



Big O Tires | Single-Tenant Absolute NNN Corporate Lease | Below Market Rent

13920 Valley View Ave, La Mirada, CA 90638

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Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute NNN retail asset leased to Big O Tires, a well-established national automotive brand backed by TBC Corporation. The property is strategically positioned next to the hard corner, signalized intersection of Valley View Avenue and Rosecrans Avenue in La Mirada (Los Angeles), CA. This is a high-visibility corner on major north-south and east-west thoroughfares with combined traffic counts exceeding 58,752 vehicles per day.

The lease features 7 years of firm term remaining, is corporate guaranteed, and operates under a true absolute NNN structure, offering investors zero landlord responsibilities and passive, reliable income.

Importantly, the current rental rate is significantly below market, providing a compelling value-add opportunity at lease expiration or renewal. Investors benefit from secure income today and future repositioning or mark-to-market upside in a dense, infill Los Angeles County trade area near Interstate-5 (168,000 VPD).

The property is surrounded by top-tier national retailers including Albertsons, Walmart Neighborhood Market, Stater Bros, Planet Fitness, 24 Hour Fitness, In-N-Out, Chick-fil-A, McDonald's, Wendy's, CVS, AutoZone, O'Reilly, Raising Cane's, Starbucks, Wells Fargo, Chase Bank, and Lowe's – creating a stable and high-traffic retail environment. Located in a high-barrier-to-entry, supply-constrained market, this offering provides an ideal opportunity to acquire a fee-simple, long-term net lease investment with a recession-resistant tenant in one of Southern California's most established retail corridors.

Property Details:



Parcel No. (APN)
8061-017-017



Building Size
7,000 SF



Lot Size
0.73 AC



Investment Highlights

✓ Absolute NNN Lease – Zero Landlord Responsibilities

- 7 Years Remaining on Corporate-Guaranteed Lease
- Passive Investment with Predictable Cash Flow

✓ Below Market Rent – Significant Upside Potential

- Current Rent Undervalued Relative to Comparable LA County Retail
- Opportunity for Mark-to-Market or Redevelopment at Expiration

✓ Big O Tires – National Automotive Tenant Backed by TBC Corporation

- Over 450 Locations Nationwide - Parent Companies Market Cap of \$57 Billion
- Subsidiary of TBC Corporation (9,000+ Locations) – Owned by Sumitomo Corporation (OTC: SSUMY) and Michelin (OTC: MGDDY)

✓ Main & Main Signalized Corner Location – Valley View Ave & Rosecrans Ave (58,752 VPD)

- Excellent Visibility and Access – near Interstate-5 (168,000 VPD)
- High-Traffic Retail Corridor in Dense Infill Submarket

✓ Surrounded by Top National Retailers

- Albertsons, Walmart Neighborhood Market, Stater Bros, Planet Fitness, 24 Hour Fitness, In-N-Out, Chick-fil-A, McDonald's, Wendy's, CVS, AutoZone, O'Reilly, Raising Cane's, Starbucks, Wells Fargo, Chase Bank, and Lowe's
- Built-In Consumer Demand and Cross-Shopping Synergy

✓ Essential, Recession-Resistant Use Category

- Automotive Service Stores Remained Open During Pandemic Closures
- Proven Operating History with Repeat Customer Base

✓ Dense Southern California Demographics

- Over 900,000 Residents Within 10 Miles
- \$100,000+ Average Household Income in Immediate Trade Area

✓ Fee Simple Ownership (Land & Building) – Delivered Free and Clear of Debt

- “Depreciable Asset – Tax Advantaged”



