



Offering Memorandum

**KFC**

10501 W. Pico Blvd. Los Angeles, CA 90064

NNN Investment Opportunity

FOR SALE

PROPERTY WEBSITE

[lucrumre.com](http://lucrumre.com)



EQUITY  
UNION  
COMMERCIAL



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**KFC**

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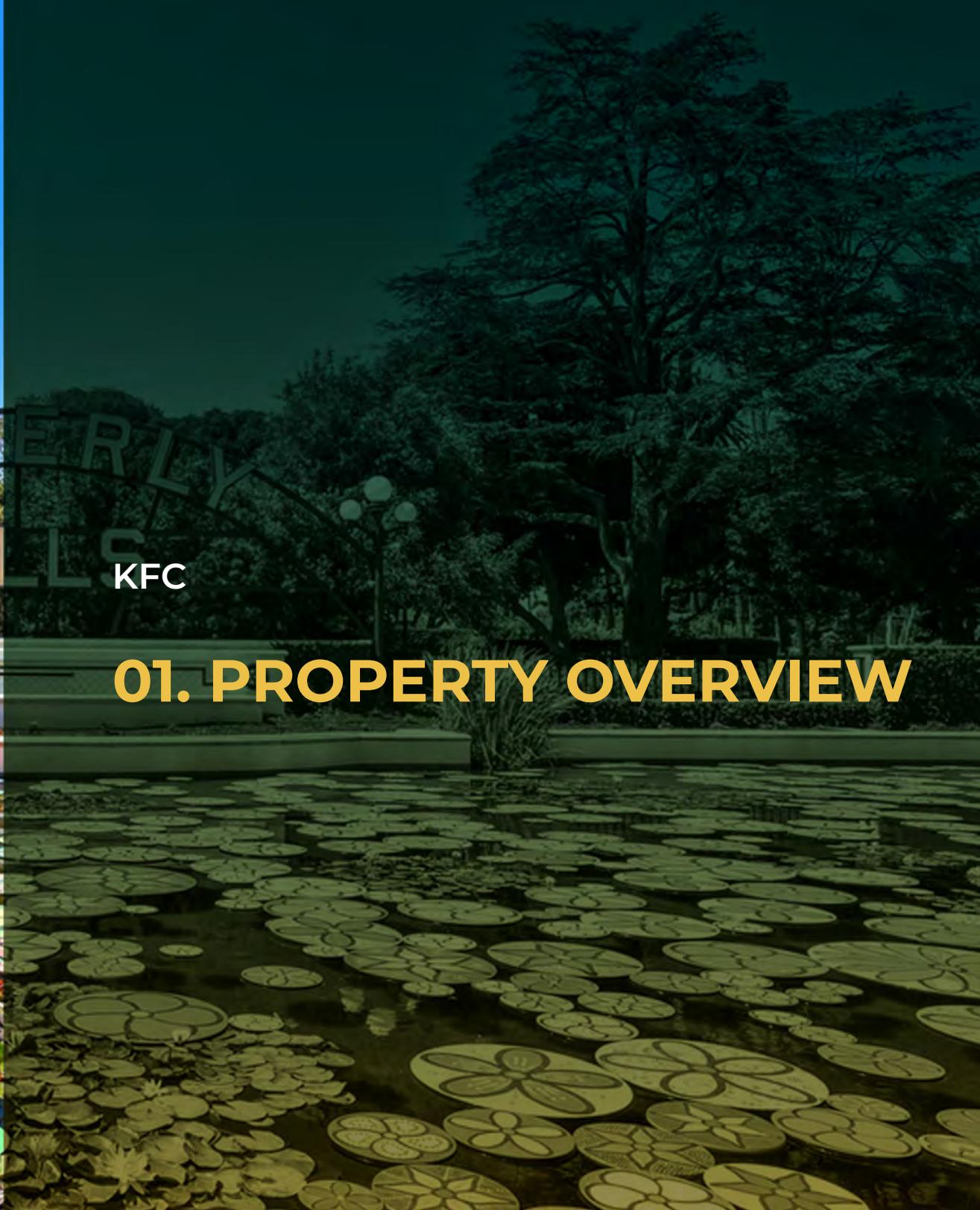


