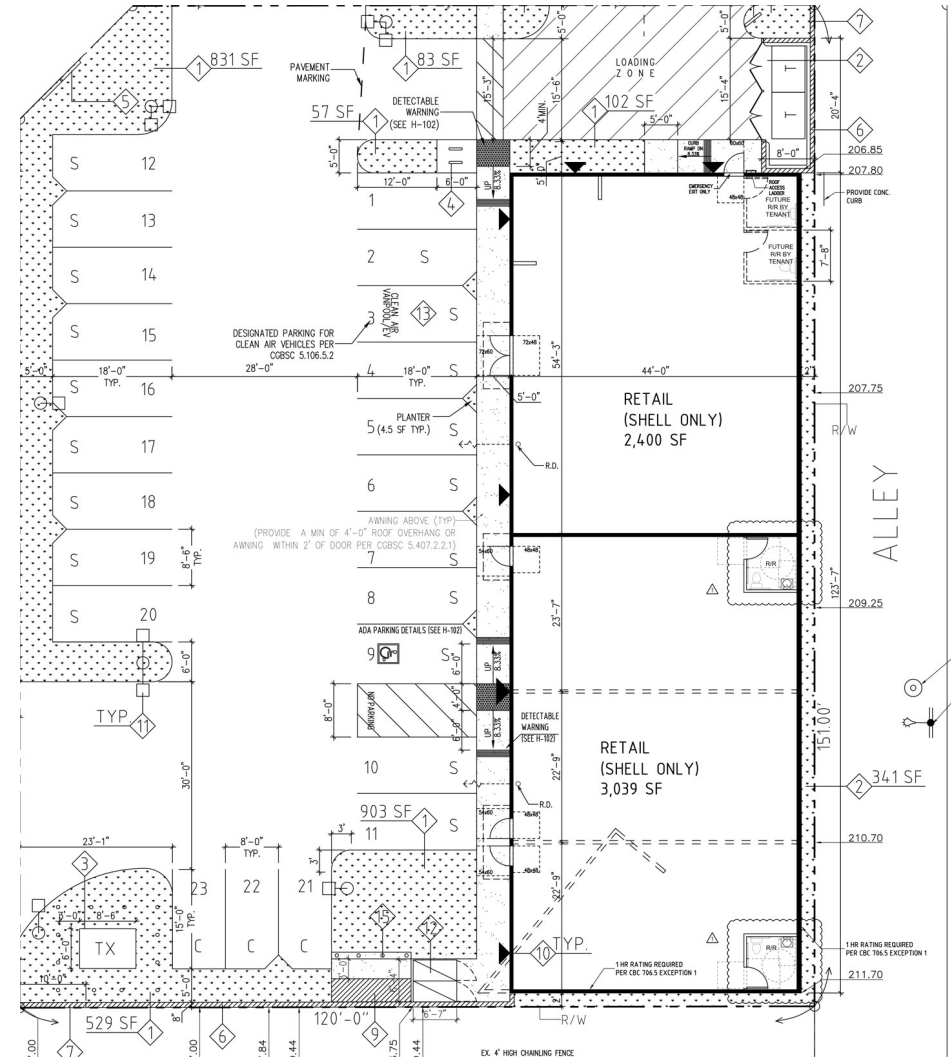


# DENTAL DREAMS LOCATIONS



# PROPERTY DESCRIPTION

PROPERTY:	Western Shopping Center
ADDRESS:	10804 South Western Ave., Los Angeles, CA 90047
CROSS STREETS:	Western Ave., 108th St.
TRAFFIC COUNTS:	39,000+
SQUARE FOOTAGE (GLA):	5,439 SF
LAND AREA:	0.41 AC (17,860 SF)
YEAR BUILT:	2021
TYPE OF OWNERSHIP:	Fee Simple
ZONING:	LCC2
PARKING SPACES:	23
PARKING RATIO:	4.23:1,000
APN:	6077-003-001 6077-003-002





