



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Torrance Memorial
602 Deep Valley Drive, Suite 300
Rolling Hills Estates, CA 90274

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Triple Net (NNN) Torrance Memorial Medical Center Located at 602 Deep Valley Drive, Suite 300, Rolling Hills Estates, California. With Over 18 Years Remaining on the Lease and a Rare Annual 2.5% Rent Increase, This Opportunity Provides an Investor Strong Income Growth With a Secure Tenant in an Affluent Trade Area.

OFFERING SUMMARY

PRICE	\$6,500,000
CAP	4.33%
NOI	\$281,289

PROPERTY SUMMARY

ADDRESS	602 Deep Valley Drive, Suite 300 Rolling Hills Estates, CA 90274
COUNTY	Los Angeles
BUILDING AREA	6,865 SF
BUILT	Remodeled 2019
TYPE OF OWNERSHIP	Condominium Interest

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- Over 18 Years Remaining on the Base Term With No Termination Rights, Providing For Long Term Security
- Triple Net (NNN) Lease Structure - Minimal Responsibility For Landlord (Tenant Reimburses For Roof, Structure and Management Fee)
- Rare 2.5% Annual Rental Increases Provide Strong Compounding Hedge Against Inflation
- Strong Operator and Tenant - Torrance Health Association, Inc. (Torrance Memorial Medical Center)
- THA Has Over 3,500 Employees Across All Locations and 19 Companies in the Corporate Family
- Affluent South Bay Coastal Community and Trade Area - Average Household Income of Over \$159,100 Within a 1-Mile Radius
- Dense Population Base - Over 80,000 People Within a 3-Mile Radius
- Built-In Customer Base From Adjacent Peninsula Seniors and Merrill Gardens Luxury Senior Living Community, in Addition to a Dense Neighborhood Population
- Irreplaceable Location Adjacent to Restaurants and the Promenade Shopping Center on the Peninsula
- Nearby Tenants Include: Bristol Farms, CVS Pharmacy, Petco, Starbucks, Pottery Barn, Rubio's, LOFT, Chipotle, T.J. Maxx, Old Navy, Regal Cinemas, Ulta and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Torrance Health Association, Inc., (Torrance Memorial Medical Center)
PREMISES	6,865 SF
LEASE COMMENCEMENT	July 1, 2019
LEASE EXPIRATION	June 30, 2039
LEASE TERM	18+ Years Remaining
RENEWAL OPTIONS	^{1.} 1 x 5 Year
RENT INCREASES	2.5% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Medical Office
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	^{2.} Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility (At Tenant's Expense)
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility (At Tenant's Expense)
UTILITIES	Tenant's Responsibility

^{1.} Option Rent Including Annual Increases to Equal Fair Market Value Not to Be Less Than Previous Years Rent;

^{2.} Controllable Common Area Costs Shall Not Increase By More Than 4% Per Annum; Taxes, Insurance, Utilities, Security Costs, Slurry Coats, Painting of Buildings & Trash Disposal Are Not Defined as Controllable Common Area Costs.

RENT ROLL



TENANT	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Torrance Health Association, Inc., (Torrance Memorial Medical Center)	6,865 SF	\$281,289	\$40.97	2.5% Annually	07/01/2019	06/30/2039	^{1.} 1 x 5 Year

^{1.} Option Rent Including Annual Increases to Equal Fair Market Value Not to Be Less Than Previous Years Rent.



