



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413



7-ELEVEN®
HAWTHORNE

Rare STNL Investment Opportunity
Located within In-Fill Los Angeles, California

THE OPPORTUNITY

Jones Lang La Salle as an exclusive advisor, is please to present to qualified investors the opportunity to acquire the fee simple interest in 7-Eleven Hawthorne (the “Property” or “Offering”). Consisting of 2,400 square feet of gross leasable area, the Property presents the opportunity to acquire an 11,267 square foot corner lot at the highly trafficked, signalized intersection of W 120th Street (21,963 VPD) and Inglewood Avenue (23,979 VPD). The Property provides great visibility with 99 feet of frontage along W 120th Street. The Property is located within a densely populated trade area with 687,170 residents within a five-mile radius. The Property also provides ease of access with three curb cuts, offering entry points on both W 120th Street and Inglewood Avenue, featuring 12 surface parking stalls.

The Property is 100% leased to national tenant 7-Eleven through May 2029 with two additional five year options. This rare STNL investment opportunity provides ease of management and income stability within infill Los Angeles.

Offering Overview	
Address:	4800 W 120th St Hawthorne, CA 90250
Price:	\$2,100,000
Cap Rate:	4.7%
In-Place NOI:	\$99,000
Price PSF:	\$875
GLA:	2,400
Site Size:	11,257 SF (0.26 AC)
Occupancy:	100%
WALT:	4.1 Years
Year Built:	1973

Lease Abstract			
	Current	Option 1	Option 2
Lease Start:	6/1/2004	6/1/2029	6/1/2034
Lease End:	5/31/2029	5/31/2034	5/31/2039
Annual Rent:	\$99,000 (\$41.25 PSF)	\$108,900 (\$45.38 PSF)	\$119,790 (\$49.51 PSF)



INVESTMENT HIGHLIGHTS

STNL Investment Opportunity

The Property is a full NNN investment opportunity providing ease of management to investors looking for passive income. Leased to 7-Eleven, the credit tenancy provides a corporate backing ensuring cash-flow stability over the hold period.

Strong WALT with Additional Tenant Options

7-Eleven holds term through May of 2029 resulting in just over four years of WALT. 7-Eleven holds two additional five-year fixed rate options, extending the lease term through 2039.

Long-Term Historical Occupancy

The tenant has operated at this location for over 20 years, proving the viability of this property and its location within the trade area.

Excellent Visibility and Accessibility

Located on a hard corner at the signalized intersection of W 120th Street (21,963 VPD) and Inglewood Avenue (23,979 VPD) the property features nearly 100 feet of frontage and three points of ingress/egress.

Daily-Needs & Internet Resistant Tenancy

Current tenant, 7-Eleven, ensures consistent foot traffic to the property through its variety of food & beverage and daily needs household offerings.



Strong Property Performance

With over 270,000 annual visits, this 7-Eleven ranks in the top 6 percentile of all 7-Eleven locations in California (Placer.AI). This performance is trended upward as this location has seen an 11% increase in visits Yo2Y.

Highly Dense and Affluent Trade Area

Nearly 690,000 residents live within a five-mile radius of the Property with Average Household Income of \$134,085 within that same radius.

