

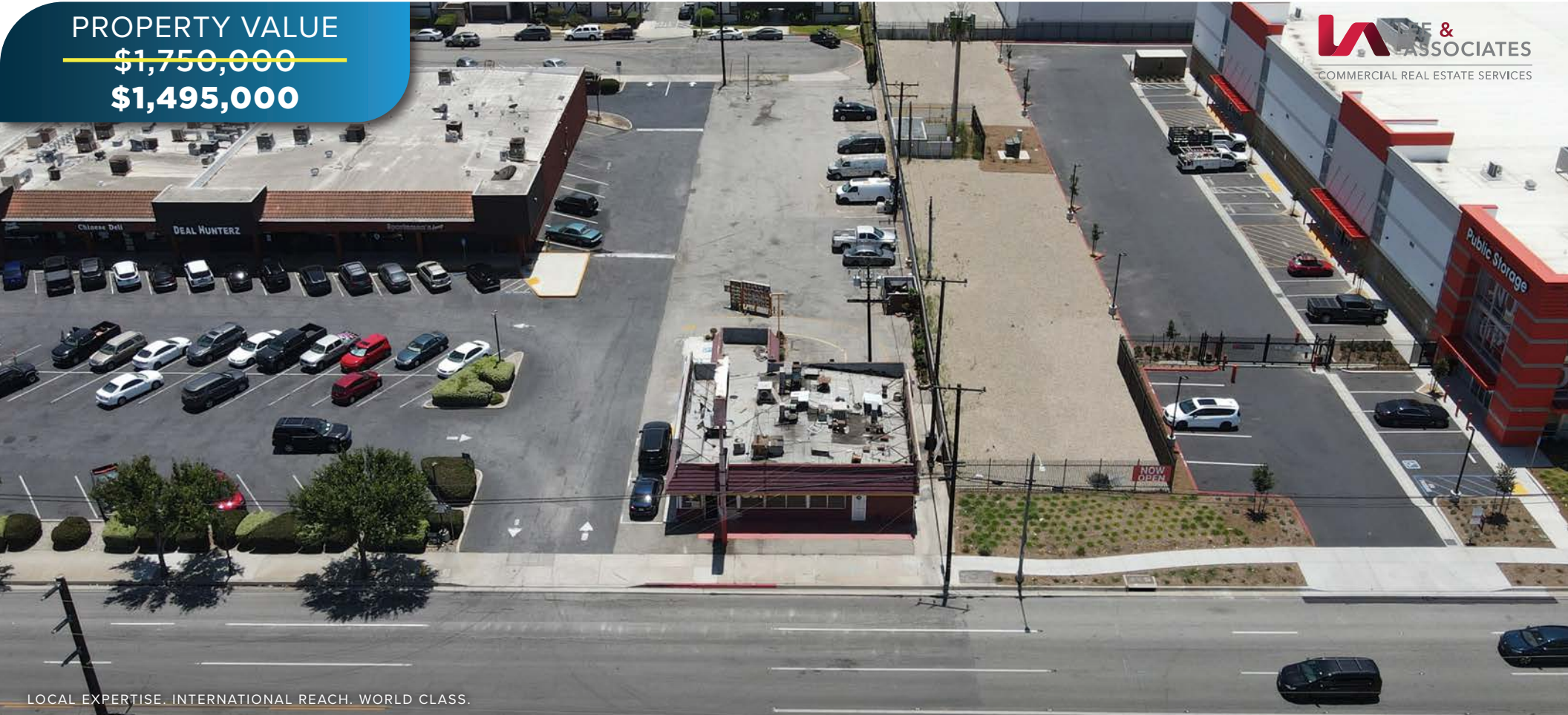
# QSR/SINGLE-TENANT NNN LEASED INVESTMENT FOR SALE

13844

E. Imperial Hwy  
La Mirada CA 90638

PROPERTY VALUE  
~~\$1,750,000~~  
\$1,495,000

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

## INVESTMENT HIGHLIGHTS

Freestanding Single-Tenant NNN Leased Investment	Quick Service Fast Food with Drive Through	Investment is Priced on Land-Value at \$56 PLSF	In-Place Rents in Place are Below Market	10+ Years of In-Place Tenancy
Leased Fee Ownership	Minimal Landlord Responsibilities	First Time on Market for Sale in Generations	Traffic Counts in Excess of 28,000+ Cars Per Day	Dense Infill Demographics with Population of 546,000+ in a 5 Mile Radii