TORRANCE MEMORIAL
A CEDARS-SINAI AFFILIATE



PROMENADE ON THE PENINSULA

374,168 SF Mall -
Includes Over 40
of the Finest Stores & Restaurants

 **TORRANCE MEMORIAL**
A CEDARS-SINAI AFFILIATE

Auto Whiz

Silver Spur Rd

 **Regus**

 **BERKSHIRE
HATHAWAY**
HomeServices

 **Peninsula
Seniors**

 **MERRILL
GARDENS**

KUMON

Indian Peak Rd

PROMENADE ON THE PENINSULA

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 **TORRANCE MEMORIAL**
A CEDARS-SINAI AFFILIATE

Silver Spur Rd

Indian Peak Rd

TJ-maxx **PAVILIONS**
petco **Jamba Juice**
SUBWAY **MOD** **BR**
the Habit **WELLS FARGO** **Baskin Robbins**
BURGER GRILL **GNC**
LIVE WELL
Starbucks **CHIPOTLE** **AT&T** **RITE AID**

CHASE **Bank of America** **EAST WEST BANK**

REGAL **rubio's**
LOFT **chico's**
GAP **TALBOTS**
STARBUCKS **POTTERY BARN**
EQUINOX

OLD NAVY **Bay Club**
Pizza Hut
ULTA BEAUTY **HSBC**

Bristol Farms **NOAH'S NY BAGELS**
usbank **CHASE**
domino's **citi** **SUPERCUTS**
CVS pharmacy

TORRANCE MEMORIAL
A CEDARS-SINAI AFFILIATE

Hawthorne Blvd

Silver Spur Rd

Crenshaw Blvd

ROLLING HILLS ESTATES | LOS ANGELES COUNTY | SC

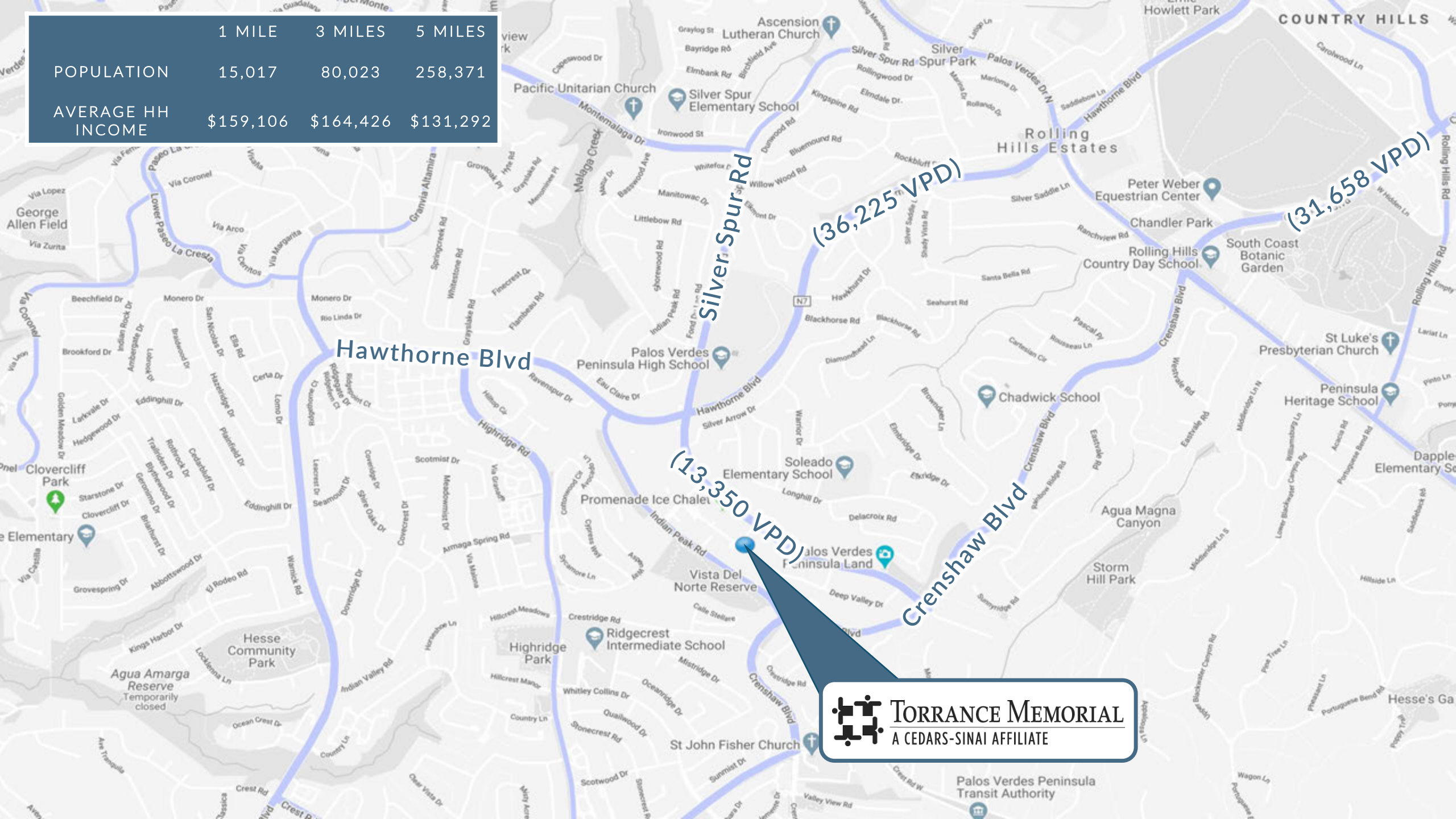
Rolling Hills Estates is a city in Los Angeles County, California. On the northern side of the Palos Verdes Peninsula, facing Torrance, Rolling Hills Estates is mostly residential. Incorporated in 1957, Rolling Hills Estates has many horse paths. The population was estimate to be around 8,141 residents in 2019. The city is located 25 miles to Los Angeles. The City of Los Angeles, often known by its initials L.A., is the largest city in California. With an estimated population of nearly four million people, it is the second-most populous city in the United States and the third-most populous city in North America. Los Angeles is known for its Mediterranean climate, ethnic diversity, Hollywood entertainment industry, and its sprawling metropolis.

