



LA FITNESS

ORANGE COUNTY CA

OFFERING MEMORANDUM



PACIFIC OCEAN →

Marcus & Millichap
NNN FITNESS

BROOKHURST ST | 39,382 VPD



LA|FITNESS.
SUBJECT PROPERTY

TALBERT AVE | 29,489 VPD



I-405 | 291,300 VPD



DENSE & AFFLUENT DEMOGRAPHICS

201,860
3 MILE POPULATION

\$116,895
3 MILE AVE. HOUSEHOLD INCOME

LA|FITNESS
SUBJECT PROPERTY

I-405 | 291,300 VPD

TALBERT AVE | 29,489 VPD



MARKET AERIAL

Marcus & Millichap
NNN FITNESS



LA FITNESS.
SUBJECT PROPERTY

OC BEAUTY BAR
FOUNTAIN VALLEY
DENTAL ESTHETICS

BLACK ANGUS
STEAKHOUSE

Wendy's

AVID SPEECH THERAPY
SATORI LAW GROUP, INC.
PACIFIC TECHNICAL

MIKE THOMPSON'S
RV SUPER STORES
Since 1972

TALBERT AVE | 29,489 VPD

MEMORIALCARE
ORANGE COAST
MEDICAL CENTER



BROOKHURST ST | 39,382 VPD

California **FISH GRILL** SALAD KITCHEN
Dunn Edwards **PAINTS**
Chicken Maison modern mediterranean
MILANO Kitchen & Bath
SINCE 1978 **Jersey Mikes** SUBS
URBAN PLATES

I-405 | 291,300 VPD

CONCORD PLACE
72 UNITS

TIBURON COMMUNITY
425+ UNITS



INVESTMENT OVERVIEW

\$22,475,000

PURCHASE PRICE

5.00%

CAP RATE

OFFERING DETAILS

ADDRESS	10115 Talbert Ave, Fountain Valley, CA 92708
TENANT	Fitness International, LLC
LEASE TYPE	NNN
NOI	\$1,123,848*
LEASE TERM REMAINING	10+ Yrs
LEASE EXPIRATION DATE	6/30/2035
TOTAL GLA	50,441 SF
LOT SIZE	2.87 AC
YEAR BUILT/RENOV	1977 / 1998 / 2014
RENT PSF	\$22.28
PRICE PSF	\$445.57
OPTIONS	(2) 5 Years & (1) 4 Years
INCREASES	10% Every 5 Years

*Based on upcoming Rent Increase on 1/15/2025

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF
1/15/2025 - 1/14/2030	\$1,123,848	\$22.28
1/15/2030 - 6/30/2035	\$1,236,232	\$24.50
Option 1	\$1,359,856	\$26.95
Option 2	\$1,495,841	\$29.65
Option 3	\$1,645,425	\$32.62

DEMOGRAPHICS

1 MILE POP	1 MILE AHHI	3 MILE POP	3 MILE AHHI	5 MILE POP	5 MILE AHHI
22,172	\$118,896	201,860	\$116,895	633,531	\$114,700

INVESTMENT HIGHLIGHTS



Generational Orange County Single-Tenant LA Fitness

Irreplaceable frontage on the 405 Freeway in the heart of Orange County. The subject property offers tremendous underlying real estate and is one of the busiest clubs in the country just a few miles from LA Fitness Corporate Headquarters.



Passive NNN Lease Structure

This freestanding prototype facility on two separate parcels totaling 2.87 Acre features a rare NNN lease. Tenant is responsible for all Taxes, CAM and other expenses including Roof & Structure, making an excellent investment for out-of-town or passive investors.



Irreplaceable Location & Outstanding Visibility

Located just off Interstate 405 and Talbert Ave with combined traffic counts of 320,789 vehicles per day. The property is adjacent to Orange Coast Medical Center and less than a mile from Fountain Valley Promenade. Nearby national and local retailers include Sam's Club, T.J. Maxx, Ralphs, Starbucks, Five Below, AutoZone, Pet Supply, Jamba Juice, Ike's, Dunkin', Wendy's and many more.



