EL POLLO LOCO @ THE 60 FREEWAY

Marcus & Millichap

1343 NOGALES STREET, ROWLAND HEIGHTS, CA 91748

OFFERING MEMORANDUM

EL POLLO LOCO @ THE 60 FREEWAY

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Exclusively Listed By

Broker Of Record

TONY SOLOMON
License: CA 01238010
23975 Park Sorrento, Suite 400
Calabasas, CA 91302

INVESTMENT OVERVIEW

Investment Highlights

- **Rare Freeway-Adjacent Parcel with Highly-Visible Pylon Signage, Providing Exposure to Over 400,000 Cars Per Day**
- **Located in the Highly Coveted Rowland Heights Trade Area**
- **Bite-Sized Price Point | Extraordinarily Low Rent of Just $110,000 Per Year Offers the Opportunity to Realize 50-100% Upside Upon Lease Expiration**

Rare Investment Offering

- **First Time Ever on the Market**
- **Located in Rowland Heights, One of Los Angeles MSA's Most Desirable Retail Trade Areas With High Density and Limited Availability**
- **Absolute NNN Ground Lease with Zero Landlord Responsibilities | Experienced Operator of ±40 El Pollo Loco Stores**
- Close Proximity to the City of Industry and Rowland Heights Industrial Zones, **Spanning Nearly 10 Miles Along Highway 60 | This Area Includes ±50 Million Square Feet of Industrial Space and Tens of Thousands of Employees**

Strong Real Estate Fundamentals

- Located Directly at the Nogales Street Entrance and Exit to the 60 Freeway With Exceptional Accessibility
- The Subject Property was Fully Remodeled in 2025
- Excellent Demographics With Nearly 300,000 Residents and Average Household Incomes Exceeding $127,000 Within a Five-Mile Radius
- **Prominent Pylon Signage on High-Traffic Corridor, Which Consistently Drives Strong Customer Activity**

INVESTMENT OVERVIEW

Aerial Photo

INVESTMENT OVERVIEW

Property Photos

FINANCIAL ANALYSIS

Offering Summary

Property Name	El Pollo Loco
Property Address	1343 Nogales Street Rowland Heights, CA 91748
Assessor's Parcel Number	8761-011-003
Year Built	1990
Gross Leasable Area (GLA)	±2,808 Square Feet
Lot Size	±0.70 Acres (±30,632 Square Feet)

Pricing

Price*	$2,760,000
Cap Rate	4.00%

*Tenant has a property tax cap from increases due to a sale. Seller shall credit the difference in rent for the entirety of tenant's lease (including unexercised options) based on the final sale price. At list price, the credit will amount to $202,370, resulting in an adjusted price of $2,557,630.

Annualized Operating Data

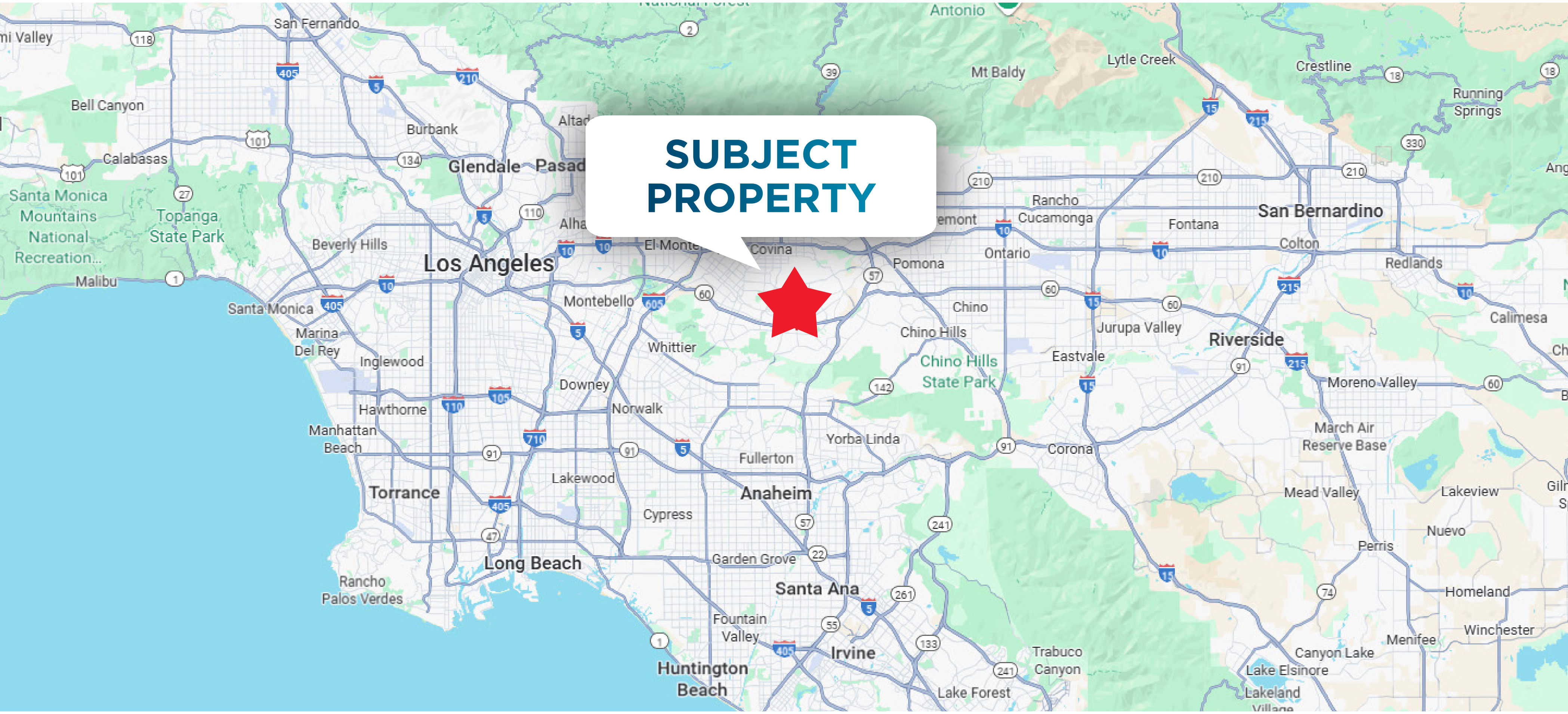
Gross Potential Rent	$110,489
Less Expenses	NNN
Net Operating Income	**$110,489**