Lease Abstract

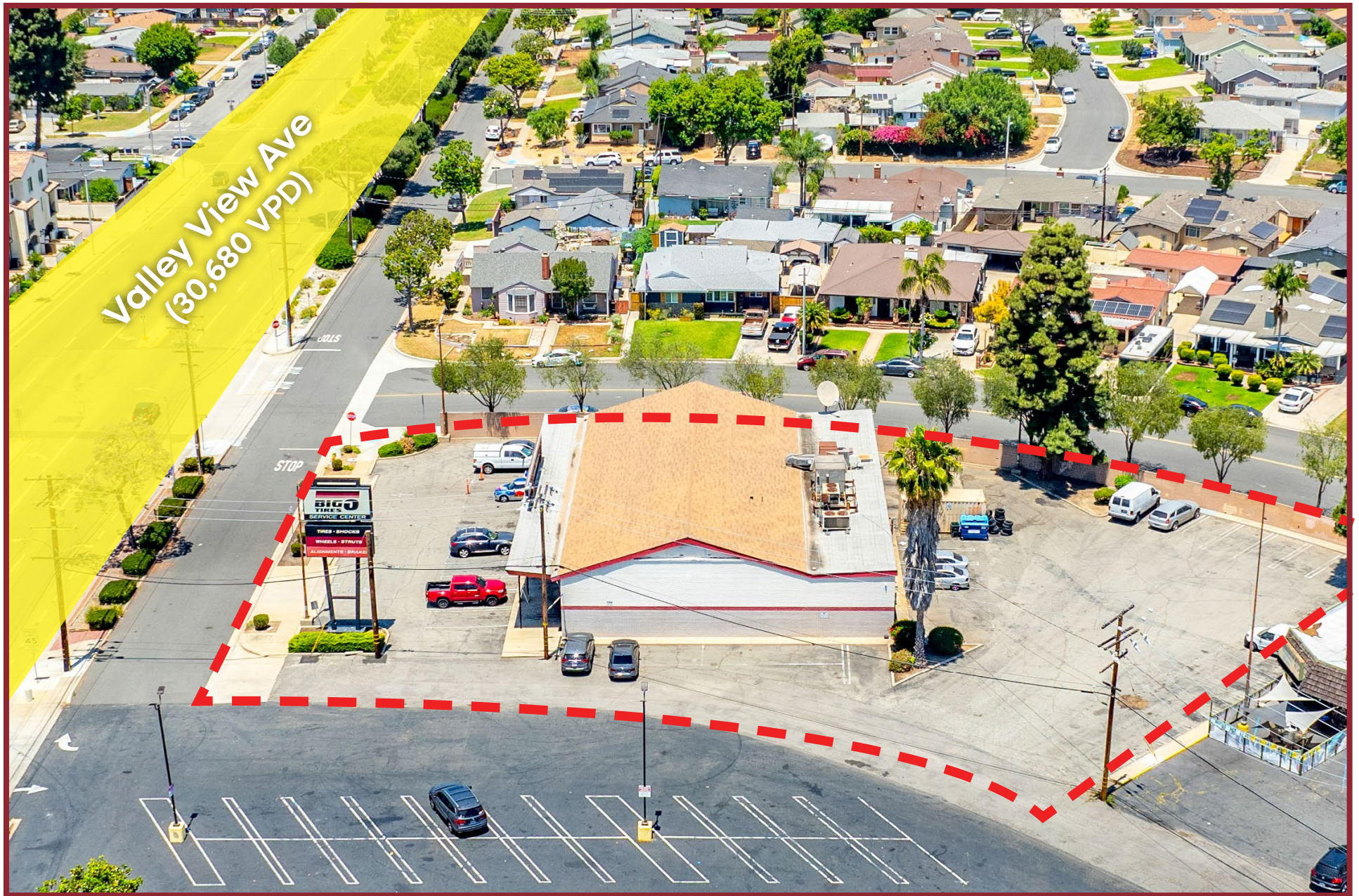
Tenant	Big O Tires
Lease Type	Fee Simple (Land & Building)
Square Footage	7,000 SF
Lease Expiration	April 30, 2032
Remaining Term	7 Years
Annual Rent	\$91,649
Annual Rent PSF	\$13.09
Option Periods and Increases	Two Five-Year Options — May 1, 2032: 10% Increase May 1, 2037: Greater of 10% or FMV Increase



Offering Summary

Price	\$1,832,986
Cap Rate	5.00%
NOI	\$91,649
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

Site Plan



Combined Traffic
Counts: 58,752 (VPD)