KFC

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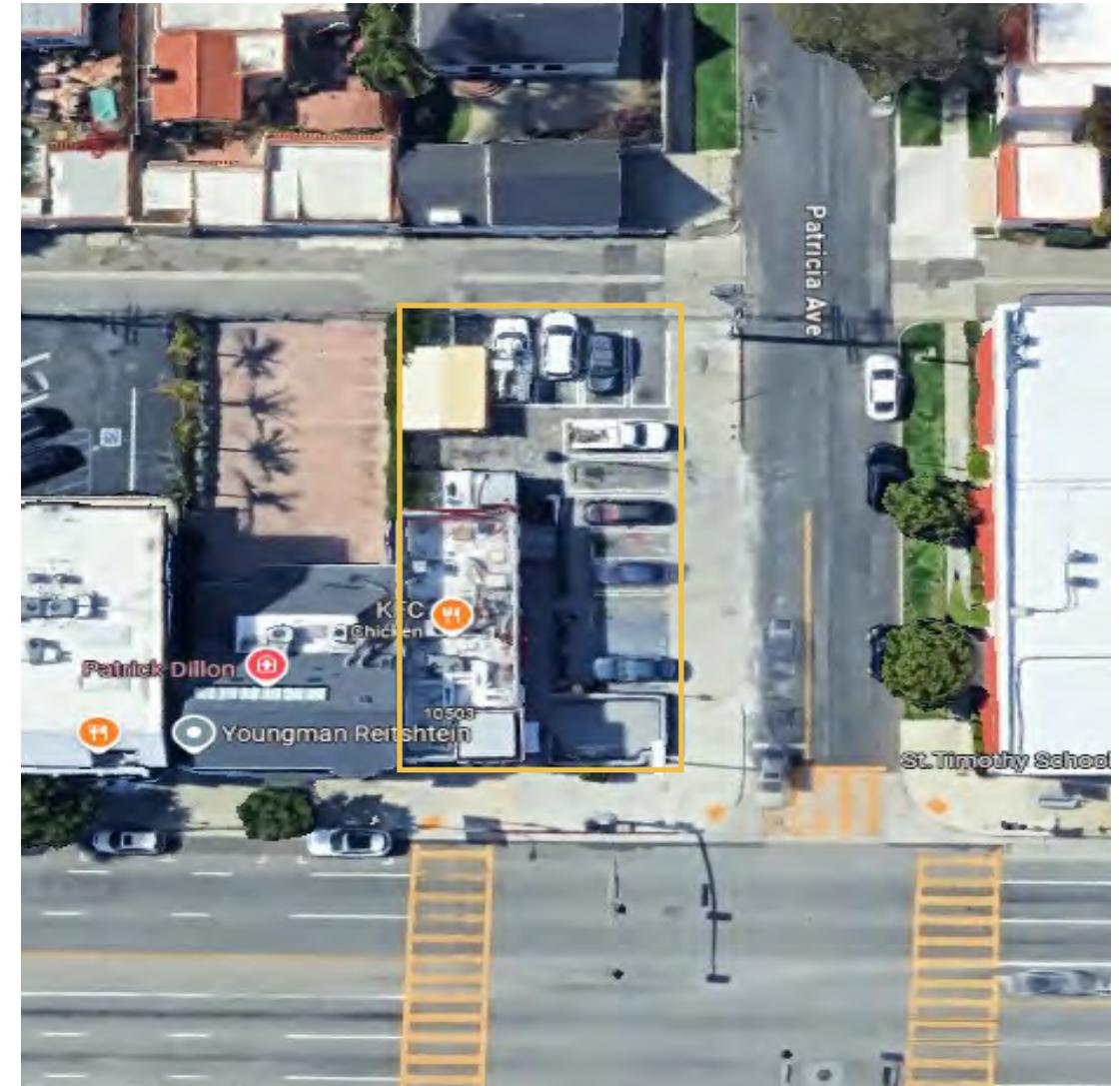
## 01. PROPERTY OVERVIEW



# KFC

## Property Overview

<b>Street Address:</b>	10501 W. Pico Blvd.
<b>City:</b>	Los Angeles
<b>State:</b>	California
<b>Zip Code:</b>	90064
<b>APN:</b>	4315-005-013
<b>Rentable Square Feet:</b>	± 1,276
<b>Lot Size:</b>	± 5,411 SF
<b>Year Built:</b>	1965
<b>Year Renovated:</b>	1990
<b>Number of Tenants:</b>	1
<b>Number of Buildings:</b>	1
<b>Number of Stories:</b>	1
<b>Water:</b>	Master-Metered
<b>Electric:</b>	Individually-Metered
<b>Gas:</b>	Individually-Metered
<b>Construction:</b>	Wood & Stucco
<b>Roof:</b>	Flat
<b>Parking:</b>	11
<b>Zoning:</b>	LAC2





# KFC



## Property Description

The subject property located at 10501 W. Pico Blvd., Los Angeles, CA 90064, is a single-tenant Kentucky Fried Chicken currently leased to a franchisee and situated in the vibrant West Los Angeles neighborhood. The property lies along Pico Boulevard, a major thoroughfare known for its mix of commercial establishments, dining options, and proximity to residential areas. The property is positioned in a bustling corridor of the city, benefiting from high visibility and significant foot and vehicle traffic, making it an attractive location for businesses catering to both local residents and visitors.

Originally built in 1965 and renovated in 1990, the total building square footage as per city records consists of 1,276± sq. ft., situated on a 5,411± sq. ft. lot, zoned LAC2, and offers (11) total parking spaces.