# AERIAL SNAPSHOT



W 106TH ST

RUTHELEN ST

S ST ANDREW PL

S MANHATTAN PL

W 107TH ST

W 108TH ST

W 109TH ST

W 109TH ST

W 109TH PL

S WESTERN AVE

S SHOBART BLVD

PONTY ST



# TRAFFIC COUNTS



**39,000+**

Daily Vehicle Count

27,474

26,810

24,470

24,792

255,000

28,781

27,323

32,537

6,332

5,562

28,738

34,521

23,675

29,540

**SUBJECT PROPERTY**

**S WESTERN AVE**

**W 108TH ST**

**IMPERIAL HWY**

**NORMANDIE AVE**

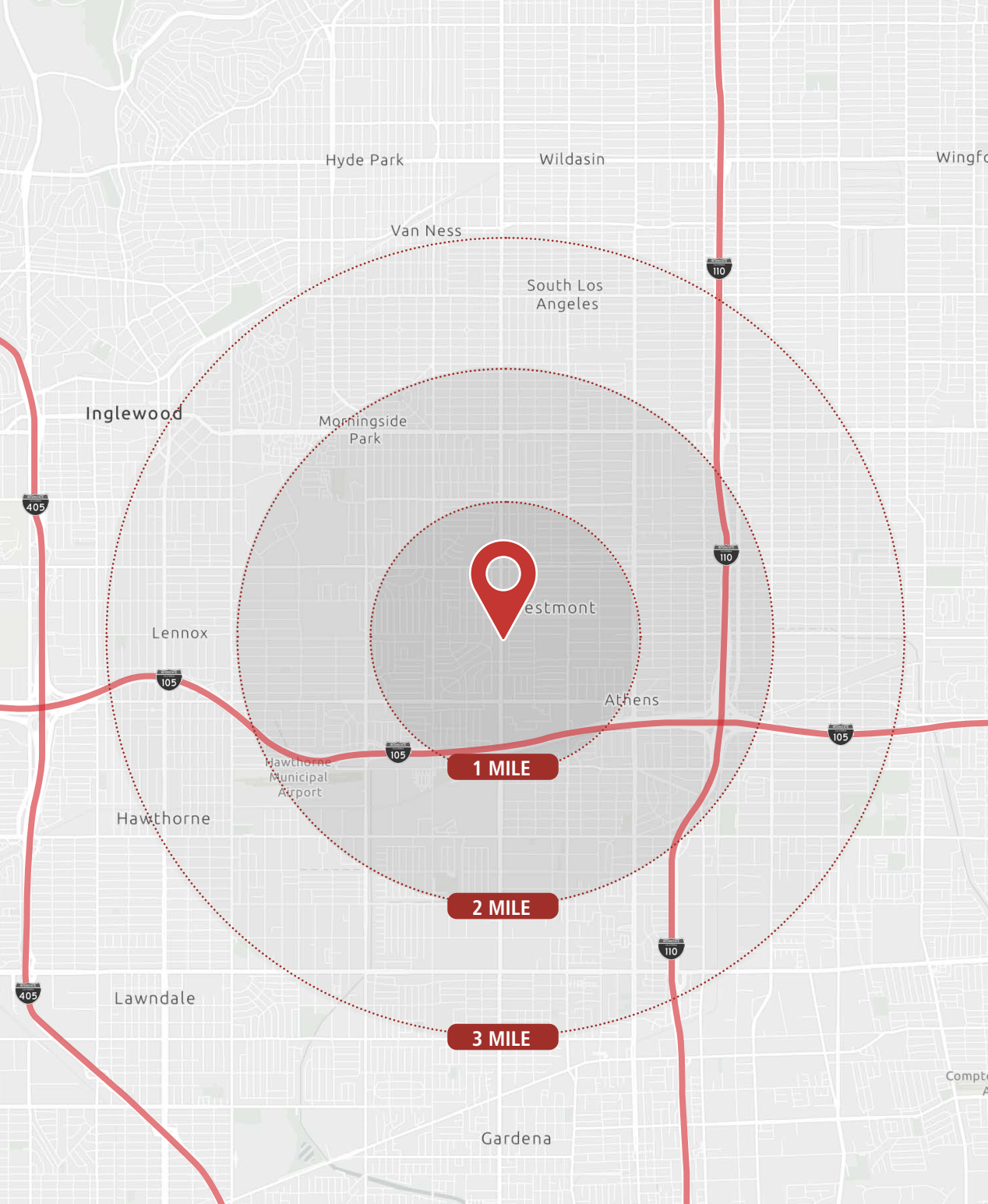




## NEARBY RETAILER MAP







# DEMOGRAPHICS

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DAYTIME EMPLOYMENT	5,830	36,439	87,778
MEDIAN HH INCOME	\$48,166	\$47,501	\$45,669
AVG HH INCOME	\$64,583	\$65,007	\$61,711
MEDIAN AGE	34.8	33.0	31.8
HOUSEHOLDS	11,898	44,554	113,903
AVG HH SIZE	3.09	3.29	3.37
FAMILIES	8,734	33,081	84,120



7,678

TOTAL BUSINESSES



87,778

DAYTIME EMPLOYMENT



\$2.4BN

CONSUMER SPENDING



\$45,669

MEDIAN HH INCOME



# DISTANCE FROM NEARBY ATTRACTIONS

**0.5 MILES**

L.A. SOUTHWEST COLLEGE

**2.6 MILES**

SOFI STADIUM

**3.2 MILES**

THE FORUM

**6.7 MILES**

UNIVERSITY OF  
SOUTHERN CALIFORNIA

**6.8 MILES**

LAX INTERNATIONAL  
AIRPORT

**9.6 MILES**

STAPLES CENTER



# INGLEWOOD MARKET OVERVIEW

Inglewood is Southern California's hottest submarket as the area is undergoing a massive transformation with a considerable investment injection, leading to a commercial development and housing boom. Several world-class projects are under development and 3 new professional sports teams: the Rams (NFL), Chargers (NFL), and Clippers (NBA) are now calling the neighborhood home.