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## PROPERTY DESCRIPTION

Legal Address:	13844 E Imperial Highway La Mirada (Santa Fe Springs), CA 90670
Building Area: <small>*According to Title and County Assessor's</small>	±2,016 Sq. Ft.
Lot Area:	±26,825 Sq. Ft.
Year Built:	1957 / 1960
APN:	8044-030-002
Frontage:	85' Along Imperial Highway
Traffic Counts:	28,000 + Cars Per Day
Zoning:	Imperial Highway Specific Plan - Mixed Use



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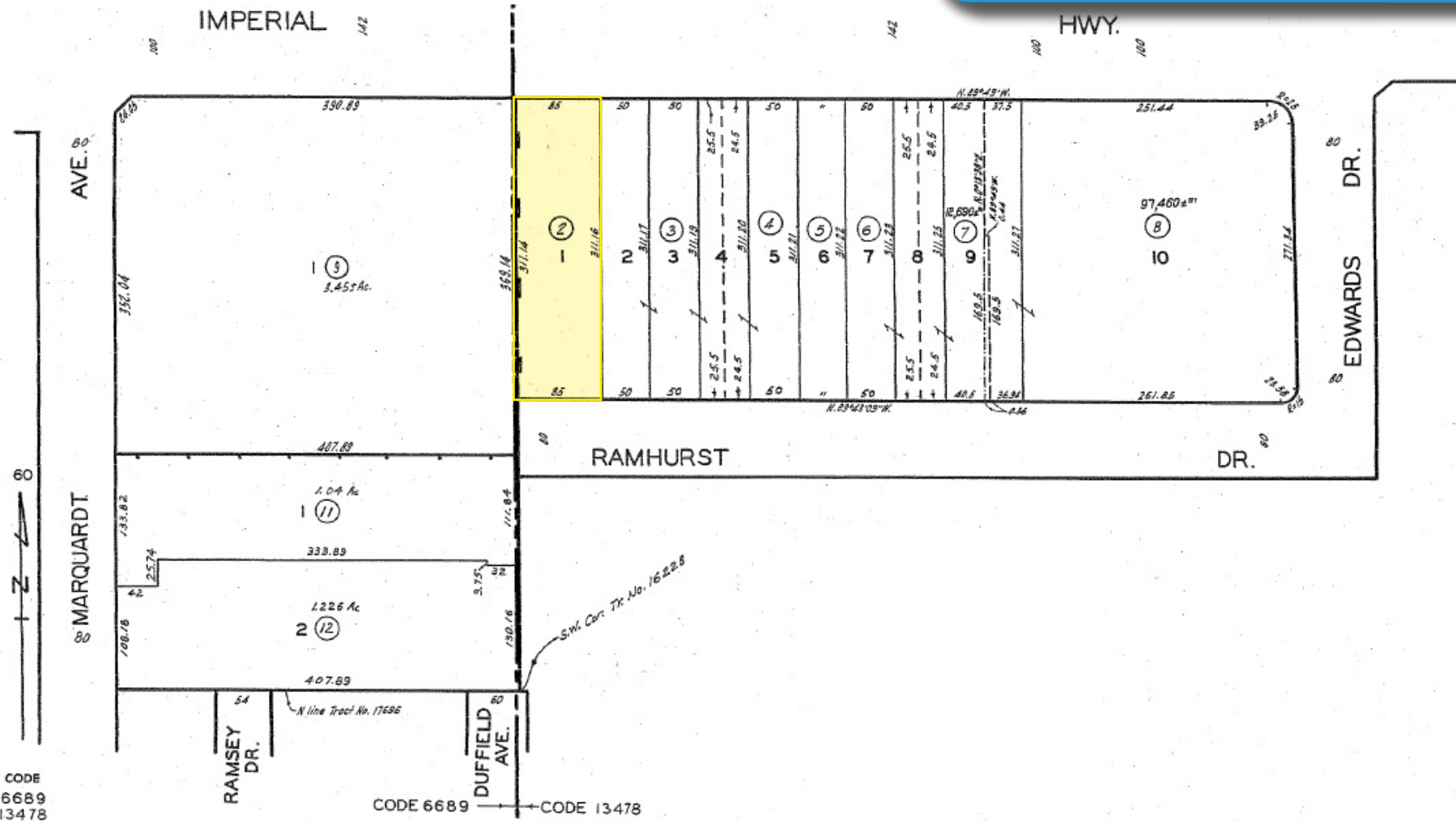
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PARCEL MAP