Lease Information

Lease Commencement Date	March 14, 1989
Lease Expiration Date	January 31, 2030
Lease Term Remaining	±4 Years
Increases	In Options (Lesser of CPI or 15% per Option)
Options	Two, Five-Year
Lease Type	Absolute NNN Ground Lease
Lease Type Details	Zero Landlord Responsibilities

MARKET OVERVIEW

Regional Map



±50,000

CARS PER DAY ON
NOGALES STREET

±34 MILES

TO LOS ANGELES
INTERNATIONAL AIRPORT (LAX)

±22 MILES

TO DOWNTOWN
LOS ANGELES, CA

±402,000

CARS PER DAY ON
CA ROUTE 60 FREEWAY

MARKET OVERVIEW

Rowland Heights, CA / Los Angeles County

Rowland Heights is a dense and affluent community within the eastern Los Angeles MSA, benefiting from its strategic position along State Route 60. The submarket draws from both residential and employment centers, creating a consistent base of retail demand.

Median household incomes within a 5-mile radius are materially above the Los Angeles County average, supporting strong consumer spending capacity for daily-use retail and quick service restaurants.

The Los Angeles retail market remains one of the strongest in the country due to high barriers to entry, constrained land supply, and large population density. While retail vacancy has shown modest fluctuations, freeway-visible properties with long-term national or experienced operators continue to attract stable investor demand. The subject area benefits from limited availability of comparable sites, which enhances long-term positioning.

The corridor's connectivity is a primary driver of value. Exposure to more than 400,000 vehicles daily on the 60 Freeway and an additional 45,000 vehicles on Nogales Street ensures constant visibility. Rowland Heights is further supported by a strong trade area identity, with destination shopping centers and cultural retail hubs drawing consistent regional traffic.

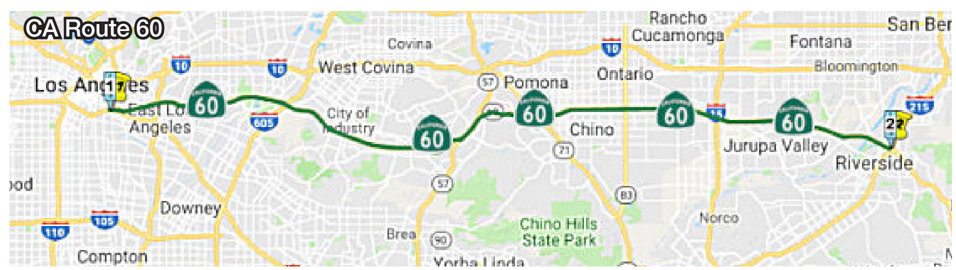
Overall, the combination of income density, limited supply, and regional connectivity positions Rowland Heights as a stable submarket within the Los Angeles retail landscape. Passive investors benefit from secure tenancy structures, while operators rely on steady consumer demand driven by both local residents and commuter traffic.

