



# OFFERING MEMORANDUM

**CHASE** 

20001 BROOKHURST ST  
HUNTINGTON BEACH, CA 92646

COMPASS  
COMMERCIAL

**JALILI**  
COMMERCIAL GROUP





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## SECTION 1

# PROPERTY INFORMATION





EXECUTIVE SUMMARY

PROPERTY TYPE	RETAIL
APN	151-461-30
YEAR CONSTRUCTED	2013
BUILDING SIZE	3,400 SF
LOT SIZE	25,404 SF
PARKING SPACES	19
PARKING RATIO	5.58/1,000
ZONING	CG - COMMERCIAL GENERAL

PRICE ANALYSIS

OFFERING PRICE	\$8,750,000
NOI	\$350,900
CAP RATE	4.01%



## INVESTMENT HIGHLIGHTS

### Strong Investment Grade Tenant

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- S&P Credit rating (JPM): -A
- 4,700 branches and 16,000 ATMs nationwide
- Brand with strong national recognition and diverse customer base
- Largest bank in the U.S. with \$3.20 Trillion in Deposits

### 9 Years Remaining on Initial Term

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- NNN Ground Lease – No Landlord responsibilities
- (2) 5 Year Options and (1) 4 Year 11 Month Option Remaining
- 10% Rent Increases every 5 years
- Long term security and stability for Investor

### High Traffic/Strong Retail Corridor

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- 37,521 VPD on Adams Ave & 35,866 VPD on Brookhurst St
- Corner Outparcel to Target
- Close proximity to high demand retailers Target, Kohls, Stater Bros and Whole Foods.
- Bank of America, Wells Fargo & US Bank have nearby locations in the immediate trade area

### Excellent Demographics

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- Average Household Income of \$142,214 (1 Mile)
- 46% of Households have Income of \$125,000+ (1 Mile)
- 41% of Population possess a Bachelor's Degree or Higher (1 Mile)
- 84% of Households are Home Owners (1 Mile)





## INVESTMENT HIGHLIGHTS



Chase Bank | [www.chase.com](http://www.chase.com)

JPMorgan Chase & Co. (NYSE: JPM) is a leading global financial services firm with assets of \$3.7 trillion and operations in more than 100 countries. With over 250,000 Employees, the firm provides investment banking, commercial banking, financial services for consumers and small businesses and financial transaction processing and asset management.

Operating through its Chase subsidiary the firm is one of the Big Four banks in the U.S. with more than 4,700 branches and 16,000 ATMs in 48 states and the District of Columbia. Headquartered in Manhattan, New York City, Chase provides over 60 million households with a wide range of financial services including personal banking, credit cards, mortgages, auto financing, investment advice, small business loans and payment processing. The firm has an S&P credit rating of "A-" and "A2" by Moodys.



**4,700+  
BRANCHES**



**16,000+  
ATMS**



**250,000+  
EMPLOYEES**



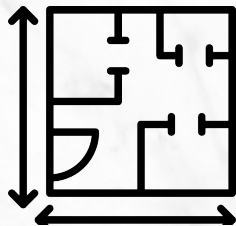
**\$3.7+ TRILLION  
IN ASSETS**



**A-  
S&P RATING**



LEASE INFORMATION



3,400  
SQUARE FEET



\$350,900  
ANNUAL BASE  
RENT



\$103.20  
RENT PER SQ FT

TENANT:	JPMORGAN CHASE BANK, N.A.
LEASE COMMENCEMENT:	JUNE 3, 2013
LEASE EXPIRATION:	JUNE 30, 2033
RENEWAL OPTIONS:	(2) 5 YEAR & (1) 4.9 YEAR OPTIONS
RENT ESCALATIONS:	10% EVERY 5 YEARS
LEASE TYPE:	NNN GROUND LEASE
PROPERTY TAXES:	TENANT'S RESPONSIBILITY
INSURANCE:	TENANT'S RESPONSIBILITY
COMMON AREA:	TENANT'S RESPONSIBILITY
ROOF & STRUCTURE:	TENANT'S RESPONSIBILITY
REPAIRS & MAINTENANCE:	TENANT'S RESPONSIBILITY
HVAC:	TENANT'S RESPONSIBILITY
UTILITIES:	TENANT'S RESPONSIBILITY
FIRST RIGHT OF REFUSAL:	NONE



