

Price: \$17,125,000 (10% Cap)

2525

Corporate Place
Monterey Park, CA

100% Leased Investment Opportunity
with Credit Tenancy



Investment Overview

THE OFFERING


JLL, as exclusive advisor, is pleased to offer qualified investors an opportunity to acquire the 100% fee simple interest in **2525 Corporate Place** (the “Property”), a centrally located, highly accessible, 2-story building in the Monterey Park office node of Greater Los Angeles.

This institutionally owned Property is 100% leased by three long-tenured government agencies and one credit publicly traded company. The Property has a proven track record of retaining tenants with an average tenant tenure of more than 25 years. The Property boasts abundant parking, convenient access to major freeways including I-10, I-710, CA-60, and proximity to Downtown LA and the Greater San Gabriel Valley.

Property Summary

2525 Corporate Place, Monterey Park, CA

Offered at: **\$17,125,000 (\$220/SF)**
10.0% In-Place NOI Cap

 **Land Area**
3.99 Acres
173,804 SF

 **Zoning**
SC

 **Built**
1986

 **RBA**
77,866 SF

 **Parking Ratio**
3.9/1,000
(308 single spaces)

 **Parcel Number**
5237-024-026

Tenant Overview

TENANT	SF	% OF PROPERTY	YEAR OCCUPIED
Los Angeles County Department of Children and Family Services	29,542 SF	37.9	1990
Deluxe Corporation (NYSE: DLX)	29,048 SF	37.3	1996
Los Angeles County Sheriff's Department	10,941 SF	14.1	2008
Los Angeles Regional Interoperable Communications System	8,335 SF	10.7	2014
TOTAL	77,866 SF	100%	25.8 Avg.





Investment Highlights



Average tenant tenure is 25+ years
100% occupied since 2014 and a 97% average occupancy since the 1990s



Complementary tenant base
High concentration government tenancy area with health and media tenancy influences



Flexible zoning in business-friendly city
Permitted uses may include office, retail, life sciences, eateries, and more



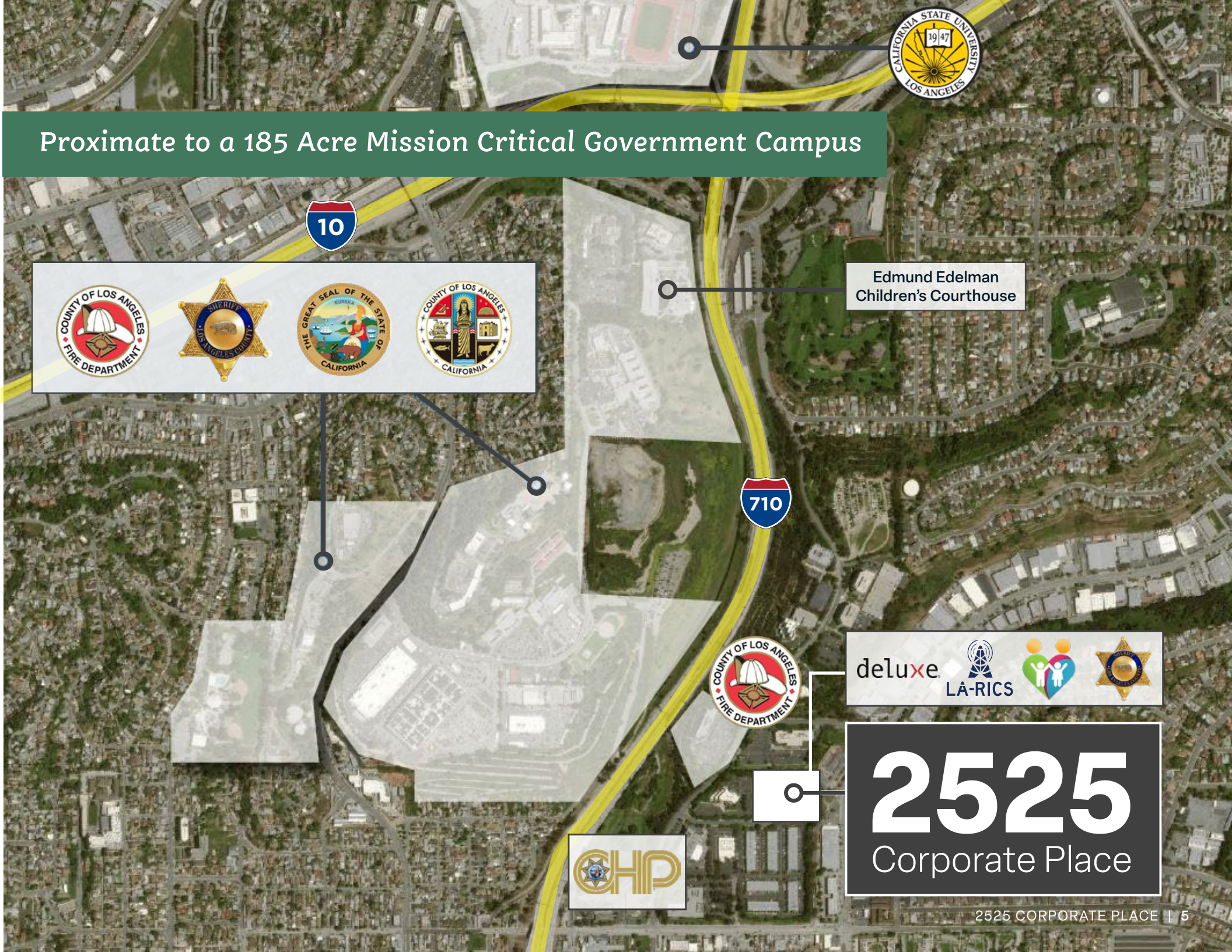
Reliable returns on investment
Historical track record of achieving at or above market rents with low CapEx requirements