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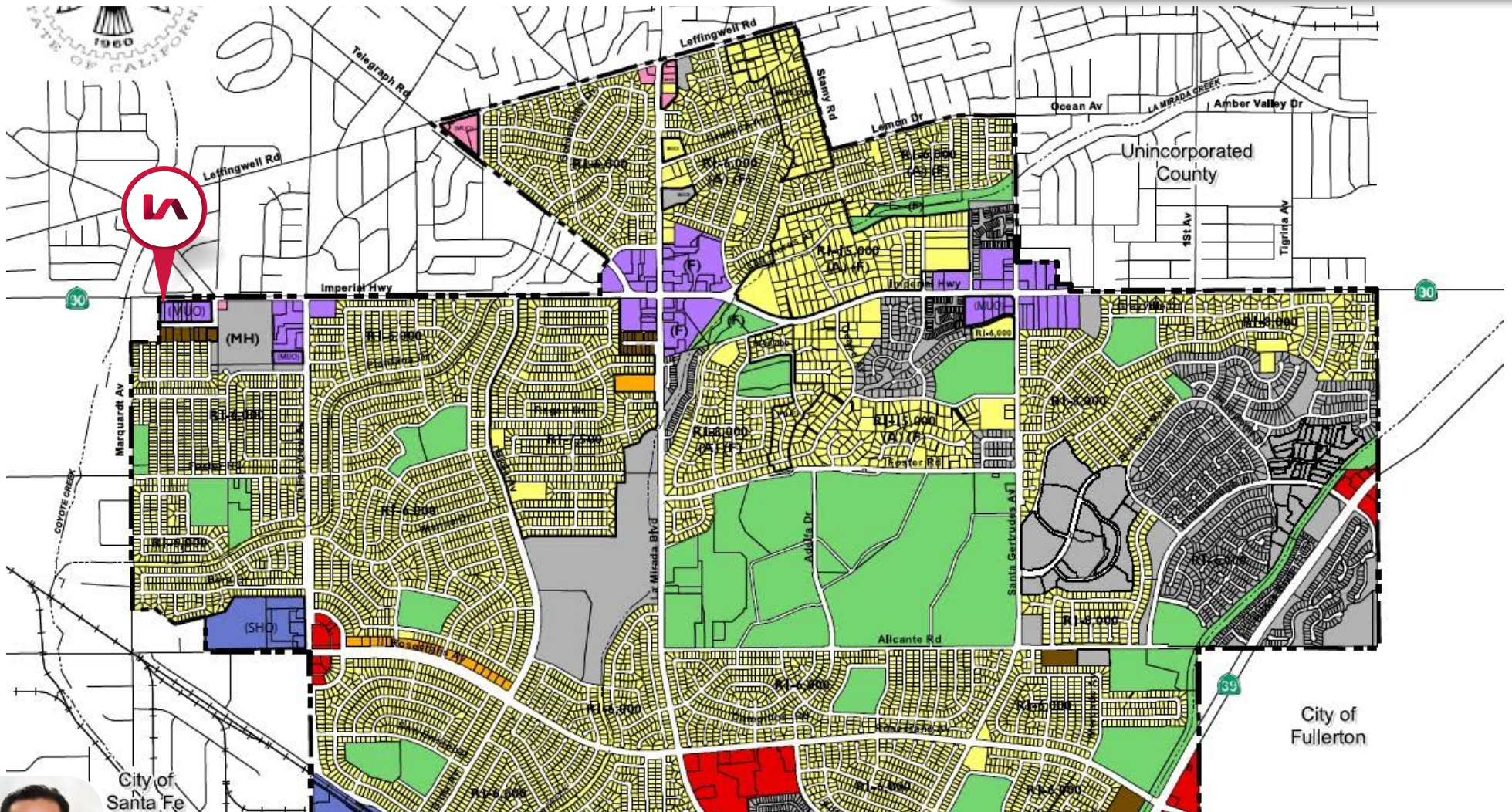
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ZONE MAP

