



OFFERING MEMORANDUM  
**SPARKLEAN LAUNDRY**

8936 STATE STREET | SOUTH GATE, CA 90280

**Exclusively Marketed By:**

**Paul Z. Matysek, CCIM**

310.405.0902

paul@matysekinvestment.com

Broker License # 01757671

**Keith W. Cohen**

310.405.6401

keith@matysekinvestment.com

License # 01369594



**MATYSEK INVESTMENT GROUP**  
COMMERCIAL REAL ESTATE ADVISORS



## INVESTMENT SUMMARY

Property Name	Sparklean
Property Address	8936 State Street South Gate, CA 90280
Property Type	Single Tenant NN Retail + Kiosk
Price	\$1,600,000
Price/SF/Bldg	\$285.71
Net Operating Income	\$118,278.19
CAP Rate	7.39%
Occupancy	100%
Building Size	5,600 SF
Land Size	16,797 SF
Year Built / Renovated	1946
APN	6210-026-027
Zoning	SGCR

## TRAFFIC COUNTS

State Street

## CARS PER DAY

14,487

## INVESTMENT HIGHLIGHTS

- Single Tenant NN Retail Investment with additional income from kiosk
- Tenant recently exercised Option early showing their commitment to the location – over 7 years left on lease
- “Daily Needs” coin laundry tenant, serves the immediate demographics well
- Sparklean has 4 locations
- Lease backed by personal guarantee and Sparklean Laundry Systems Inc.
- Tenant has over \$1.5MM invested in infrastructure in the property
- Extremely dense South Gate trade area with almost 70,000 people in a 1 mile radius!



# RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Sparklean	5,000	89.29%	\$9,317.23	\$1.86	\$111,806.76	\$22.36	6/1/2006	5/31/2021	7.5% Increase every 30 months starting 6/1/16	NN	Two 5-Year Options 7.5% Increase every 30 months
Note: NN Lease - LL responsible for roof & structure. Sparklean shall reimburse Pro Rata share of Property Taxes to LL and 100% of Insurance and Maintenance.											
Skate Shop	600	10.71%	\$700.00	\$1.17	\$8,400.00	\$14.00	10/1/2013	9/30/2014	None	Gross	None
<b>TOTAL</b>	<b>5,600</b>	<b>100%</b>	<b>\$10,017</b>		<b>\$120,206</b>						

TOTAL OCCUPIED 5,600 100.00%

TOTAL VACANT 0 0.00%



## South Gate, CA

South Gate is the seventeenth largest city in Los Angeles County, California, with 7.4 square miles. South Gate is located 7 miles southeast of downtown Los Angeles. It is part of the Gateway Cities region of southeastern Los Angeles County.

The city was incorporated on January 20, 1923, and it became known as the "Azalea City" when it adopted the flower as its symbol in 1965. In 1990, South Gate was one of ten U.S. communities to receive the All-America City Award from the National Civic League.

The 2010 United States Census reported that South Gate had a population of 94,396. The population density was 12,837.6 people per square mile. The racial makeup of South Gate was 47,645 (50.5%) White, 3,209 (3.4%) Non-Hispanic White, 890 (0.9%) African American, 878 (0.9%) Native American, 732 (0.8%) Asian, 99 (0.1%) Pacific Islander, 40,624 (43.0%) from other races, and 3,528 (3.7%) from two or more races. Hispanic or Latino of any race were 89,442 persons (94.8%).