This property is currently under an absolute NNN lease with Kazi Foods, Inc., operating as KFC. The original 10-year term has 8 years remaining. The current monthly rent is \$5,500, and the next rental increase of approximately \$500 is scheduled for November 2025, with additional increases occurring every 2 years.



## Location Description

Located in the Cheviot Hills/Rancho Park area of West Los Angeles, this region is part of the broader Westside of Los Angeles, known for its affluent residential neighborhoods, proximity to commercial hubs, and access to major amenities. The community surrounding this address blends suburban charm with urban convenience, making it a desirable area for families, professionals, and retirees alike.

Characterized by tree-lined streets, well-maintained single-family homes, and a mix of mid-century and modern architectural styles. The area around 10501 W Pico Blvd is near the intersection of Pico Boulevard and Overland Avenue, a bustling corridor that serves as a commercial spine for the community.

Pico Boulevard serves as a commercial artery, hosting a mix of national chains (e.g., KFC, Trader Joe's nearby) and local businesses. The corridor supports a steady flow of consumer spending, particularly in retail, dining, and services. The redevelopment of the Westside Pavilion into a Google campus (approximately 1 mile east) has further stimulated economic growth, attracting tech workers and increasing property values.





# KFC

## Property Highlights

- + Franchisee leased Kentucky Fried Chicken
- + 8 years remaining on a NNN lease - zero landlord responsibilities
- + Situated on a signalized corner with over 39,000 VPD
- + Potential future development opportunities
- + Potential opportunity for property tax reassessment

## Location Highlights

- + Located on the highly trafficked retail corridor of W. Pico Blvd
- + Population within a 1-mile radius is just over 32,000 residents
- + Centrally located just east of the 405 & north of the 10 freeways
- + Average household income in a 3-mile radius exceeds \$145,000