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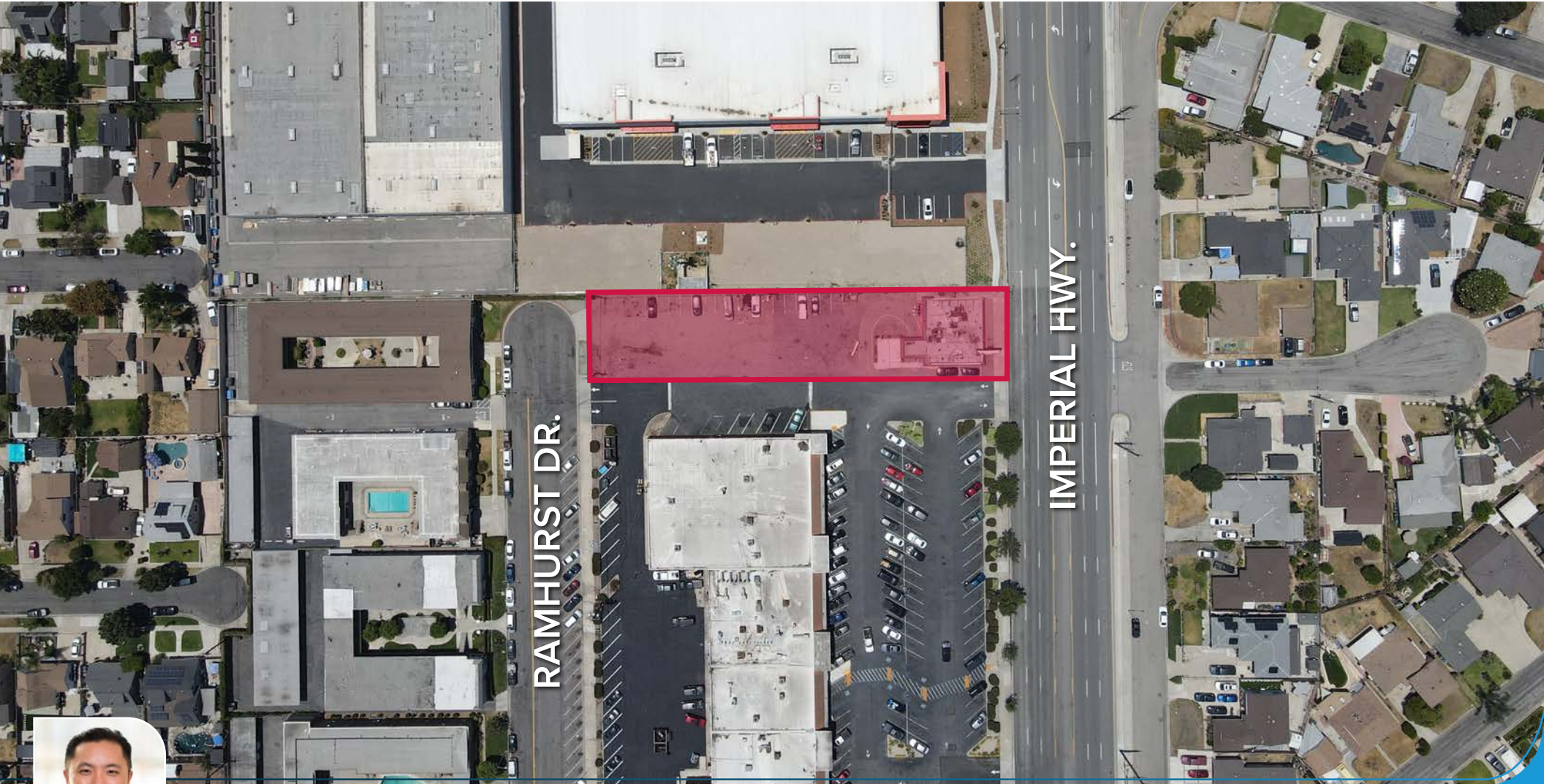
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AERIAL PHOTO