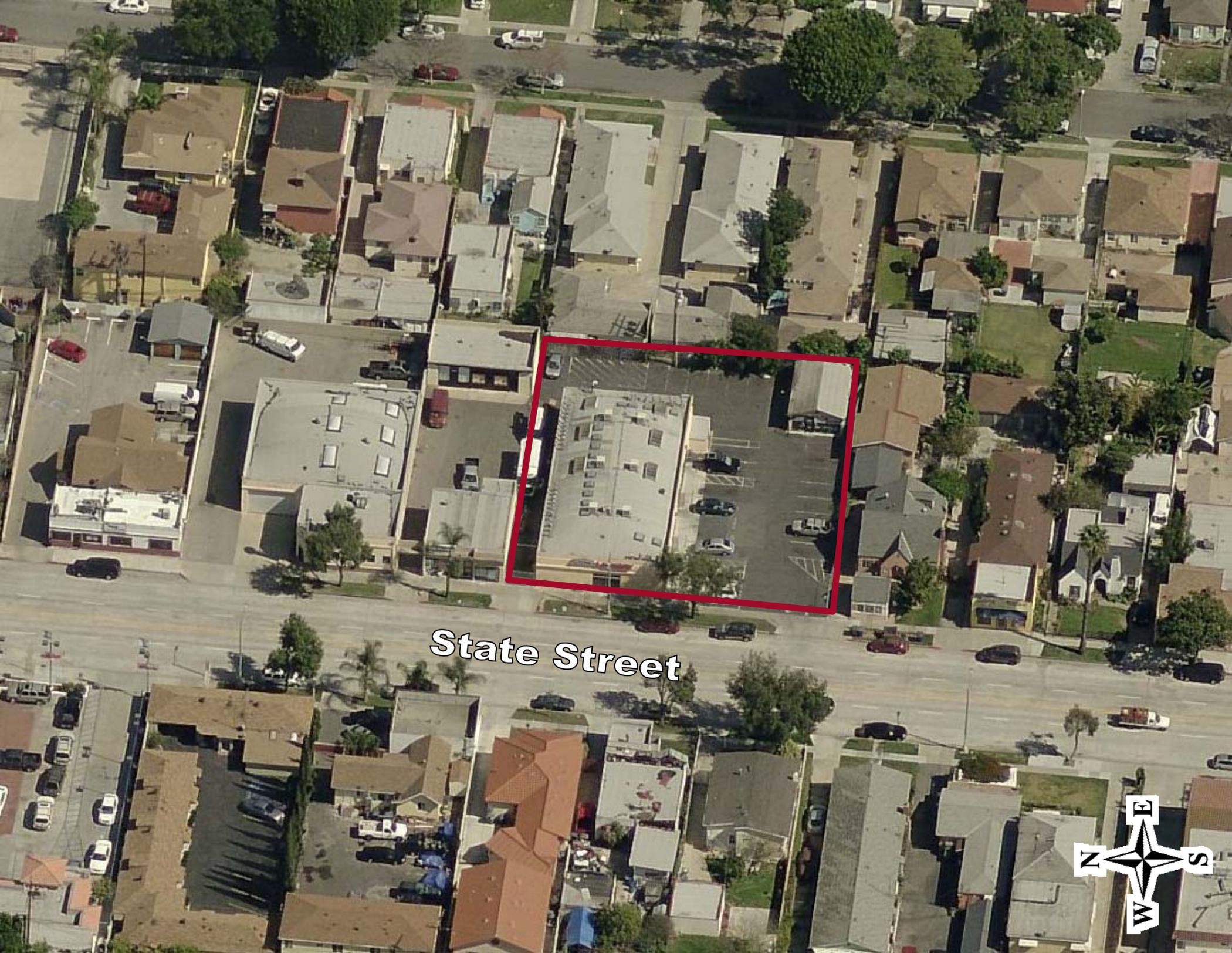
There were 23,278 households, out of which 13,805 (59.3%) had children under the age of 18 living in them, 13,183 (56.6%) were opposite-sex married couples living together, 4,706 (20.2%) had a female householder with no husband present, 2,261 (9.7%) had a male householder with no wife present. There were 1,879 (8.1%) unmarried opposite-sex partnerships, and 134 (0.6%) same-sex married couples or partnerships. 2,292 households (9.8%) were made up of individuals and 996 (4.3%) had someone living alone who was 65 years of age or older. The average household size was 4.05. There were 20,150 families (86.6% of all households); the average family size was 4.24.