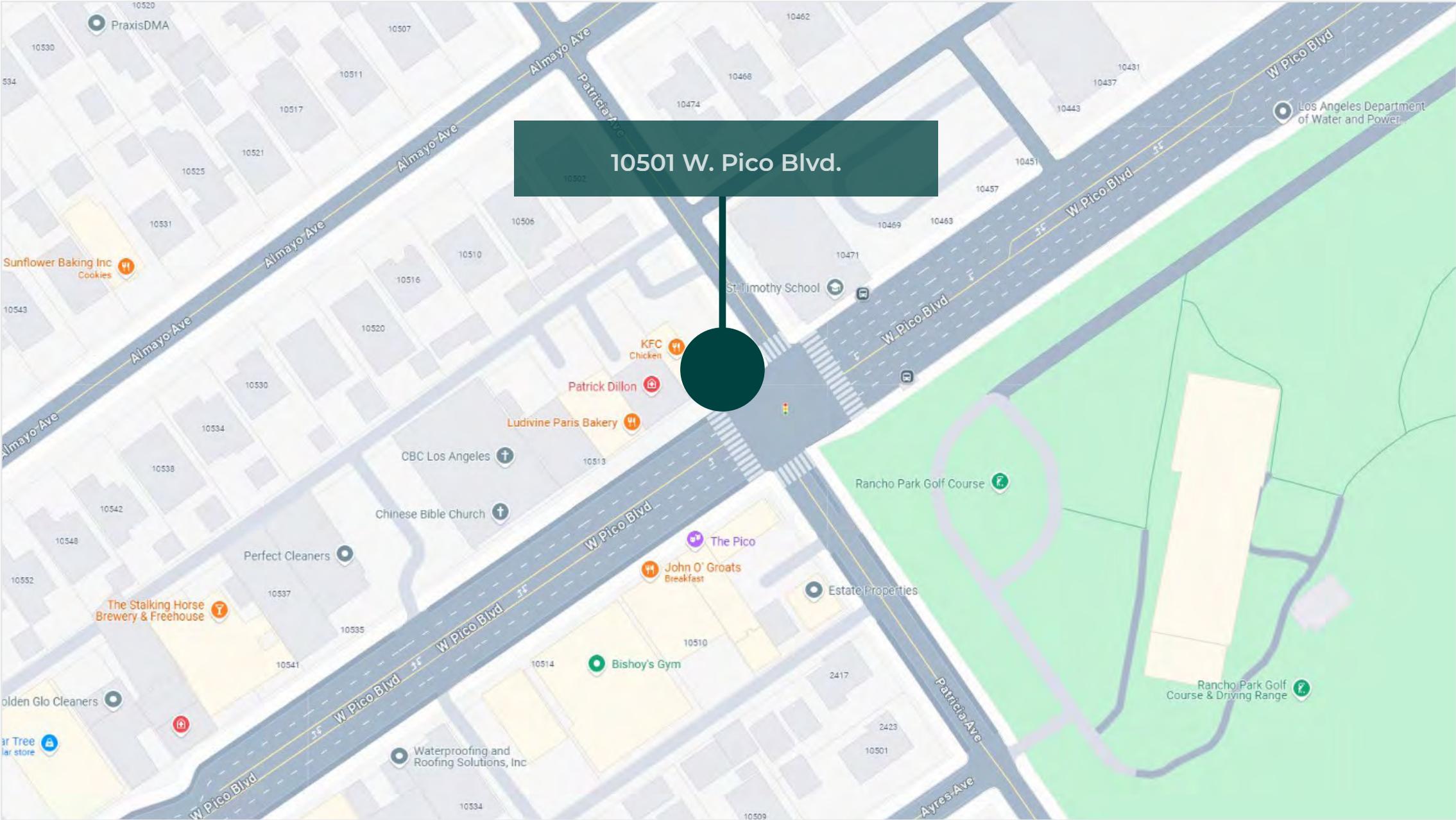






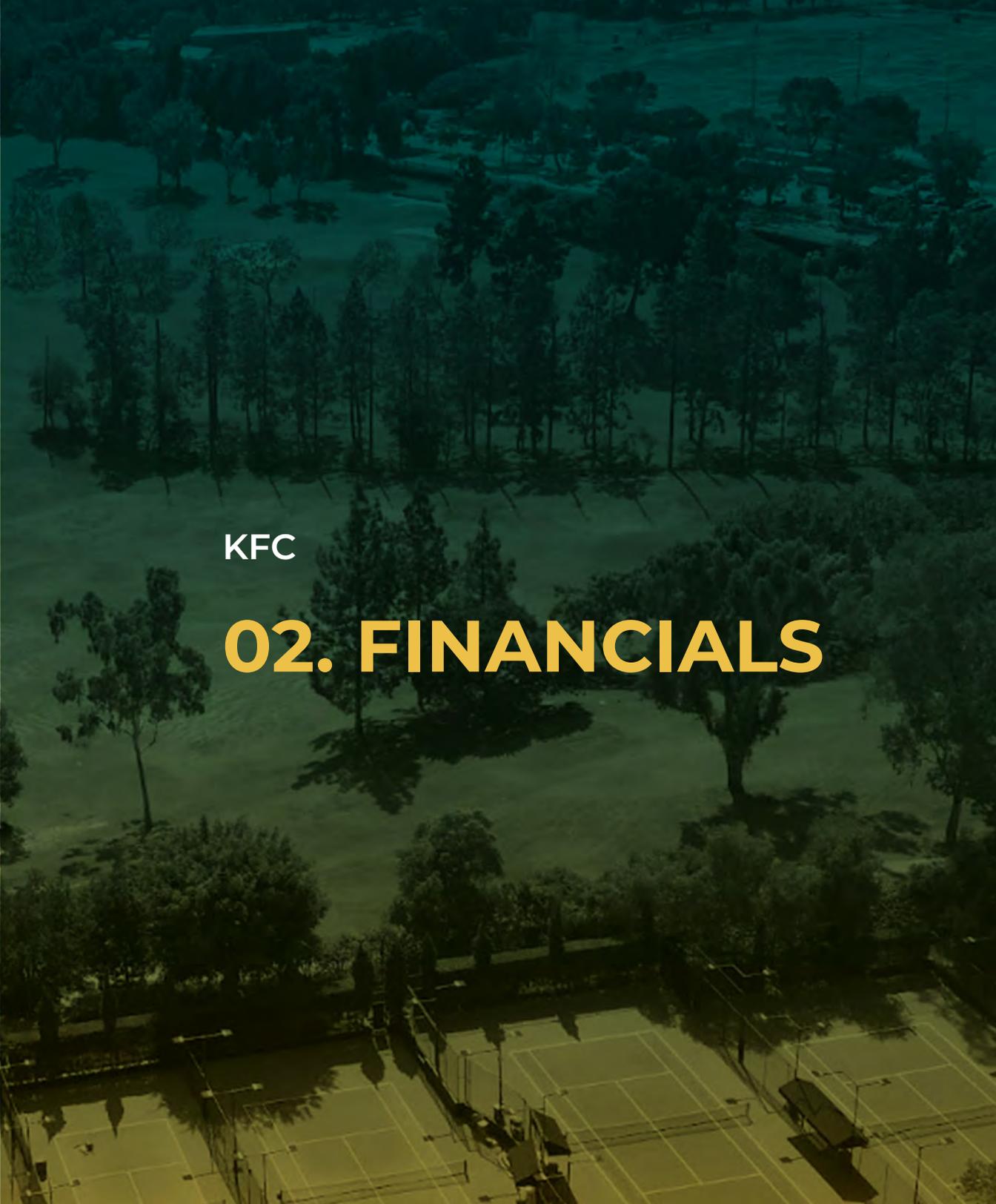


# Street Map



# Satellite Map (3D)





KFC

## 02. FINANCIALS



# Financials **Pricing Details**

<b>Price</b>	<b>\$1,500,000</b>
Number of Tenants	1
Price per unit	--
Price per Square Foot	\$1,175.55
Gross Square Footage	± 1,276
Lot Size	± 5,411 SF
Year Built	1965