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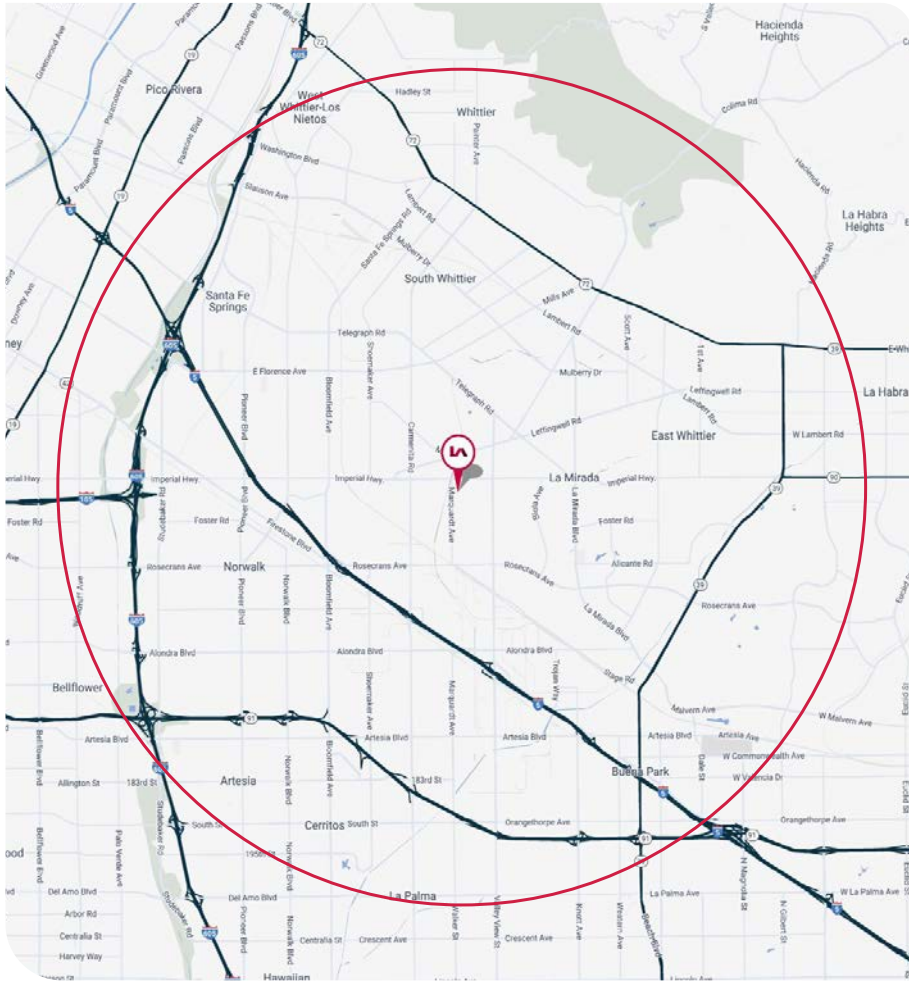


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# DEMOGRAPHICS SUMMARY

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### Key Facts

546,989  
Population

166,303  
Households

37.0

Median Age

\$75,615  
Median Disposable Income

### Income

\$92,621  
Median Household  
Income

\$36,882  
Per Capita Income

\$202,755  
Median Net Worth

### Education

14%

No High School  
Diploma



26%

High School  
Graduate



28%

Some  
College



32%

Bachelor's/Grad/Prof  
Degree

### Employment

66%

White Collar

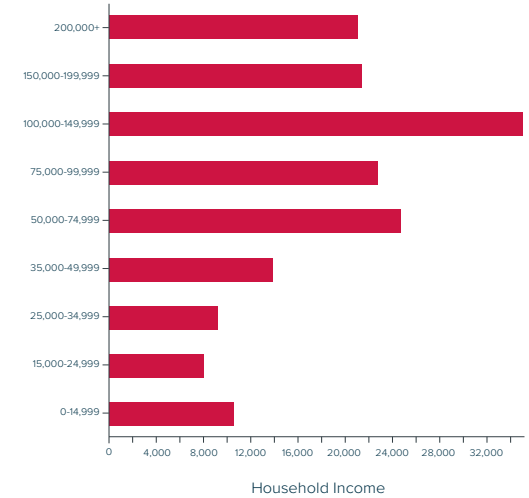
23%

Blue Collar

Services

4.1%

Unemployment  
Rate



Source: Esri. The vintage of the data is 2023, 2028.