High Barriers to Entry

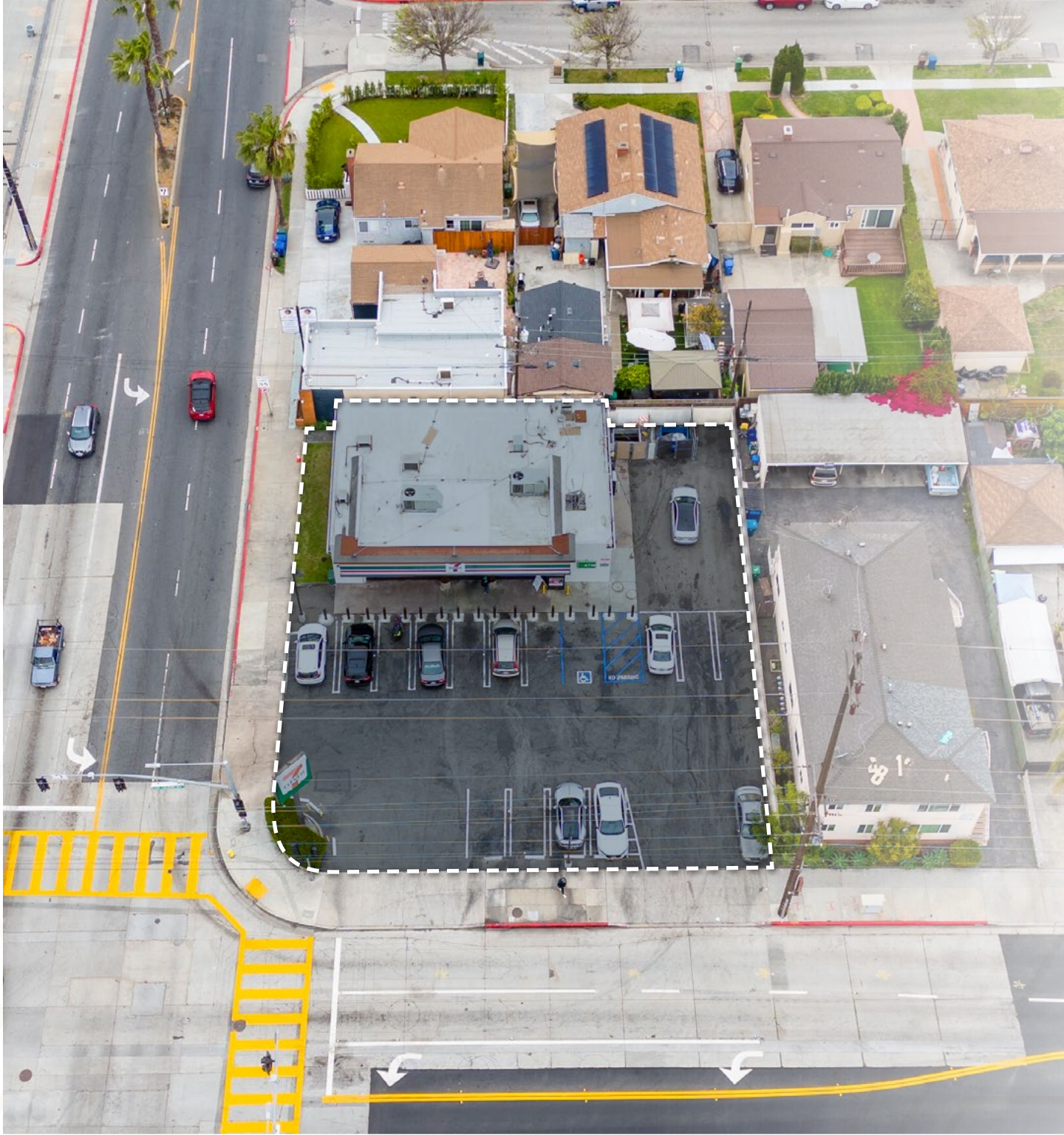
The infill location of the Property and the lack of surrounding developable land sites ensure income security and continued value appreciation with limited options for future competitive projects.