<b>Returns</b>	<b>Current</b>	<b>Pro Forma</b>
Cap Rate	4.40%	4.80%
GRM	--	--

## Rent Roll Summary

<b># of Tenants</b>	<b>AVG Current</b>	<b>Pro Forma</b>
1	\$5,500	\$6,000



# Financials **Operating Data**

<b>Annual Income</b>	<b>Current</b>	<b>Pro Forma</b>
Scheduled Gross Income	\$66,000	\$72,000
Net Operating Income	\$66,000	\$72,000



# Financials **Rent Roll**

#	Tenant	SF	% SF	Monthly Rent	Annual Rent	Rent Per SF	Annual CAM Charges	Lease Start	Lease Stop	Lease Type
1	Kazi Foods, Inc. dba KFC	1,276	100%	\$5,500.00	\$66,000.00	\$4.31	\$0.00	November 1, 2023	October 31, 2033	NNN
	<b>Totals</b>	<b>1,276</b>	<b>100%</b>	<b>\$5,500.00</b>	<b>\$66,000.00</b>	<b>\$4.31</b>	<b>\$0.00</b>	--	--	--



KFC

# 03. COMPARABLES



# Sold Comparables

#	Address	Sale Price	Year Built	Tenant	SF	\$/Unit	\$/SF	Cap Rate	GRM	COE Date
1	545 E. Sepulveda Blvd Carson, CA 90745	\$1,700,000	1968	KFC	2,214	--	\$767.84	4.69%	--	December 19, 2024
2	866 W. Avenue I Lancaster, CA 93534	\$2,000,000	2004	KFC	3,874	--	\$516.26	--	--	August 30, 2024
3	542 N. Diamond Bar Blvd. Diamond Bar, CA 91765	\$2,850,000	1974	KFC	2,264	--	\$1,258.83	--	--	July 25, 2024
4	2350 Las Posas Rd. Camarillo, CA 93010	\$2,168,748	1984	KFC	2,035	--	\$1,065.72	--	--	February 15, 2023
5	3553 Telegraph Rd. Ventura, CA 93003	\$3,250,000	2010	KFC	2,418	--	\$1,344.09	4.07%	--	August 01, 2022
6	820 N. Lake Ave. Pasadena, CA 91104	\$1,300,000	1966	KFC	1,325	--	\$981.13	--	--	May 31, 2022
7	150 E. Harvard Blvd Santa Paula, CA 93060	\$1,232,000	1976	KFC	1,196	--	\$1,030.10	3.75%	--	May 23, 2022
	<b>Average</b>	<b>\$2,071,535</b>	<b>1983</b>	<b>--</b>	<b>2,189</b>	<b>--</b>	<b>\$994.85</b>	<b>4.17%</b>	<b>--</b>	<b>--</b>
	● 10501 W. Pico Blvd Los Angeles, CA 90064	\$1,500,000	1965	KFC	1,276	--	\$1,175.55	4.40%	--	--

\* Subject property recommended list price assuming an all cash purchase



# Sold Comparables



**10501 W. Pico Blvd.**  
Los Angeles, CA 90064

Close of Escrow	-
Sale Price	\$1,500,000
CAP Rate	4.40%
Number of Tenants	1
Year Built	1965
Price Per Square Foot	\$1,175.55



**545 E. Sepulveda Blvd.**  
Carson, CA 90745

Close of Escrow	December 19, 2024
Sale Price	\$1,700,000
CAP Rate	4.69%
Number of Tenants	1
Year Built	1968
Price Per Square Foot	\$767.84



**866 W. Avenue I.**  
Lancaster, CA 93534

Close of Escrow	August 30, 2024
Sale Price	\$2,000,000
CAP Rate	--
Number of Tenants	1
Year Built	2004
Price Per Square Foot	\$516.26

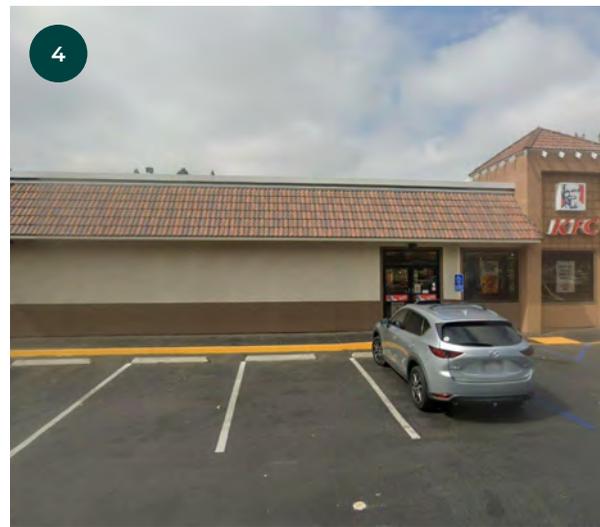


# Sold Comparables



**542 N. Diamond Bar Blvd.**  
Diamond Bar, CA 91765

Close of Escrow	July 25, 2024
Sale Price	\$2,850,000
CAP Rate	--
Number of Tenants	1
Year Built	1974
Price Per Square Foot	\$1,258.83