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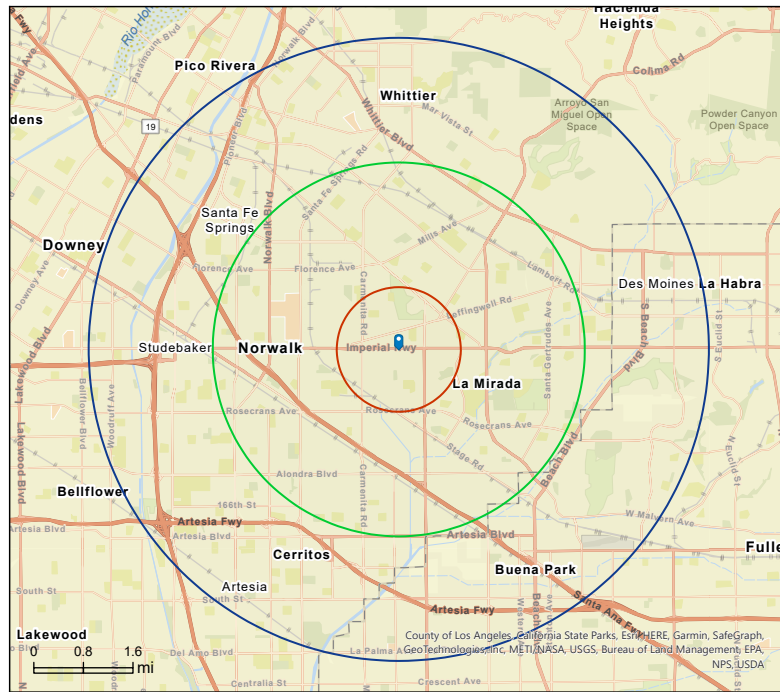
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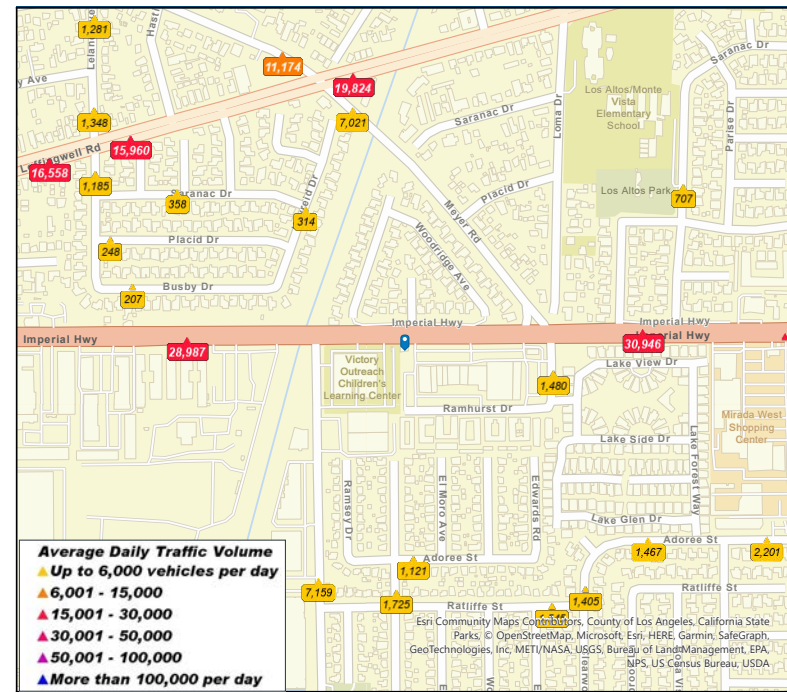


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## SITE MAP



## TRAFFIC COUNT



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