Strategically-located, government asset
Well-positioned, quality asset located off the 710 freeway near LA County government campus



Incredible recruiting and talent radius
Strong labor demographics and access to talent has contributed to a lower vacancy rate and higher rents in the San Gabriel Valley versus other Los Angeles submarkets



Proximate to a 185 Acre Mission Critical Government Campus



Edmund Edelman Children's Courthouse



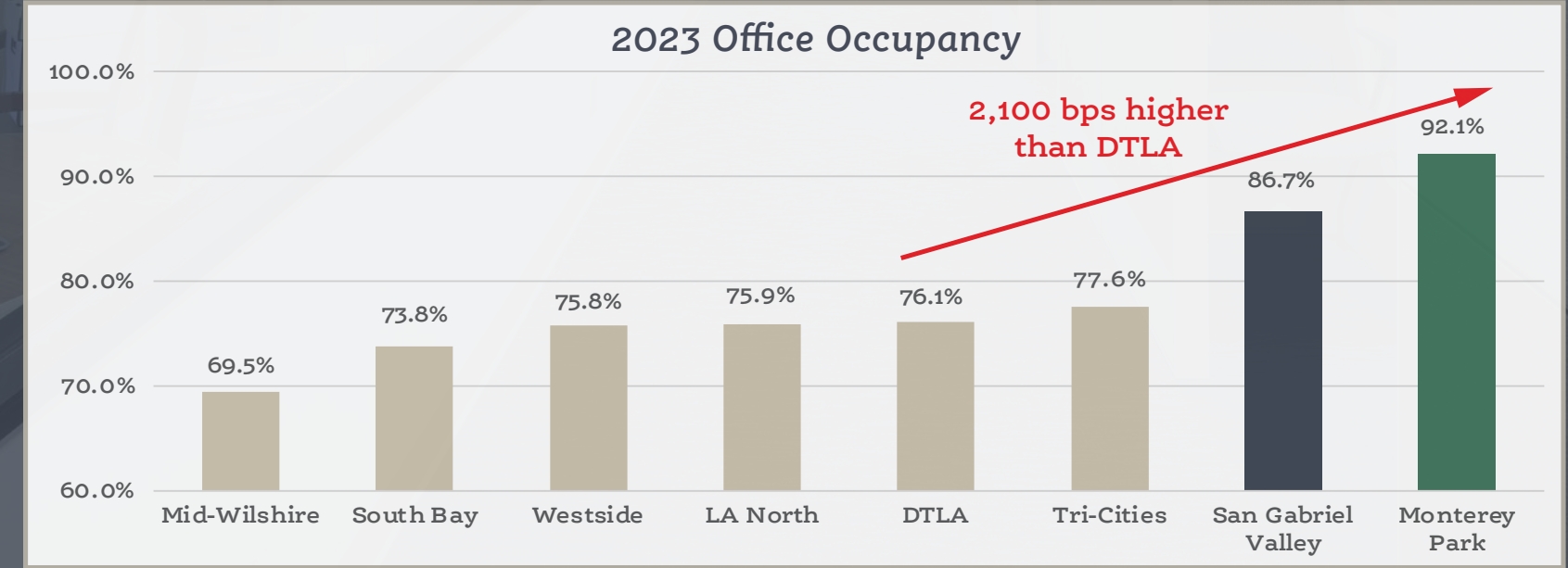
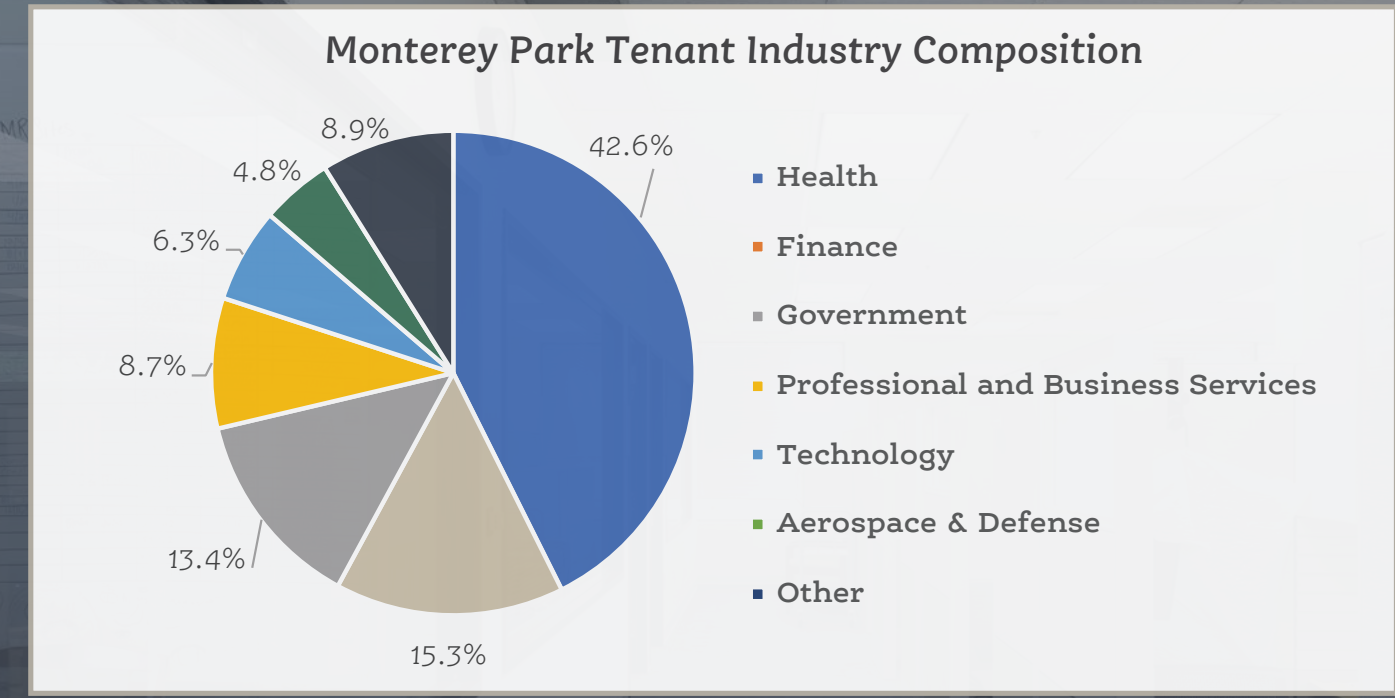
2525
Corporate Place