## SoFi Stadium

The brand new, state of the art, NFL stadium is a \$6Bn, 80,000 seat complex, on 300 acres of land. The site also houses the NFL Media Tower (450,000 SF of office and studio space for NFL Network), 1.5MM SF of office and retail space, and over 2,500 residential homes.

Stadium will Host:

- The 2028 Summer Olympic Games (Opening and Closing Ceremonies)
- Super Bowl LVI in 2022
- All Rams and Chargers Home Games
- Major Music Concert Stadium Tours (e.g. Taylor Swift, Rolling Stones, Guns N Roses)
- 2023 College Football National Championship

## LAX International Airport

The Subject Property is located in close proximity to LAX Airport which is currently undergoing a \$6Bn expansion project. LAX is the 2nd busiest airports in the United States and the 4th busiest airport in the world. Over 78.5MM passengers are carried by 69 airlines and employ over 620,000 people.

## Los Angeles Southwest College

The subject property benefits from being just half a mile from Los Angeles Southwest College. This major public community college services Inglewood, Hawthorne, Garden, Westmont and West Athens causing a natural inflow of the public from surrounding areas into close proximity of the property.

The College boasts an enrollment of over 8,200 students and a Faculty and Staff of 450, over the coming years enrollment is expected to increase significantly under enrollment increase initiatives and a broader trend toward more affordable and convenient higher education options.





# NEW DEVELOPMENTS

## The Forum

Clippers owner Steve Ballmer completed his purchase of The Forum from Madison Square Garden Entertainment Corp. for \$400 million in May 2020.

