

**\$2,200,000.00 - Price Reduction - 5.9 Cap Rate - \$309 Per SF!**  
**100% LEASED - TOWN CENTER NORTH SHOPPING CENTER**  
**1801-1899 E. WILLOW STREET, SIGNAL HILL, CALIFORNIA**



**Evan Pozarny, Executive Vice-President**

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This offering presents an opportunity for an investor to purchase a property 100% leased to National Chain Retailers and Quick Service Restaurants (QSR) in a location in prime Southern California. Ideal 1031 Exchange Property.

The retail market is very strong with nearby tenants that include Costco, Best Buy, Home Depot, Food 4 Less, PetSmart, Wells Fargo, Black Bear Diner, Starbucks, and US Bank.

**Price** **\$8,700,000.00 - \$309.00 per Square Foot!**  
~~\$10,900,000.00 - \$387.00 per Square Foot.~~

**Cap Rate** **5.9 Cap Rate!**

**Tenants** **3 Buildings totaling 28,184 Square Feet.**

Building	Tenant	Address	SF
1	99 Cents Only Store	1851 Willow	23,655
2	Togo's	1889 Willow	1,168
3	At&t Store	1889 Willow	1,169
4	Del Taco 24 Hour Drive Thru	1801 Willow	2,191

**Year Built** 1998

**Land Size** 2.84 acres on a signalized corner. (land size needs to be verified)

**Parking** 142 common area spaces.

**NNN Income** \$513,800.88 NNN.

**Rent Roll** [Click here](#) to register and execute the NDA to access all documents.

**Expenses**

**Leases**





**99 Cents Only Stores:** Founded in 1982, 99 Cents Only Stores LLC is the leading operator of extreme value stores in California and the Southwestern United States. The Company currently operates 391 stores located in California, Texas, Arizona and Nevada. 99 Cents Only Stores LLC offers a broad assortment of name brand and other attractively priced merchandise and compelling seasonal product offerings.

Ownership: Private, Headquarters: Commerce, CA

Website: [www.99only.com](http://www.99only.com)



**Del Taco:** This taco stand caters to the burger and fries crowd, as well as the burrito fans. Formerly known as Sagittarius Brands, Del Taco operates the Del Taco chain, the #2 quick-service Mexican brand in the US (behind YUM! Brand's Taco Bell division). The restaurants offer tacos, burritos, and quesadillas, along with such traditional fast-food fare as hamburgers, french fries, and shakes. The chain was founded in 1964 and has more than 550 locations in 16 states. About 300 of the eateries are company-owned while the rest are franchised. Formed in 2004, Del Taco went public in 2015 when it merged with a Levy Acquisition Corp. (LAC) subsidiary. LAC changed its name to Del Taco Restaurants.

Ownership: Public, Headquarters: Lake Forest, CA

Website: [Deltaco.com](http://Deltaco.com)



**Togo:** Founded in 1971 in San Jose, Calif. by a young college student with a large appetite and little money, he looked to make sandwiches the way he liked them — big, fresh and meaty. Our commitment is to be relentlessly 'True to the Sandwich' in everything we do, which means staying laser focused on bold flavors, premium ingredients, and generous portions. Togo's Eateries, Inc. operates and franchises fastfood restaurants. The Company offers sandwiches, salads, soups, desserts, and wraps. Togo's Eateries, Inc. is an American chain of fast casual sandwich restaurants owned by Nimes Capital, who purchased the company from private equity firm Mainsail Partners in December 2015.

Ownership: Private, Headquarters are in San Jose, California.

Website: [Togos.com](http://Togos.com)



**AT&T Inc.** (NYSE:T) is a modern media company whose mission is to inspire human progress through the power of communication and entertainment. We bring together premium video content, a large base of direct-to-consumer relationships, high-speed networks optimized for video and advertising technology to lead the next revolution in technology, media and telecommunications. AT&T has recorded 35 consecutive years of quarterly dividend growth and is a Fortune 10 company.

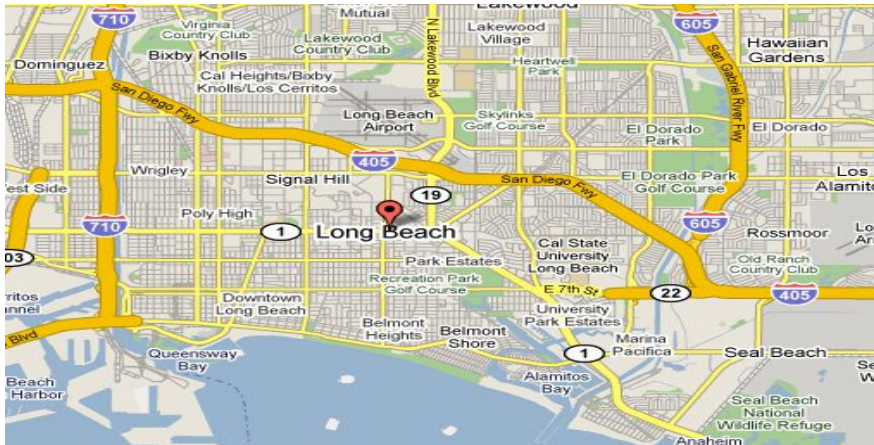
Ownership: Public, Headquarters: Dallas, Tx,