Dense & Affluent Demographics

Positioned right on the 405 Freeway in central Orange County, the property benefits from tremendous density and affluence with over 201,800 residents within 3 miles having an average household income of over \$116,000.





Interstate 405 (I-405) in California is the Busiest Highway in the World



I-405 | 291,300 VPD



LA|FITNESS.
SUBJECT PROPERTY

BROOKHURST ST | 39,382 VPD

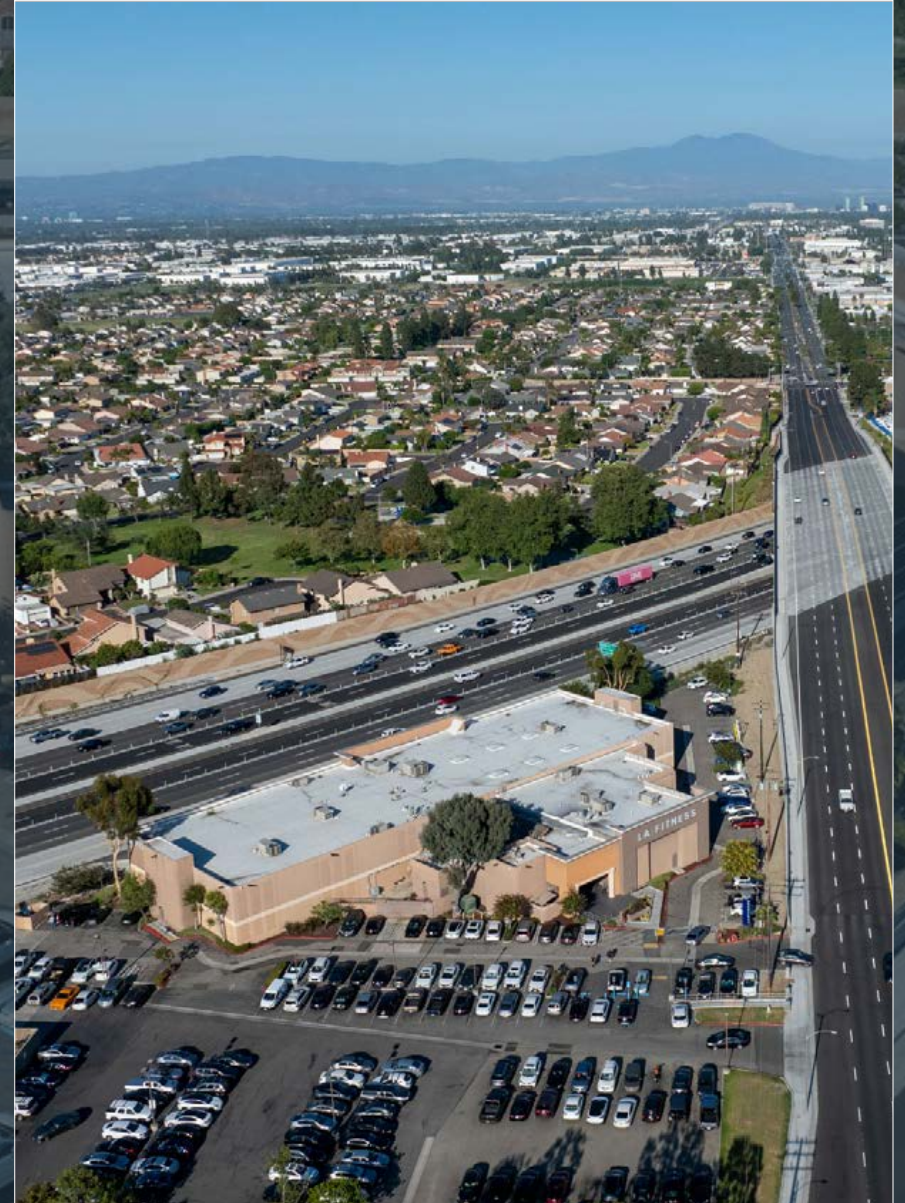


I-405 | 291,300 VPD

TALBERT AVE | 29,489 VPD