**2350 Las Posas Rd.**  
Camarillo, CA 93010

Close of Escrow	February 15, 20223
Sale Price	\$2,168,748
CAP Rate	--
Number of Tenants	1
Year Built	1984
Price Per Square Foot	\$1,065.72



**3553 Telegraph Rd.**  
Ventura, CA 93003

Close of Escrow	August 01, 2022
Sale Price	\$3,250,000
CAP Rate	4.07%
Number of Tenants	1
Year Built	2010
Price Per Square Foot	\$1,344.09



# Sold Comparables



**820 N. Lake Ave.**  
Pasadena, CA 91104

Close of Escrow	May 31, 2022
Sale Price	\$1,300,000
CAP Rate	--
Number of Tenants	1
Year Built	1966
Price Per Square Foot	\$981.13



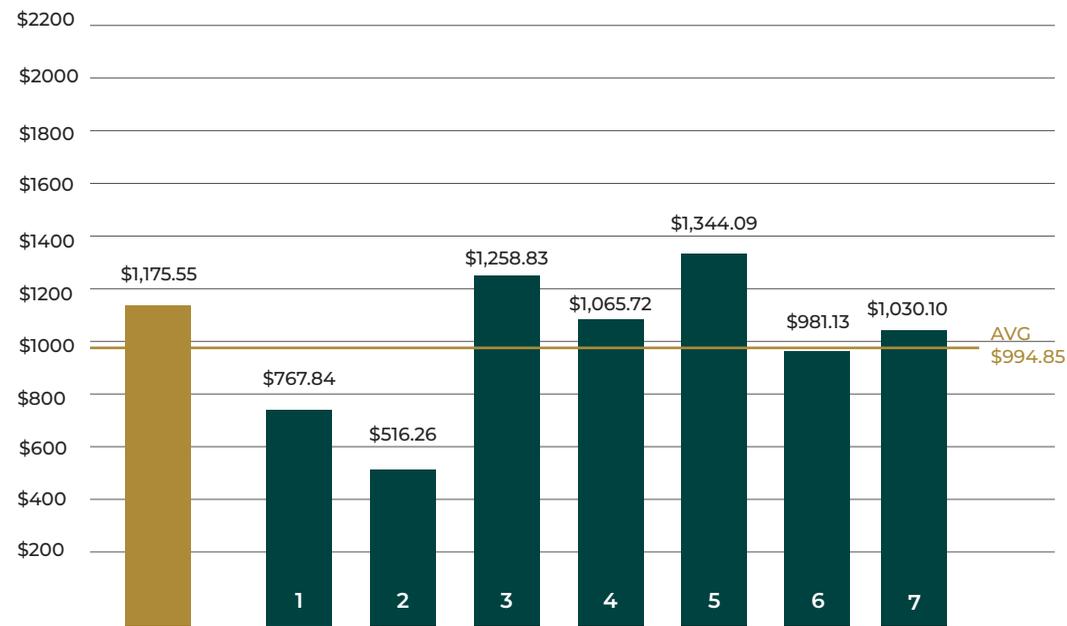
**150 E. Harvard Blvd.**  
Santa Paula, CA 93060

Close of Escrow	May 23, 2022
Sale Price	\$1,232,000
CAP Rate	3.75%
Number of Tenants	1
Year Built	1976
Price Per Square Foot	\$1,030.10