LEASE INFORMATION

TENANT NAME	LEASE	SQ FT	DATE	INCREASE	MONTHLY RENT	PSF	ANNUAL RENT	PSF	LEASE START	LEASE EXPIRATION
CHASE BANK	NNN	3,400	CURRENT		\$29,241.61	\$8.60	\$350,900.00	\$103.20	06/03/2013	06/30/2033
			07/2028	10%	\$32,165.83	\$9.46	\$385,990.00	\$113.52		
			07/2033	10%	\$35,382.42	\$10.41	\$424,589.00	\$124.88	07/1/2033	06/30/2038
OPTIONS			07/2038	10%	\$38,901.66	\$11.44	\$467,047.90	\$137.37	07/1/2038	06/30/2043
			07/2043	10%	\$42,812.72	\$12.59	\$513,752.69	\$151.10	07/1/2043	05/30/2048





**3,400 SQ FT BUILDING**

**25,404 SQ FT LOT**





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## SECTION 2

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# LOCATION INFORMATION





# HUNTINGTON BEACH, CALIFORNIA

Huntington Beach is a seaside city within Orange County in Southern California, 35 miles south of Los Angeles and 90 miles north of San Diego. With a population of 199,778 residents, the community features a diversified economy with major employers, numerous housing options, an excellent educational system and exemplary health care facilities. Additionally, the area is known for its ideal weather conditions and ample outdoor attractions. Situated alongside the Pacific Ocean, the beach stretches 8.5 miles "Surf City" nickname.

The iconic waterfront offers volleyball courts, bonfire pits, and of course the famous Huntington Beach Pier spanning 1,850 feet in length. The downtown district includes an active art center, an eclectic shopping district, Surfing Hall of Fame and International Surfing Museum. Downtown was also once the home of the iconic music club "The Golden Bear," which hosted the likes of Jimi Hendrix and Frank Sinatra.

Having been named the "Best City to Live in Orange County" by the Orange County Register readers, it is an epicenter of activity and entertainment with wide, sandy beaches.



**MILES OF BEACH**  
8.5



**POPULATION**  
189,527



**INCORPORATED**  
1909



# POINTS OF INTEREST





# AERIAL MAP







## SECTION 3

# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 POPOULATION	20,113	189,527	437,178
MEDIAN AGE	45.9	42.1	40.9
BACHELOR'S DEGREE OR HIGHER	44%	40%	39%
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS 2024	7,137	71,793	159,141
AVERAGE HH SIZE	2.7	2.6	2.6
AVERAGE HOUSEHOLD VEHICLES	2	2	2
AVERAGE HH INCOME	\$150,573	\$127,974	\$130,737
MEDIAN HH INCOME	\$121,408	\$100,110	\$103,063
TOTAL CONSUMER SPENDING	\$327.5M	\$2.8B	\$6.3B

DAYTIME EMPLOYMENT	EMPLOYEES	BUSINESSES
SERVICE INDUSTRY	3,919	549
TRADE, TRANS, & UTILITIES	906	93
INFORMATION	107	14
FINANCIAL ACTIVITIES	455	74
PROFESSIONAL & BUSINESS	374	95
EDUCATIONAL & HEALTHCARE	1,047	145
LEISURE & HOSPITALITY	778	56
OTHER SERVICES	231	70
PUBLIC ADMINISTRATION	21	2
GOOD-PRODUCTING INDUSTRIES	207	56
NATURAL RESOURCES & MINING	8	2
CONSTRUCTION	131	42
MANUFACTURING	68	12
TOTAL	4,126	605



# CONSUMER SPENDING

	1 MILE			3 MILES			5 MILES		
	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA	TOTAL SPENDING	AVG HOUSEHOLD	PER CAPITA
APPAREL	\$15,127,119	\$2,120	\$752	\$137,478,973	\$1,915	\$725	\$312,558,768	\$1,964	\$715
ENT., HOBBIES, & PETS	\$48,845,705	\$6,844	\$2,429	\$412,189,660	\$5,741	\$2,175	\$910,834,393	\$5,723	\$2,083
FOOD & ALCOHOL	\$80,713,683	\$11,309	\$4,013	\$740,061,931	\$10,308	\$3,905	\$1,663,675,631	\$10,454	\$3,805
HOUSEHOLD	\$60,099,855	\$8,421	\$2,988	\$485,124,113	\$6,757	\$2,560	\$1,070,450,991	\$6,726	\$2,449
TRANS. & MAINTENANCE	\$80,683,766	\$11,305	\$4,012	\$706,949,574	\$9,847	\$3,730	\$1,597,051,195	\$10,035	\$3,653
HEALTH CARE	\$15,758,032	\$2,208	\$783	\$133,634,000	\$1,861	\$705	\$293,203,930	\$1,842	\$671
EDUCATION & DAYCARE	\$26,242,704	\$3,677	\$1,305	\$216,251,500	\$3,012	\$1,141	\$485,140,927	\$3,048	\$1,110
TOTAL CONSUMER SPENDING	\$327,470,864	\$45,884	\$ 16,282	\$2,831,689,751	\$39,442	\$14,941	\$6,332,915,835	\$39,794	\$14,486





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