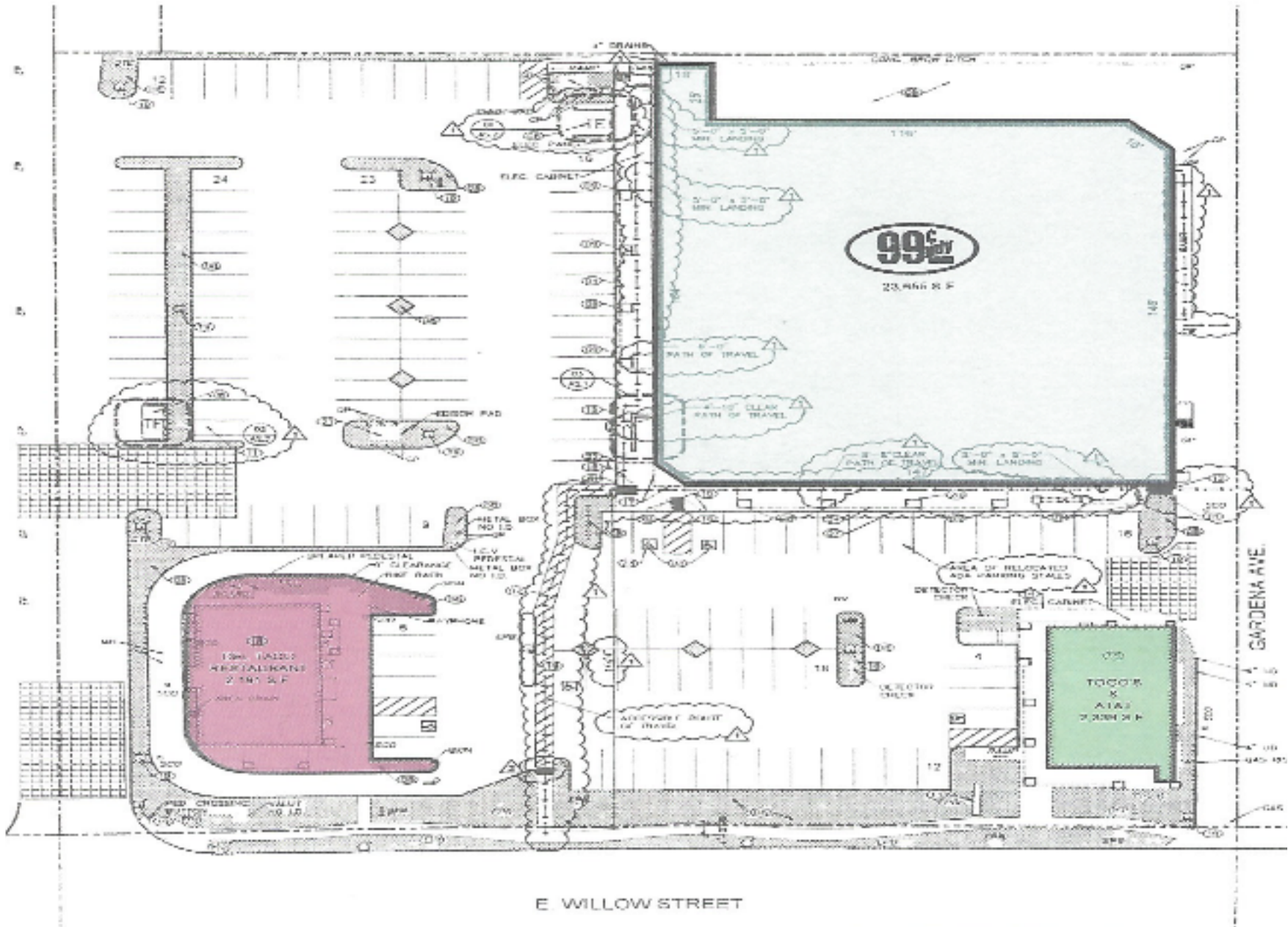
Website: [AT&T.com](http://AT&T.com)

## SIGNAL HILL

A family-friendly suburb only four miles northeast of Long Beach, Signal Hill is known for its beautiful neighborhood parks, abundant shopping opportunities, and excellent public school district. The stately homes and upscale apartments for rent boast luxurious living in one of the most beautiful cities in the state. Signal Hill Park, Hilltop Park, and Discovery Well Park, and more offer locals beautiful green spaces, scenic walking trails, dog parks, and so much more. Town Center North and Town Center East feature both chain and independent retailers and restaurants, with an array of businesses and shops at the north end of town as well.