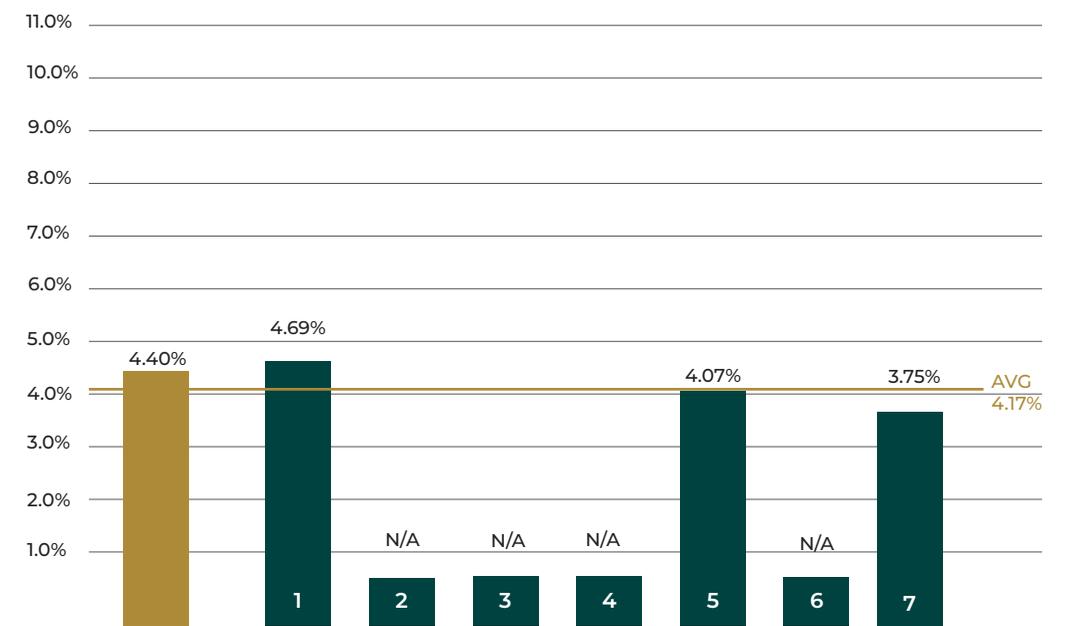


# Sold Comparables

## Price Per SF



## Cap Rate







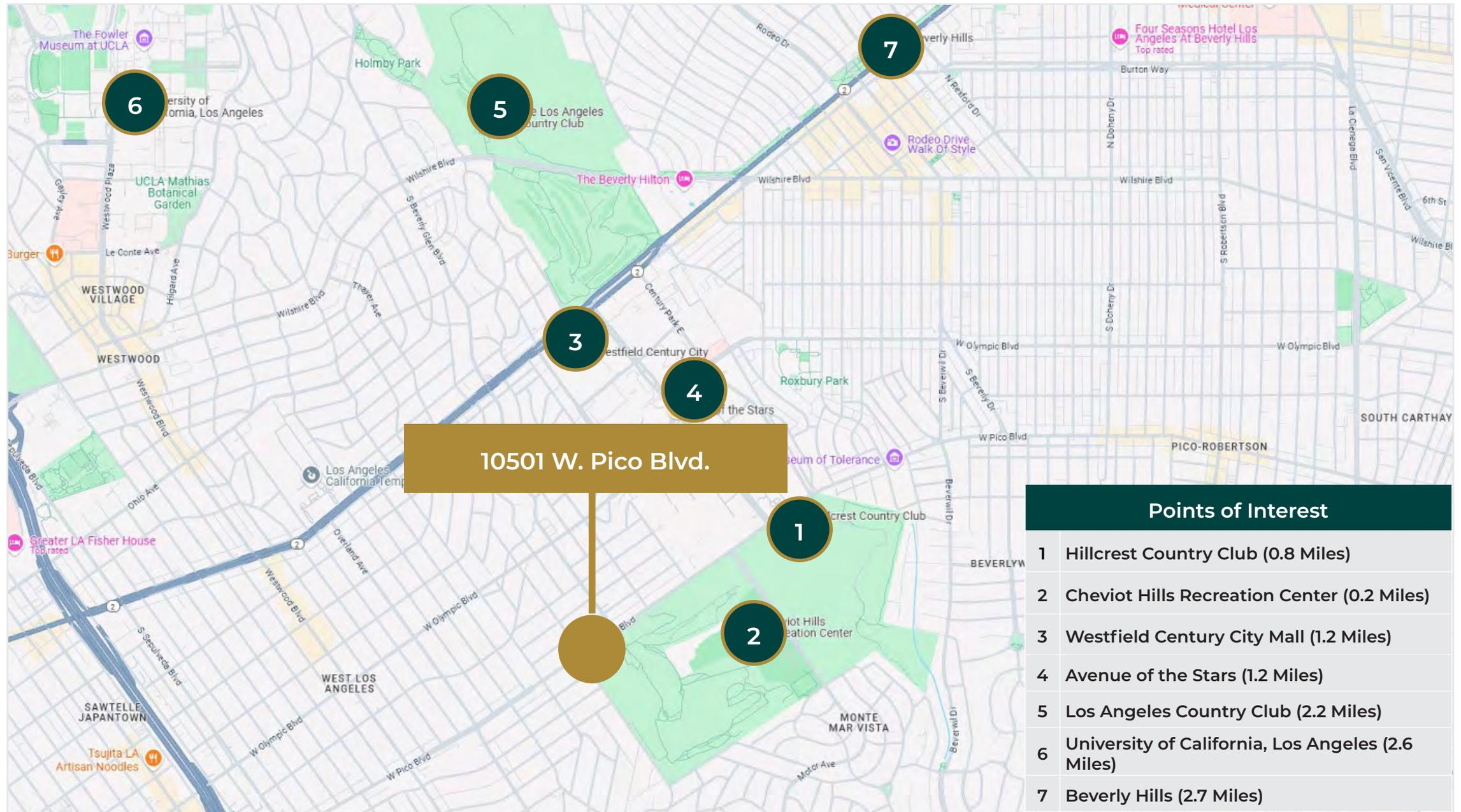
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# 04. AREA OVERVIEW