Rosecrans Ave

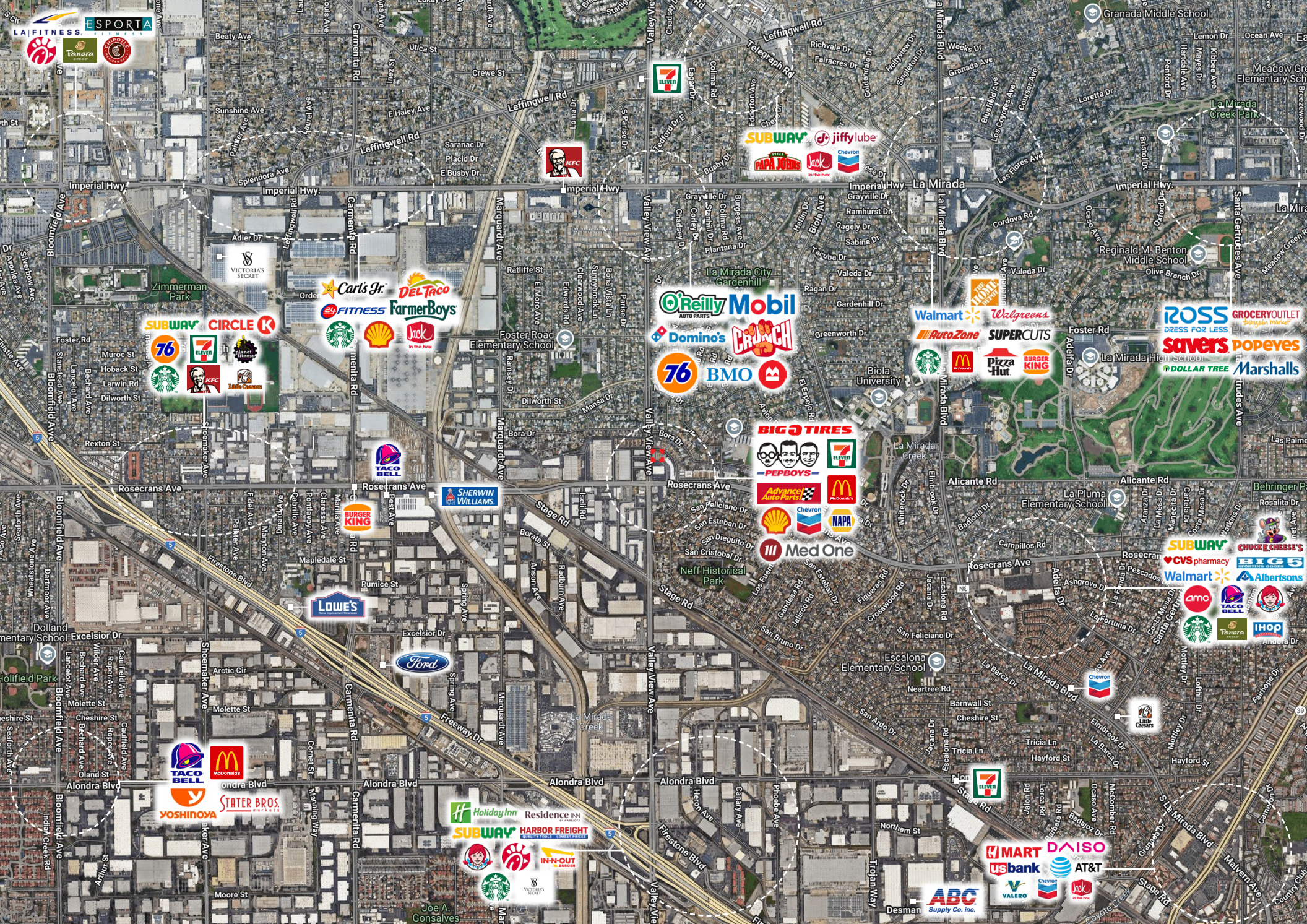


BIG O TIRES



Med One

Valley View Ave



Demographics

5 Mile Radius:



Total Population: 532,199
Households: 165,858
Daytime Population: 388,418
Median Age: 39.0



Average Household Income: \$136,770
Median Household Income: \$109,121

10 Mile Radius:



Total Population: 2.15 M
Households: 669,809
Daytime Population: 1.49 M
Median Age: 37.9