Transit Oriented Property

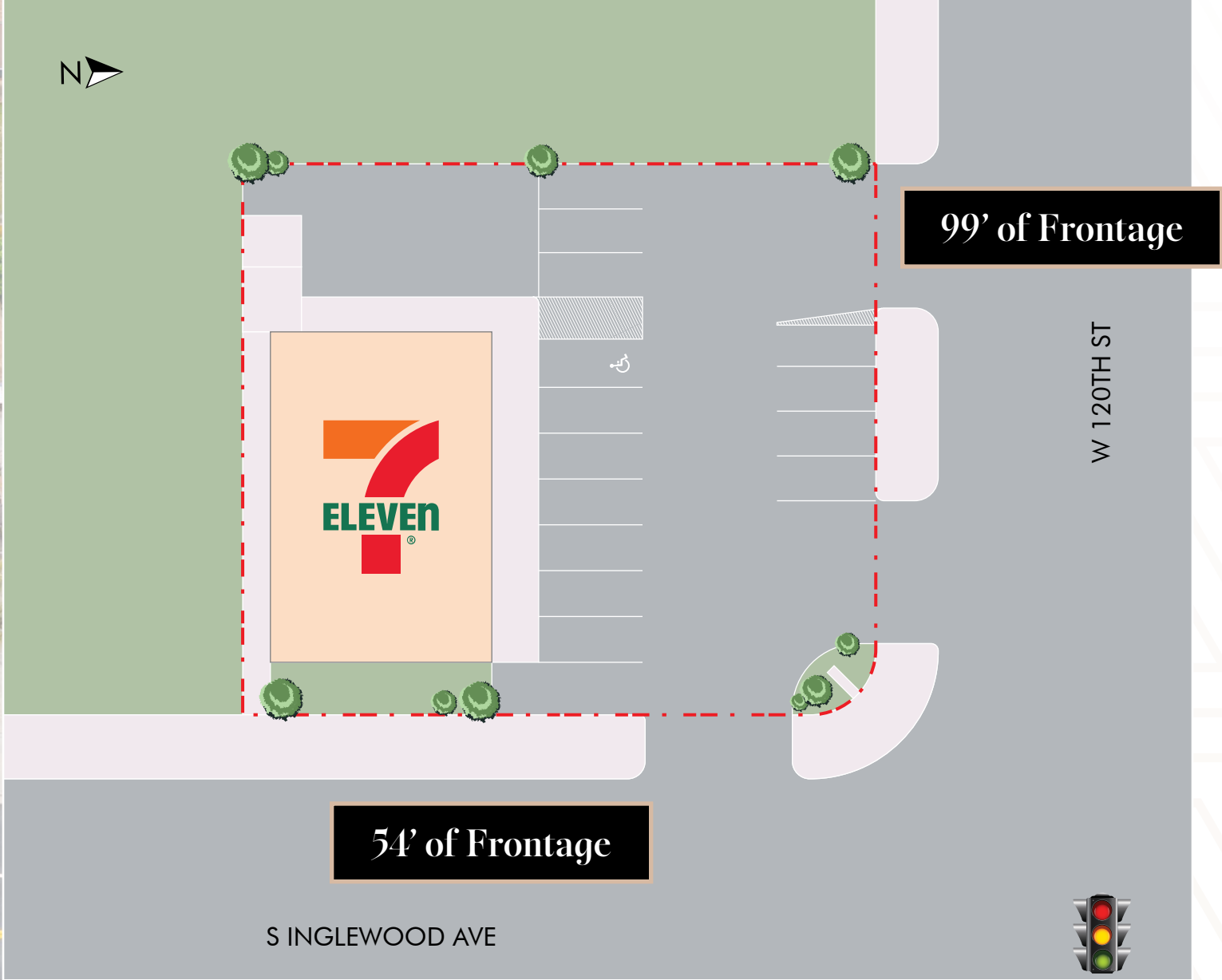
Two Metro Bus stops are located at the intersection of W 120th Street and Inglewood Avenue, providing consistent foot traffic to the Property. Additionally, W 120th Street facilitates traffic to Interstate 405 (245,000) via Entrance 44 which is located less than a mile from the Property. The Property is ideally situated to capture travelers coming to and from Los Angeles, with LAX Airport located less than four miles from the Property.

PROPERTY OVERVIEW

4800 W 120th St, Hawthorne, CA 90250	
Address	
4142-002-061	\$2,100,000
APN	Price
4.7%	\$99,000
Cap Rate	In-Place NOI
\$875	2,400
Price PSF	GLA
11,257 SF (0.26 AC)	0.24
Site Size	Building FAR
1973	4.1 Years
Year Built	WALT
99' on W 120th Street	54' on Inglewood Ave
Frontage	Frontage
12	4.41/ 1,000 SF
Parking Spaces	Parking Ratio
100%	
Occupancy	



SITE PLAN





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