The Clippers' plans for a new, privately financed NBA arena in Inglewood near The Forum are progressing, with public hearings slated to start this summer. The Clippers said that having a basketball arena and The Forum under the same ownership will allow for coordinated programming between the venues, improving traffic congestion around basketball games and concerts.

Last year, the Forum hosted nearly 100 events, including concerts, boxing and mixed martial arts. It was previously the home of the NBA's Los Angeles Lakers and NHL's Los Angeles Kings until both teams moved to Staples Center in downtown LA in 1999.

## Intuit Dome Arena home to the Los Angeles Clippers

Clippers ownership is relocating the team from Staples Center to a brand-new arena, with a state of the art practice facility, and accompanying public plaza developments, with an expected completion date in 2024, just south of the NFL stadium.

The centerpiece of the \$1.2-billion project, slated for a series of properties at the intersection of Century Boulevard and Prairie Avenue, is a proposed 18,000-seat NBA arena. Other components of the project include:

- an 85,000-square-foot practice and athletic training facility;
- 71,000 square feet of office space for the Clippers organization;
- a 25,000-square-foot sports medicine clinic;
- 63,000 square feet of ancillary retail;
- a public plaza featuring a large LED screen, a concert stage, and basketball courts;
- a 150-room hotel; and
- parking for 4,125 vehicles



# NEW DEVELOPMENTS

## Hollywood Park High End Live - Work Pedestrian Development - Hotel, Brewery, Apartments, Lake Opening Date: 2022

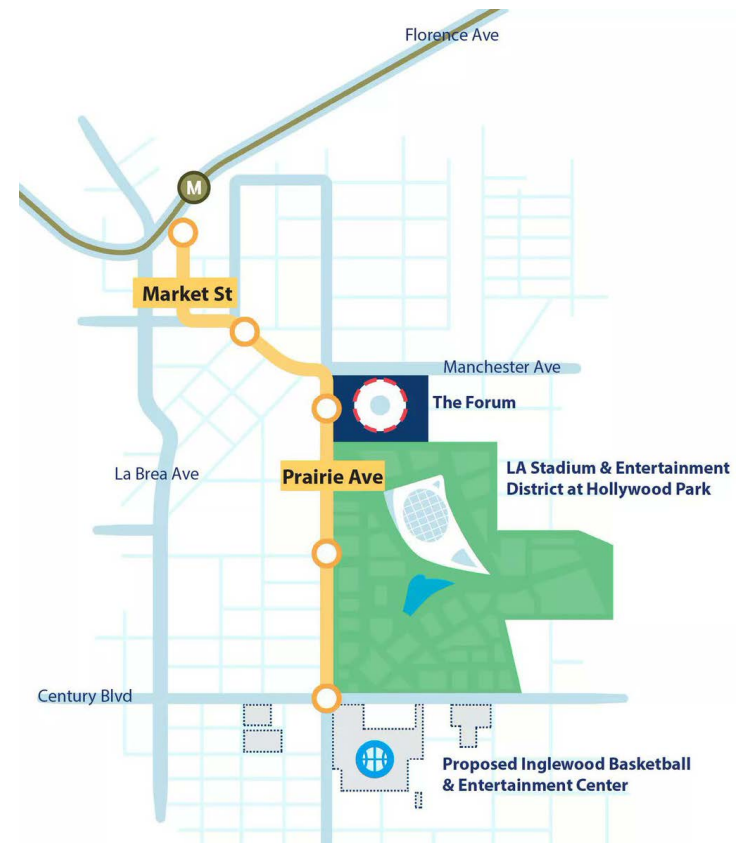
The initial build-out will include an office tower that will house the headquarters of NFL Media, more than 500,000 square feet of retail space, a 300- room hotel and 314 apartment units.

Other phases are planned for the complex, with a total build-out for the project reaching more than 13 million total square feet on the 298-acre parcel of Hollywood Park that was acquired starting in 2014.

Another 2,200 residential units and millions of square feet of additional office and retail space will follow.