PROPERTY PHOTOS

Marcus & Millichap
NNN FITNESS





TALBERT AVE | 29,489 VPD

I-405 | 291,300 VPD



MARKET AERIAL

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NNN FITNESS



SITE PLAN

Marcus & Millichap
NNN FITNESS

50,441 SF GLA	2.87 AC LOT SIZE	±169 SPACES PARKING
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TENANT SUMMARY

Marcus & Millichap
NNN FITNESS



B Stable
S&P Upgraded Rating



37+ Yrs
In the Industry

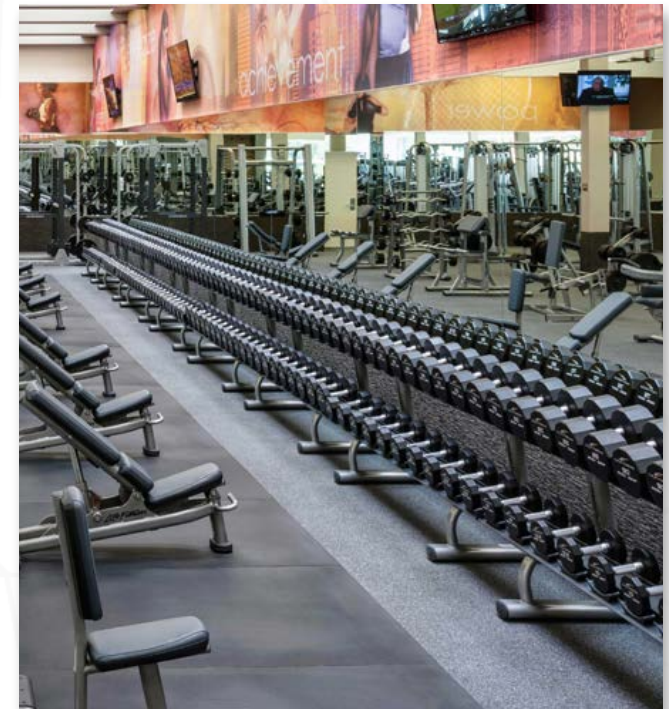


728+
Locations in U.S.