Average Household Income: \$127,777
Median Household Income: \$102,495

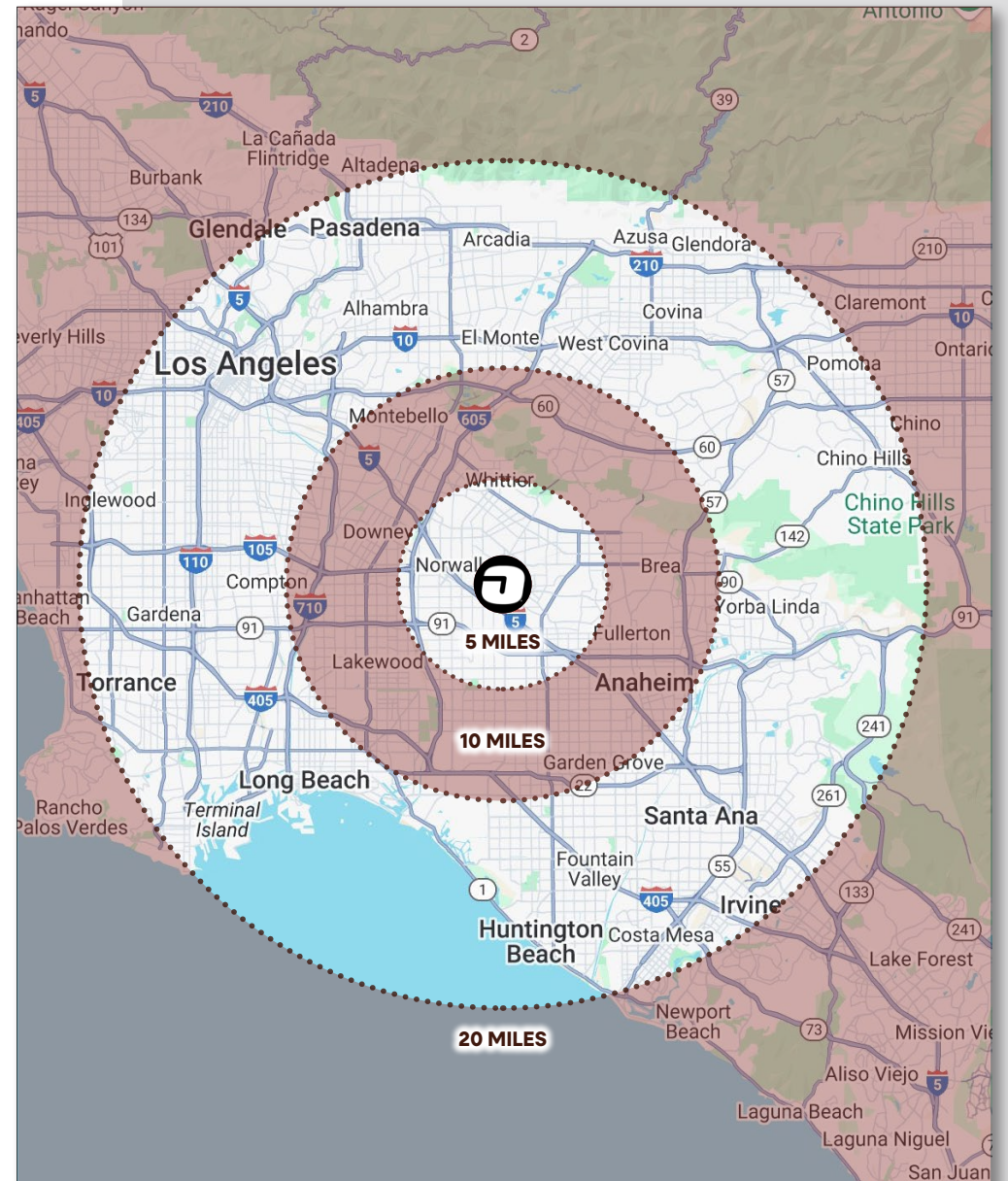
20 Mile Radius:



Total Population: 8.12 M
Households: 2.68 M
Daytime Population: 5.86 M
Median Age: 37.8



Average Household Income: \$125,607
Median Household Income: \$98,018



Demographics - 15 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$3,983,416,870

EDUCATION

Bachelor's Degree or Higher



35%

OWNER OCCUPIED HOME VALUE

Average



\$997,318

TAPESTRY SEGMENTS

Middleburg 47,376 households	Pacific Heights 30,657 households	Pleasantville 18,670 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Residents are multigenerational and multilingual. Labor force participation rate higher than the US.	Upscale neighborhoods in the metropolitan areas, along the Pacific Coast in California, Hawaii, & the Northeast. Employed in white-collar occupations such as business, computer, architecture, & engineering.	66% college educated. Higher labor force participation rate. Many professionals in finance, information/technology, education, or management.
Household Types	Household Types	Household Types
Married couples with children and grandparents; many households are multigenerational.	Married-couple families, with or without children under 18 years, with a higher ratio of adult children living at home	Older married-couple families, more w/o children under 18, but many w/ children over 18. years
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,259	\$2,669	\$7,765	\$324	\$7,778
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

KEY FACTS

- ✓ Population: 445,830
- ✓ Median Household Income: \$103,379
- ✓ Median Age: 39.6
- ✓ Daytime Population: 416,555

City Overview – La Mirada, CA

La Mirada, located in Southeast Los Angeles County, is a highly desirable suburban city known for its family-oriented community, stable tax base, and excellent regional access. The city is strategically positioned near the intersection of Interstate 5 and State Route 91, enabling quick connectivity to Los Angeles, Orange County, and Inland Empire employment hubs.