Residents of Signal Hill have immediate access to California's Pacific Coast Highway, San Diego Freeway, and nearby Interstate 710. In just minutes, residents of Signal Hill can enjoy Long Beach's gorgeous sandy shoreline, waterfront parks, major attractions, and abundant shopping, dining, and entertainment options. From the Pike Outlets and the Aquarium of the Pacific to Shoreline Village and the Queen Mary, there's so much to see, explore, and enjoy just minutes from Signal Hill.

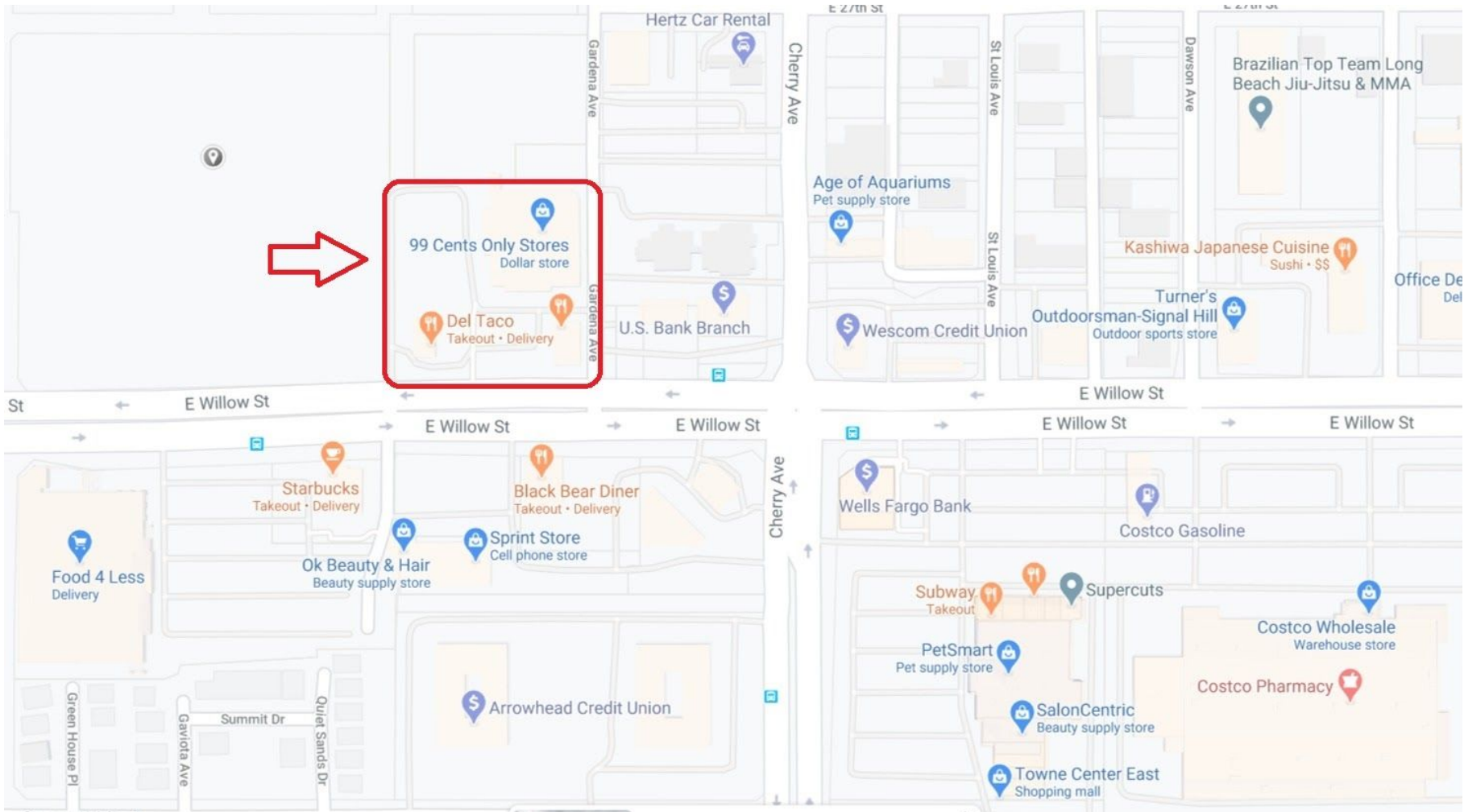






## Trade Area Map

1801-1899 WILLOW STREET, SIGNAL HILL, CA 90755



Please [click here](#) to visit the property website. At the bottom of the property website page click on the link provided there to register, sign the NDA, and then you will have access to all documents.

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