TENANT OVERVIEW

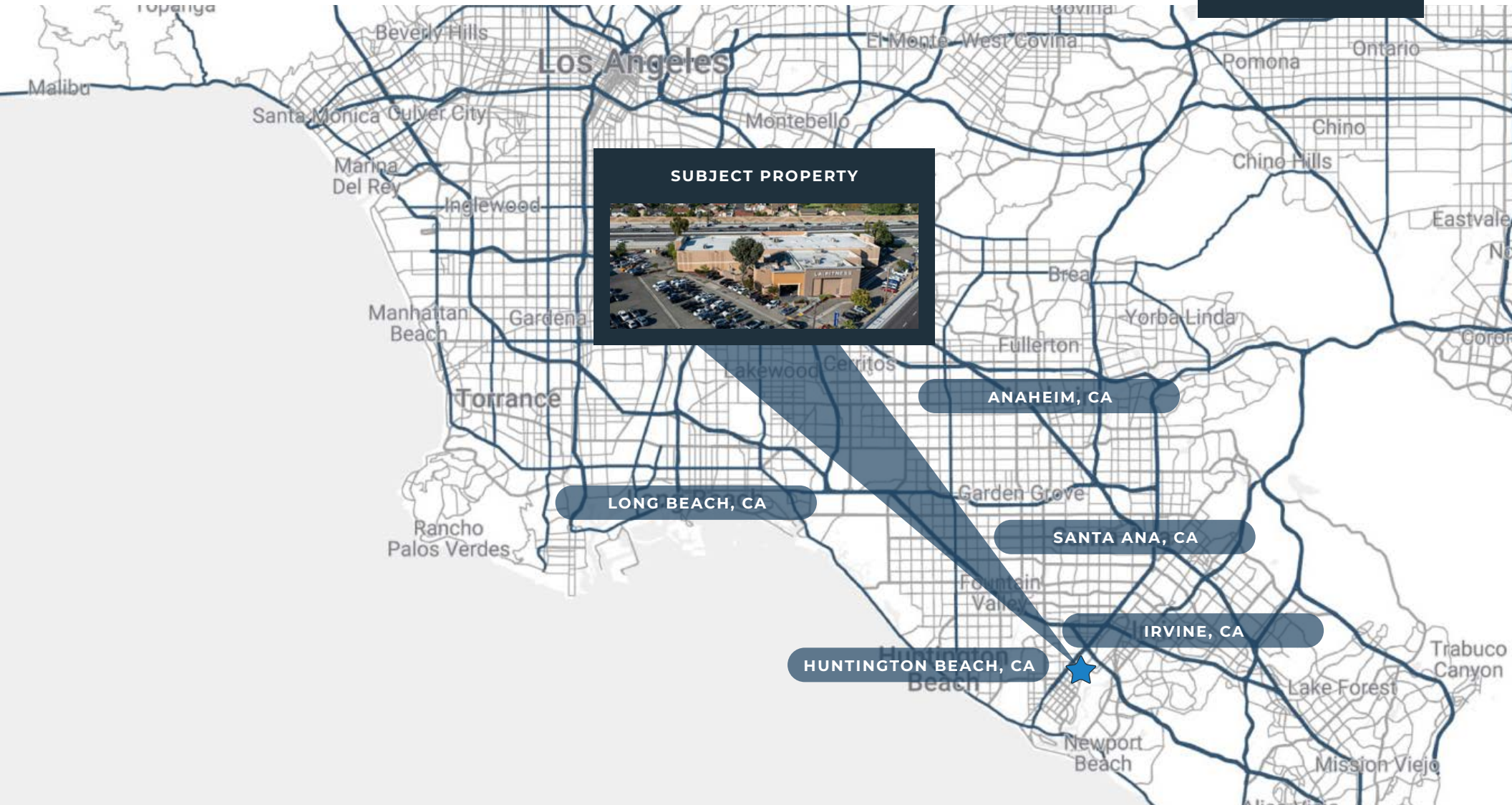
Fitness International, LLC, known as LA Fitness, is the largest non-franchised fitness club operator in the United States and Canada. Founded in 1984 and headquartered in Irvine, Calif., LA Fitness is one of the fastest growing sports club chains with more than 728+ locations across the United States and Canada. Club Industry estimates the company has annual revenue of \$2.1 billion in 2021. LA Fitness was also ranked #1 out of 100 in Club Industry's Top 100 Health Clubs of 2019.

LA Fitness clubs offer state-of-the-art equipment and cardio areas, group and specialty classes, indoor heated lap pools, whirlpool spas and saunas, racquetball and basketball courts, full locker facilities, personal trainers, and babysitting. The company also sells apparel for men and women, headgear, bags, and other merchandise through their online store. Their mission is to help as many people as possible achieve the benefit its of a healthy lifestyle by creating a nationwide network of sports clubs, offering its members the widest range of amenities and the friendliest service at an affordable price.



