

Properties for Sale

1 200 S Vincent Ave, West Covina, CA 91790



Price	\$9,845,000
Gross Leasable Area	7,500 SF
Cap Rate	3.00%
Status	Active

Property Notes

For additional information on this Chick Fil A property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

CBRE is pleased to exclusively offer for sale a brand-new Chick-fil-A double drive-thru location in the dense San Gabriel Valley submarket of West Covina. The tenant, Chick-fil-A, recently executed an absolute triple net ground lease with a rent commencement that began in November 2019. The lease features a rare 20-year corporate guaranteed lease with strong 10% rental increases occurring every 5 years throughout the primary term and option periods.

Chick-fil-A is conveniently located along South Vincent Avenue and Lakes Drive, just off the 10 Freeway Vincent Ave. on-ramp/off-ramp. The site is directly across the street from Plaza West Covina (<https://www.shoppingplazawestcovina.com/>) and next door to the newly developed Colony at the Lakes luxury apartment community (www.colonyatthelakes.com/). This location is the only Chick-fil-A location within a 6.4-mile radius, indicating the above average sales that this location will likely expect.

The Subject Property allows a new investor the ability to acquire one of the most sought after and stable tenants in the retail sector, featuring a rare 20-year absolute triple net ground lease in the dense San Gabriel Valley submarket.

2 1850 W Bethany Home Rd, Phoenix, AZ 85015



Price	\$4,823,000
Cap Rate	3.40%
Status	Active

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