With a population of approximately 50,000, La Mirada maintains strong income demographics and benefits from a highly educated workforce. The city is home to Biola University, a respected private Christian university with over 6,000 students, which contributes to the area's vibrant culture and economy.

La Mirada offers a balanced blend of retail, residential, and recreational development, including the La Mirada Theatre for the Performing Arts and an extensive park system. Its reputation for low crime, top-tier schools, and stable governance have made it one of the most desirable suburbs in Los Angeles County for both residents and businesses.



Key Facts

- ✓ **Population (City):** ±50,000
- ✓ **Median Household Income:** ±\$100,000+
- ✓ **Median Age:** ±39.5
- ✓ **Daytime Population:** ±65,000+
- ✓ **Location:** Southeast Los Angeles County
- ✓ **Regional Access:** I-5, CA-91, CA-39
- ✓ **Major Nearby Employers:** Biola University, Walmart, UPS
- ✓ **Notable Features:** Low Crime, Family-Oriented, Centrally Located



County Overview – Los Angeles County, CA

Los Angeles County is the largest county in the United States by population, home to over 10 million residents and a GDP exceeding \$700 billion, making it one of the world's largest economies in its own right. The county includes 88 cities and hundreds of unincorporated communities, offering unmatched economic diversity and global cultural influence.

As a retail market, LA County is considered one of the most supply-constrained and institutionally desired in the country due to limited land availability, high barriers to entry, and extraordinary consumer spending power. The region's global port access, major international airports, and expansive freeway system make it a critical hub for logistics, entertainment, technology, and professional services.

With over 500 million square feet of retail inventory and low vacancy rates in established submarkets, Los Angeles County remains one of the top-performing and most liquid net lease markets in the United States.



Key Facts

- ✓ **County Population:** 10+ million (largest in U.S.)
- ✓ **County GDP:** \$700+ billion
- ✓ **Total Retail Inventory:** ±500 million SF
- ✓ **Vacancy Rate (Core Areas):** < 4% in Most Infill Corridors
- ✓ **Economic Base Diversified:** Media, Tech, Logistics
- ✓ **Retail Demand Drivers:** Dense Housing, Tourism, Daily Needs
- ✓ **Barriers to Entry:** High Land Cost, Strict Zoning
- ✓ **Investment Profile:** One of the Most Liquid Retail Markets Globally



Tenant Overview

Big O Tires is a nationally recognized automotive services brand with over 450 locations across 25+ states. It operates as a wholly owned subsidiary of TBC Corporation, one of the largest marketers of automotive replacement tires and services in North America.

TBC Corporation is jointly owned by Sumitomo Corporation of Americas (a division of Japan's Sumitomo Corporation, \$30.6B market cap) and Michelin North America (a subsidiary of the Michelin Group, \$26.3B market cap). This dual institutional backing provides Big O Tires with significant operational resources, credit stability, and long-term viability as a tenant.

As an essential-service operator with recession-resistant fundamentals, Big O Tires continues to anchor high-traffic retail corridors across the country, with an emphasis on visibility, vehicle access, and service-based convenience.

Key Features as a Tenant

- ✓ Jointly owned by Sumitomo Corporation of Americas and Michelin North America
- ✓ Parent companies have combined market capitalization exceeding \$56 billion
- ✓ Over 450 locations nationwide
- ✓ Recession-resistant auto service category
- ✓ Corporate-guaranteed absolute NNN lease structure
- ✓ Operated by TBC Corporation – 9,000+ locations under management across various brands



TENANT SNAPSHOT

Parent Company	TBC Corporation
Ownership	Jointly owned by Sumitomo & Michelin
Total Big O Locations	450+ in 25+ U.S. States
Corporate Structure	Franchise and Company-Operated
Lease Type	Corporate-Guaranteed Absolute NNN
Use Category	Automotive Repair & Tire Sales
Credit Profile	Privately Held with Institutional Backing
Parent Reach	9,000+ Retail/Service Locations Under TBC

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