REGIONAL OVERVIEW

Marcus & Millichap
NNN FITNESS



TRAVEL DISTANCES



HUNTINGTON BEACH, CA
5.7 MILES

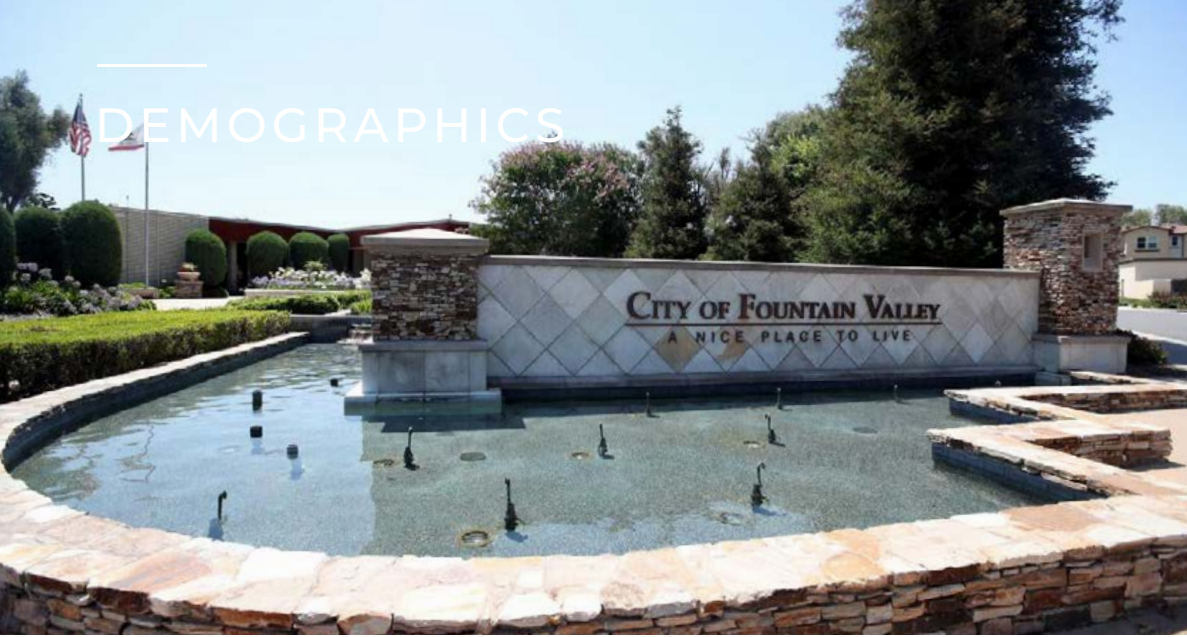
IRVINE, CA
8.3 MILES

SANTA ANA, CA
8 MILES

ANAHEIM, CA
11.6 MILES

LONG BEACH, CA
17.8 MILES

DEMOGRAPHICS



FOUNTAIN VALLEY, CA

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	22,172	201,860	633,531
2028 Projection	22,060	200,145	626,439
HOUSEHOLDS			
2023 Households	7,988	67,282	192,630
2028 Projection	7,942	66,709	190,398
HOUSEHOLD INCOME			
Avg Household Income	\$118,896	\$116,895	\$114,700
Median Household Income	\$96,240	\$92,871	\$90,488
EDUCATION			
Some College, No Degree	5,250	45,310	121,664
Associate Degree	1,241	10,859	40,049
Bachelor's Degree	5,112	35,236	91,818
Advanced Degree	1,908	16,911	43,502
EMPLOYMENT			
Civilian Employed	10,931	102,399	325,900
Civilian Unemployed	377	4,139	12,745
Civilian Non-Labor Force	7,252	59,637	175,178
U.S. Armed Forces	0	53	226

LOCATION SUMMARY

Marcus & Millichap
NNN FITNESS



Population: 57,047
2020 Census



Households: 18,906
2020 Census



Orange County, CA
Los Angeles MSA

Known as an Affluent & Vibrant City

Fountain Valley, located in Orange County, California, is a suburban community known for its family-friendly atmosphere and well-maintained public spaces. With a population of over 57,000 residents, the city boasts a high quality of life, excellent schools, and a strong sense of community.

Fountain Valley is home to Mile Square Regional Park, a popular destination offering golf courses, sports fields, and picnic areas. In recent years, the city has seen an increase in commercial jobs in the city, with the growth of a commercial center near the Santa Ana River known as the "Southpark" district. Fountain Valley is home to the national headquarters of Hyundai Motor America and D-Link Corporation, the global headquarters of memory chip manufacturer Kingston Technology, and the corporate headquarters of Surefire, LLC, maker of military and commercial flashlights. The Southpark commercial area is also home to offices for companies such as D-Link, Starbucks, Satura and the Orange County Register.



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7,546 Closed
Transactions in 2023

\$43.6B Total
Volume Closed in 2023

30 Transactions
Every Business Day

80+ Offices
Across the U.S. & Canada