Projects Under Development in Monterey Park

598,072 SF of Retail & Restaurants
372 Condo & Apartment Units
476 Hotel Rooms
114 Affordable Senior Housing Units
124 Self-Storage Units
1 Single-Family Gated Community
\$900K Infrastructure Improvements
Gold Line Metro Rail Extension & Station

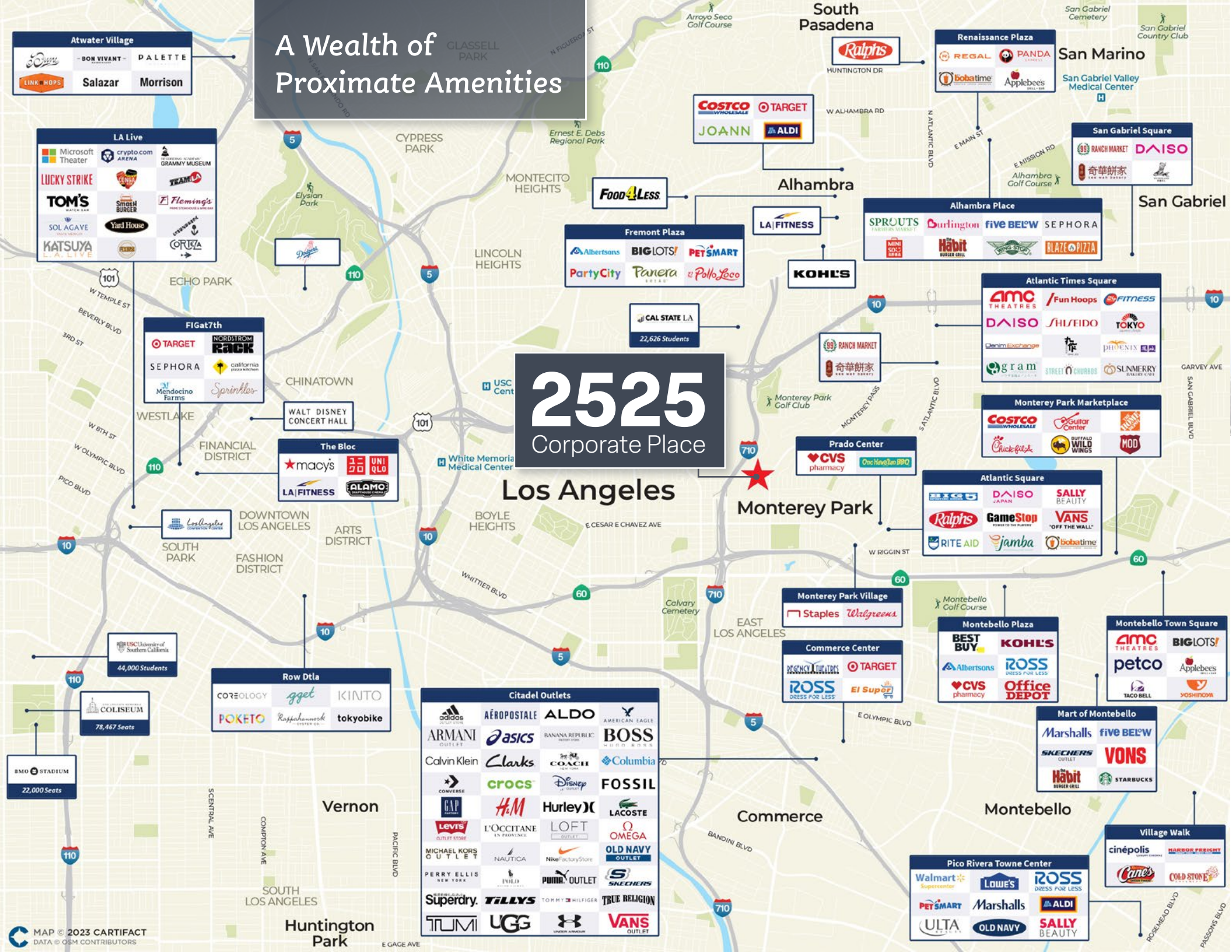