The population was spread out with 29,374 people (31.1%) under the age of 18, 11,298 people (12.0%) aged 18 to 24, 28,039 people (29.7%) aged 25 to 44, 19,062 people (20.2%) aged 45 to 64, and 6,623 people (7.0%) who were 65 years of age or older. The median age was 29.4 years. For every 100 females there were 96.4 males. For every 100 females age 18 and over, there were 93.9 males.

There were 24,160 housing units at an average density of 3,285.7 per square mile, of which 10,658 (45.8%) were owner-occupied, and 12,620 (54.2%) were occupied by renters. The homeowner vacancy rate was 1.5%; the rental vacancy rate was 3.6%. 46,665 people (49.4% of the population) lived in owner-occupied housing units and 47,643 people (50.5%) lived in rental housing units.

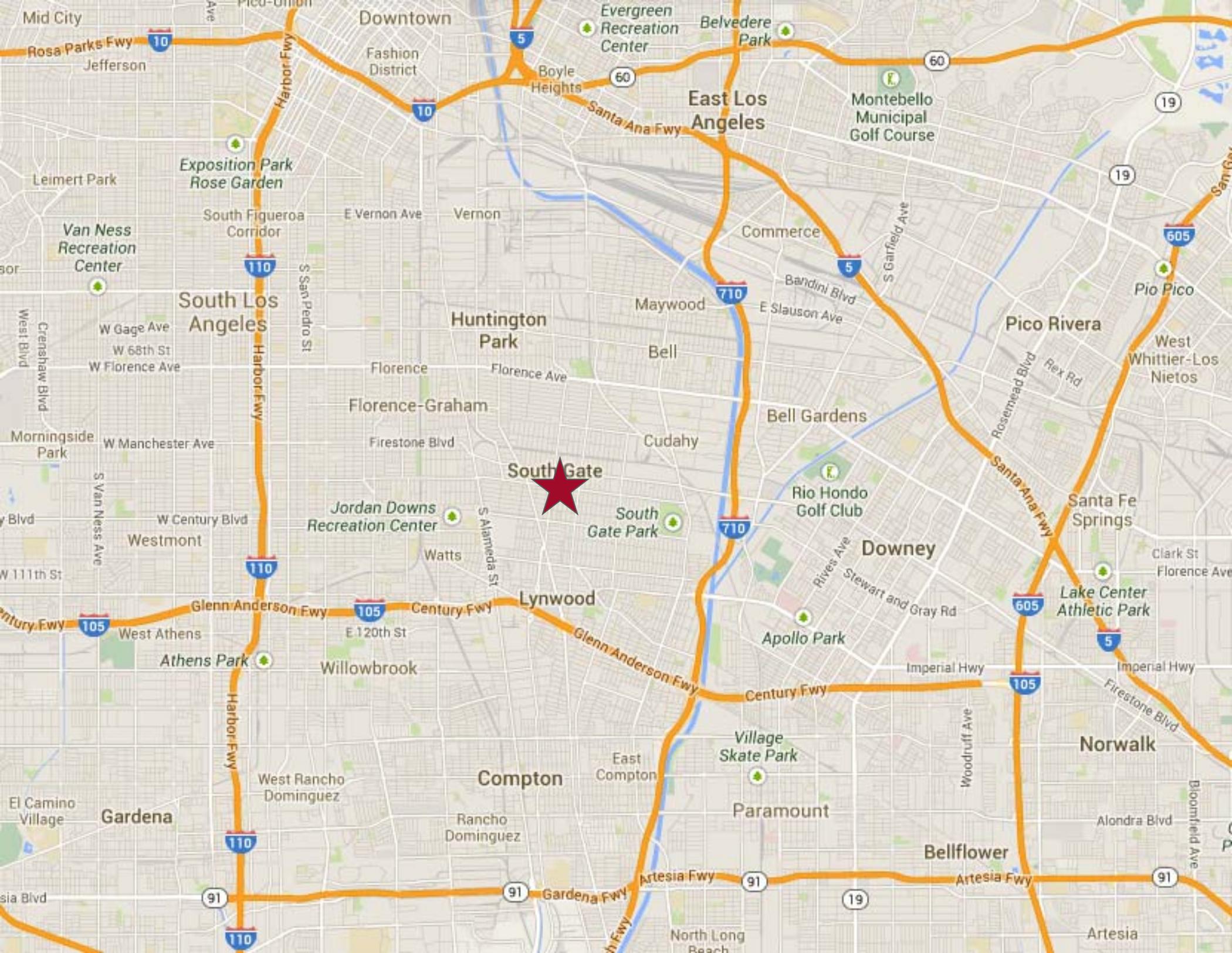
State Street





State Street





South Gate

South Gate Park

Jordan Downs Recreation Center

Rio Hondo Golf Club

Lake Center Athletic Park

Village Skate Park

Exposition Park  
Rose Garden

Van Ness Recreation Center

Evergreen Recreation Center

Montebello Municipal Golf Course

Leimert Park

Morningside Park

Maywood

Commerce

Pico Rivera

Huntington Park

Florence

Bell

Bell Gardens