Other projects include:

- SoFi Stadium at Hollywood Park
- The Stadium complex
- The NFL Media Tower
- 500,000-plus square feet of retail space
- 314 apartment units
- A 300-room luxury hotel



## Monorail Servicing Downtown Inglewood to NFL/NBA/Forum (Prairie & Arbor Vitae):

Los Angeles area transit agencies are slated to receive more than \$275 million in grant funding for capital projects and zero-emission bus purchases, the State of California announced this week.

One of the biggest recipients in this round of funding is the City of Inglewood, which was awarded \$95.2 million for the construction of a 1.6-mile automated people mover system connecting the Crenshaw/LAX Line's Downtown Inglewood Station with the Forum, SoFi Stadium, the proposed Clippers basketball arena, and numerous adjacent commercial and housing developments.

The full project, budgeted at more than \$1 billion, is also funded through local sales tax commitments, private developer financing, infrastructure impact fees, and other city funds.

Completion is expected in 2026.



# LOCATION OVERVIEW

## Los Angeles

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly 4 million people, Los Angeles is the cultural, financial, and commercial center of Southern California. The city is known for its Mediterranean climate, ethnic diversity, the entertainment industry, and its sprawling metropolis.

The City of Los Angeles holds many distinctions, L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry. Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice - and by 2028 the third time. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



Los Angeles County employs over 100,000 people alone



A cultural diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California



# LOCATION OVERVIEW

## Los Angeles Tourism

Tourism accelerated Los Angeles County's economic prosperity in 2018 as visitors pumped an all-time high \$23.9 billion directly into the L.A. economy, generating a record \$36.6 billion in total economic impact. A new economic impact report released by Los Angeles Tourism & Convention Board demonstrates the power of tourism in Los Angeles during National Travel & Tourism Week, an annual event established by Congress and organized by the U.S. Travel association to celebrate the impact of travel.

Tourism supported 534,258 jobs in L.A. County's Leisure & Hospitality sector, its highest total on record, employing 1 in every 8.5 workers in the county. Reaffirming the strength of the sector, tourism added 9,700 new jobs last year.

## Attractions

Some of the world's best-known and most iconic landmarks and attractions calls Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter.

## Arts and Culture

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums and theatres than any other city in the U.S., making it the perfect place to be immersed in arts and culture. Los Angeles is home to more than 105 museums, 225 theatres, 55 magnificent structures by the world's top architects and 16 of the world's most beautiful gardens. It also boasts more than 1,500 theatrical productions annually. The city has also one of the premiere contemporary art museums in the world, the Broad, located in Downtown L.A., and also one of the largest collections of cars in the nation at the Peterson Automotive Museum.

## Sports

With famous venues like the Staples Center at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodgers Stadium, where the Los Angeles Dodgers serve as a main attraction sports fan flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports following such as USC and UCLA.

# LOS ANGELES FACTS



**50 MILLION**

50 MILLION PEOPLE WHO TRAVELLED  
TO LOS ANGELES LAST YEAR



**\$22 BILLION**

LA VISITORS SPENT \$22 BILLION ON  
HOTELS, RESTAURANTS, SHOPPING,  
ATTRACTIONS AND MORE



**525,000**

THERE ARE 525,000 JOBS  
SUPPORTED BY THE  
LOS ANGELES TOURISM INDUSTRY



**8 YEARS**

L.A. HAS CELEBRATED  
8 CONSECUTIVE YEARS  
OF RECORD GROWTH



# ADDITIONAL IMAGES





# CONFIDENTIALITY & AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Shane Investments Group LLC and it should not be made available to any other person or entity without the written consent of Shane Investments Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Shane Investments Group.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Shane Investments Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Shane Investments Group has not verified, and will not verify, any of the information contained herein, nor has Shane Investments Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Shane Investments Group is not offering any real estate services.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT SHANE INVESTMENTS GROUP FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newlyacquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Shane Investments Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Shane Investments Group is not offering any real estate services.

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