Favorable Market Indicators

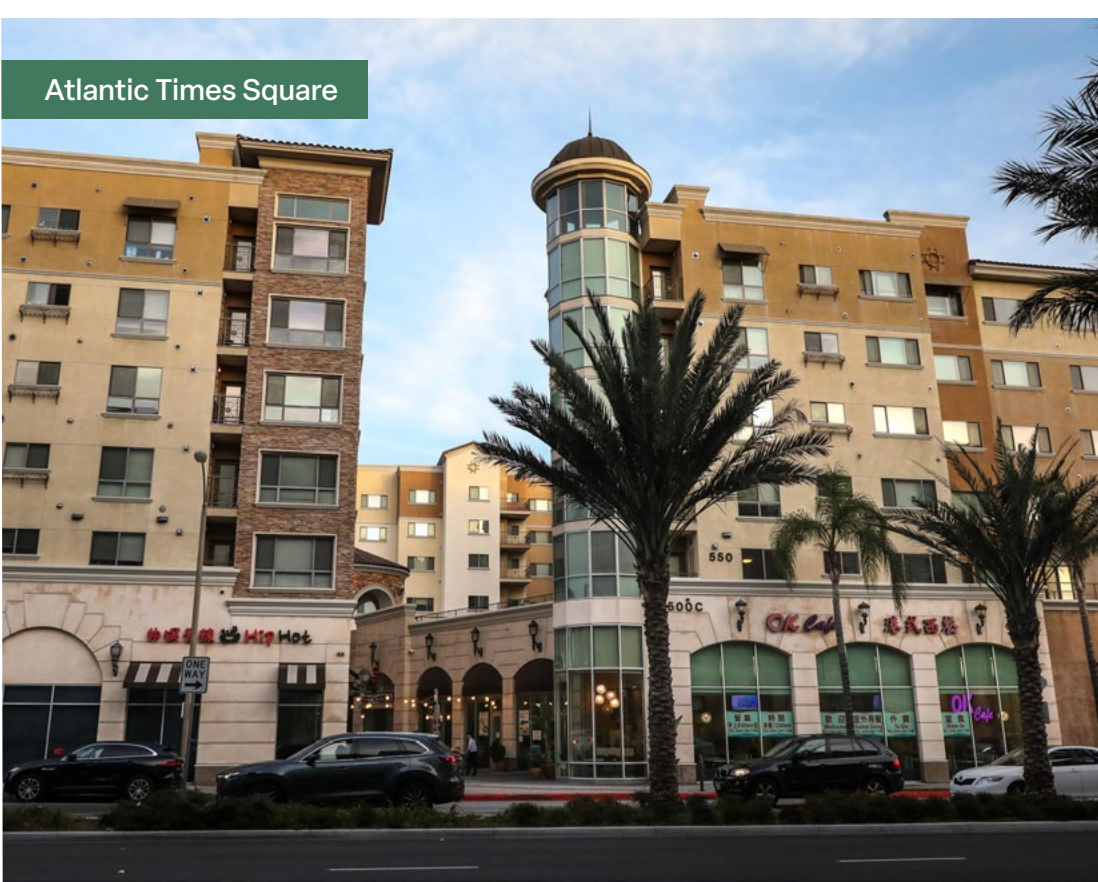


Source: JLL Research

A Wealth of Proximate Amenities



Proximity to Great Local Attractions and Recreational Activities



2525

Corporate Place

Monterey Park, CA

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.