West Whittier-Los Nietos

Florence-Graham

Cudahy

Downey

Santa Fe Springs

Lynwood

Watts

Apollo Park

Clark St  
Florence Ave

West Athens

Willowbrook

Century Fwy

Imperial Hwy

Norwalk

Compton

East Compton

Paramount

Alondra Blvd

Gardena

West Rancho Dominguez

Rancho Dominguez

Bellflower

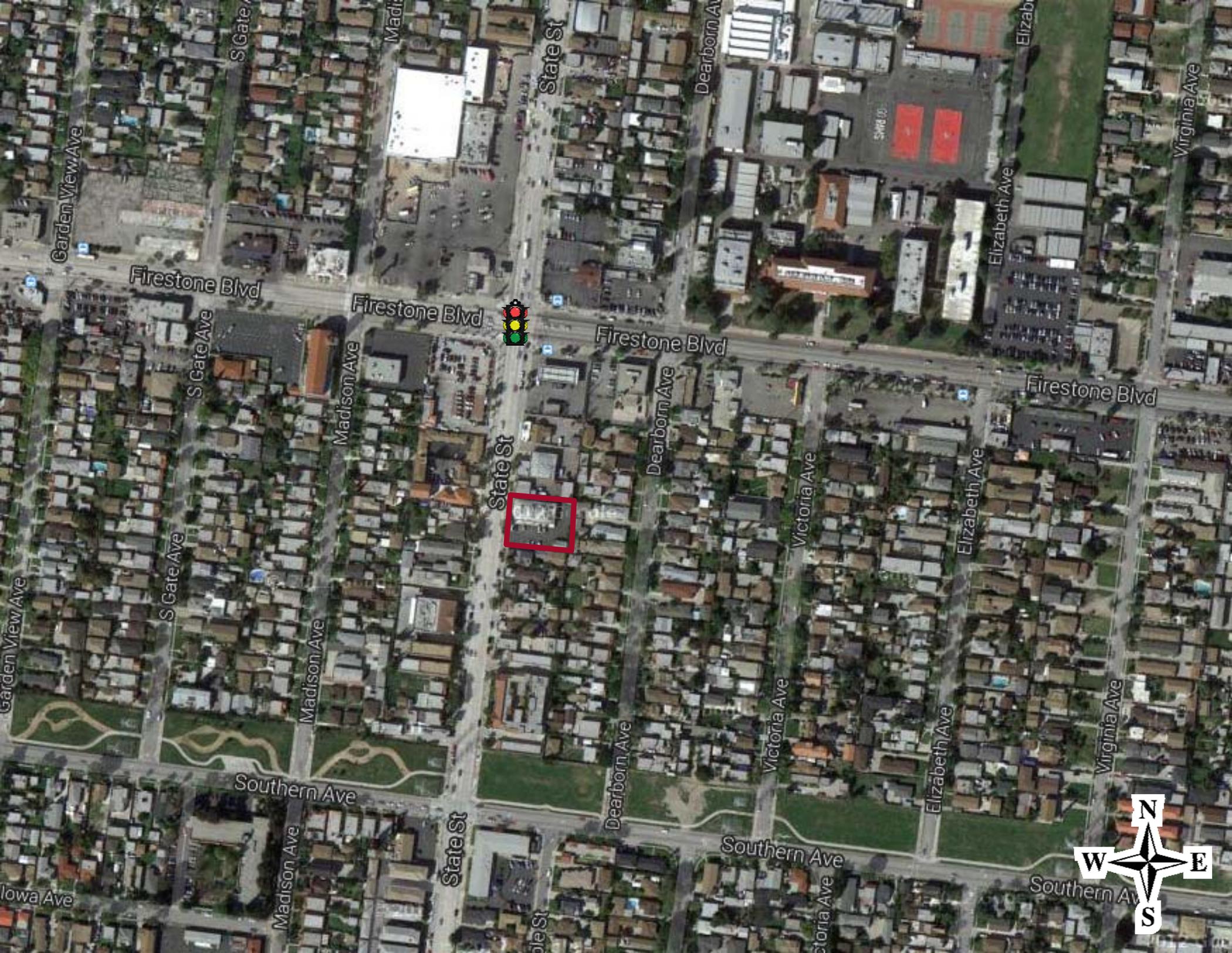
Artesia

El Camino Village

Artesia Blvd

North Long Beach

Bloomfield Ave



	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	67,405	225,742	448,143
2010 Population	65,438	226,235	451,972
2013 Population	65,584	228,454	455,924
2018 Population	66,688	234,145	466,742
2000-2010 Annual Rate	-0.30%	0.02%	0.09%
2010-2013 Annual Rate	0.07%	0.30%	0.27%
2013-2018 Annual Rate	0.33%	0.49%	0.47%
2013 Male Population	49.3%	49.2%	49.5%
2013 Female Population	50.7%	50.8%	50.5%
2013 Median Age	28.8	28.4	27.8

In the identified area, the current year population is 455,924. In 2010, the Census count in the area was 451,972. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 466,742 representing a change of 0.47% annually from 2013 to 2018. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 27.8, compared to U.S. median age of 37.3.

### Race and Ethnicity

2013 White Alone	49.7%	46.6%	43.3%
2013 Black Alone	0.8%	5.0%	7.9%
2013 American Indian/Alaska Native Alone	0.9%	1.0%	0.9%
2013 Asian Alone	0.4%	0.5%	0.5%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	44.3%	43.1%	43.5%
2013 Two or More Races	3.9%	3.7%	3.8%
2013 Hispanic Origin (Any Race)	97.0%	92.4%	89.6%

	1 mile	2 miles	3 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$37,745	\$37,305	\$36,752
2018 Median Household Income	\$40,118	\$39,661	\$38,924
2013-2018 Annual Rate	1.23%	1.23%	1.15%
<b>Average Household Income</b>			
2013 Average Household Income	\$48,769	\$48,506	\$47,783
2018 Average Household Income	\$54,265	\$53,734	\$52,867
2013-2018 Annual Rate	2.16%	2.07%	2.04%

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. Matysek Investment Group is a strategic partner of KW Commercial. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material,

which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

Exclusively Marketed By:

**Paul Z. Matysek, CCIM**

310.405.0902

paul@matysekinvestment.com

Broker License # 01757671

**Keith W. Cohen**

310.405.6401

keith@matysekinvestment.com

License # 01369594

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