Nearby Infrastructure (+Distance to Subject Property)

- State Route 60 (Pomona Freeway) - Direct adjacency
- Nogales Street - Primary North-South arterial
- **Fullerton Road - Major arterial with retail corridors (2 miles)**
- **Colima Road - Key East-West corridor with heavy retail activity (1 mile)**
- **City of Industry Business District - Major employment hub (2 miles)**
- **Industry Metrolink Station - Regional commuter access (5 miles)**
- **Ontario International Airport - Regional airport (27 miles)**
- **Los Angeles International Airport (LAX) - Major international hub (34 miles)**

Demographics

Income & Economics	1-Mile	3-Mile	5-Mile
Average Household Income	$92,787	$116,524	$127,258
Average Household Retail Expenditure	$231,500	$254,658	$261,353
2024 Daytime Population	20,881	95,971	265,466
Population			
2029 Population	20,072	124,371	297,361
2024 Population	20,066	124,047	296,210
2010 Population	20,856	131,848	307,734
Households			
2029 Households	6,494	38,946	94,153
2024 Households	6,457	38,682	93,441
2010 Households	6,406	38,312	92,457



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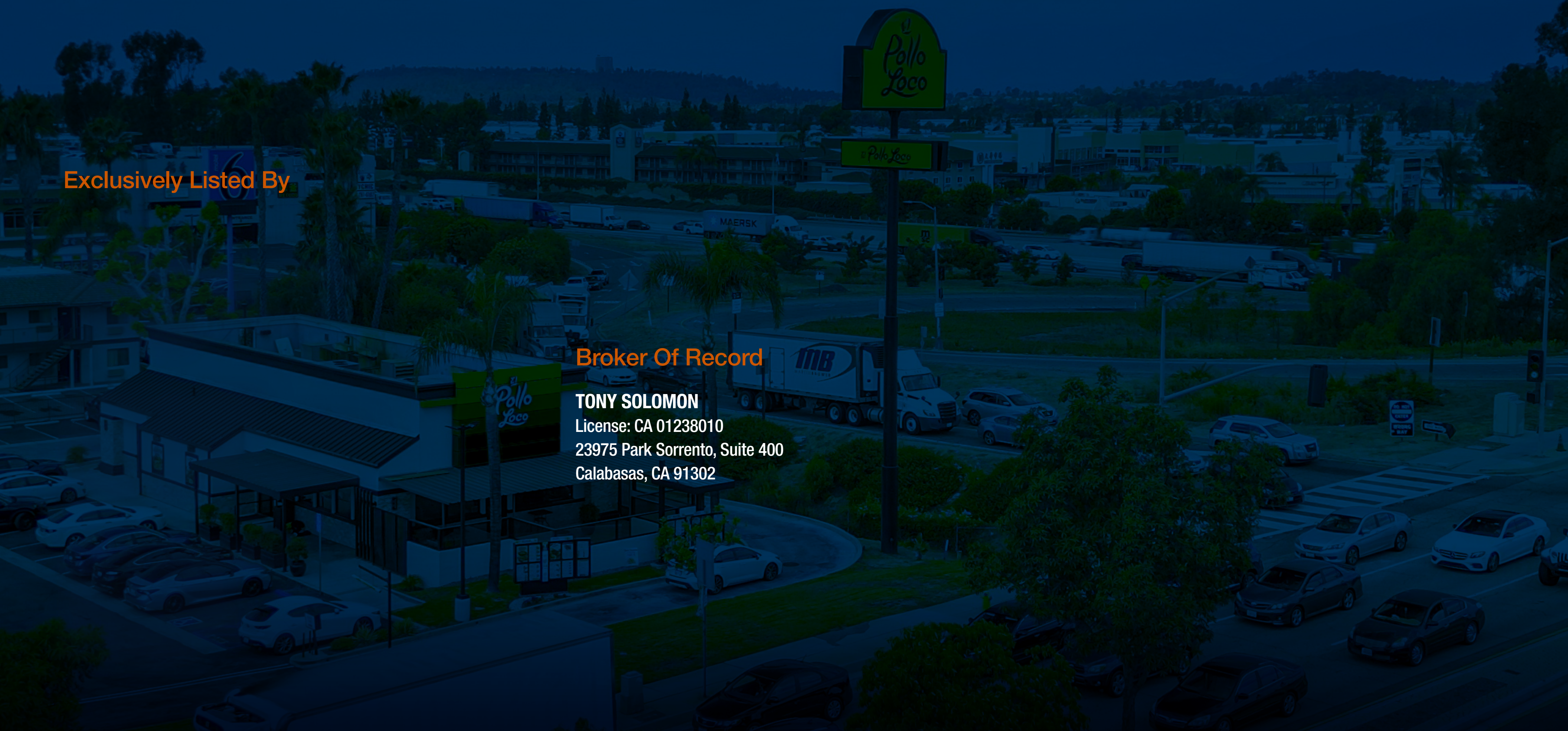

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