# Points of Interest





# KFC

## Points of Interest



### Hillcrest Country Club (0.8 Miles)

A prestigious, private golf club offering stunning views, a range of amenities, and an elegant atmosphere. Established in 1920, it has a rich history and is known for its beautiful, challenging golf course. It's a popular spot for both golfing and social events.



### Cheviot Hills Recreation Center (0.2 Miles)

This local park features sports fields, playgrounds, and walking paths, making it a great spot for outdoor activities and family gatherings. It serves as a community hub for recreation and relaxation. The park has been a part of the neighborhood for many years, fostering a strong sense of community.



### Westfield Century City Mall (1.2 Miles)

A luxury shopping center with a wide variety of high-end stores, dining options, and entertainment. It was originally opened in 1964 and underwent a major renovation in 2017 to modernize and expand. It's a popular destination for both shopping and socializing.



### Avenue of the Stars (1.2 Miles)

A well-known street in Century City, lined with offices, entertainment spaces, and some of the city's top business destinations. The area was developed in the mid-20th century as part of the Century City project, which was created in the 1960s. It's also home to a variety of dining and retail options.



# KFC

## Points of Interest



### **Los Angeles Country Club (2.2 Miles)**

A historic and exclusive golf club, founded in 1897, renowned for its pristine course and long-standing tradition of hosting prestigious events. It's one of the most elite golf clubs in Los Angeles and has hosted numerous major golf tournaments. The club offers an exceptional, private experience with beautiful views.



### **University of California, Los Angeles (2.6 Miles)**

A world-renowned public research university, UCLA was founded in 1919 and is known for its diverse academic programs, research facilities, and vibrant campus life. It has made significant contributions to education, research, and the arts over the years.



### **Beverly Hills (2.7 Miles)**

Famous for its upscale shopping, luxury hotels, and celebrity residents, Beverly Hills has been a symbol of wealth and glamour since its founding in 1914. The city has grown into an iconic destination for high-end retail and fine dining.



# Local Developments



## Metro's \$9.5B Subway Expansion to L.A.'s Westside

Metro's D Line extension, costing \$9.5 billion, is expected to debut later this year, introducing new stations at Wilshire & La Brea, Fairfax, and La Cienega. Work is still ongoing at the western terminal by the 405, where the last station at the West L.A. VA Campus will include an underground plaza connected to Wilshire Boulevard via a pedestrian bridge.



## GPI's Rancho Park Development Reaches Full Height at 2455 Overland

In Rancho Park, GPI Companies has completed the topping out of their mixed-use development located at 2455 S. Overland Avenue. Named Overland & Ayers, the six-story building will feature 201 apartment units along with 6,200 square feet of retail space and parking on the ground floor. The property, which previously served as a garage for the nearby Westside Pavilion, is situated close to GPI's West End office campus.



## 201 Apartments Rise at 2455 S. Overland Avenue

Construction is progressing at 2455 S. Overland Avenue in Rancho Park, with a new tower crane positioned on the site. GPI Companies is developing the Overland & Ayres mixed-use project, which will replace the Westside Pavilion Macy's former 1,500-car parking structure with a six-story building that includes 201 apartments and 6,200 square feet of retail space on the ground floor.



# Demographics

## Westside, Los Angeles, CA

Westside Los Angeles is a dynamic and sought-after region encompassing several iconic neighborhoods, including Century City, Beverly Hills, Westwood, Santa Monica, and Venice. Known for its mix of luxury living, vibrant entertainment, and tech hubs, the Westside is one of the most desirable areas to live and work in Los Angeles. It offers easy access to the beach, world-renowned attractions, prestigious educational institutions like UCLA, and a thriving business and cultural scene.

### QUICK FACTS:

+ Close to popular beaches like Santa Monica and Venice

- + Tech Hub known as Silicon Beach, it's home to major tech companies like Google and Snap Inc.
- + Top Educational Institutions: The University of California, Los Angeles (UCLA), located in Westwood, is one of the top universities in the world, contributing to the area's academic prestige and innovation.
- + Home to landmarks like the Getty Center, LACMA, and the Broad Stage
- + Diverse Neighborhoods: Includes areas like Century City, Santa Monica, Venice, Beverly Hills, and Westwood



Average Household  
Income

**\$263,136**



Median Age

**40 years old**



2021 Estimated  
Population

**413,326**



Total Households

**181,900**



Bachelors Degree  
or Higher

**64.43%**



## Overview

# Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





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