Due to the city's close proximity, Los Angeles' economy also affects Rolling Hills Estates. Los Angeles has a diverse economy and hosts businesses in a broad range of professional and cultural fields. It also has the busiest container port in the Americas. The Los Angeles metropolitan area also has a gross metropolitan product of \$1.0 trillion, making it the third-largest city by GDP in the world. The economy of Los Angeles is driven by international trade, entertainment (television, motion pictures, video games, music recording, and production), aerospace, technology, petroleum, fashion, apparel, and tourism. Other significant industries include finance, telecommunications, law and healthcare. In the 2018 Global Financial Centers Index, Los Angeles was ranked as having the 19th most competitive financial center in the world, and sixth most competitive in U.S. One of the five major film studios, Paramount Pictures, is within the city limits, its location being part of the so-called "Thirty-Mile Zone" of entertainment headquarters in Southern California.

Rolling Hills Estates is less than 30 minutes to L.A. Los Angeles is a sprawling Southern California city and the center of the nation's film and television industry. Near its iconic Hollywood sign, studios such as Paramount Pictures, Universal and Warner Brothers offer behind-the-scenes tours. On Hollywood Boulevard, TCL Chinese Theatre displays celebrities' hand- and footprints, the Walk of Fame honors thousands of luminaries and vendors sell maps to stars' homes. Los Angeles is often billed as the "Creative Capital of the World", because one in every six of its residents works in a creative industry and there are more artists, writers, filmmakers, actors, dancers and musicians living and working in Los Angeles than any other city. There are 841 museums and art galleries in Los Angeles County, more museums per capita than any other city in the U.S.



	1 MILE	3 MILES	5 MILES
POPULATION	15,017	80,023	258,371
AVERAGE HH INCOME	\$159,106	\$164,426	\$131,292





TORRANCE MEMORIAL

A CEDARS-SINAI AFFILIATE

TENANT PROFILE

Torrance Health Association, Inc. provides medical and surgical hospital services. The Hospital offers hospice, emergency care, clinical research, laboratory testing, bariatric surgery, and other medical services. Torrance Health Association serves patients and communities of Torrance, California. Torrance Health Association, Inc. has 3,500 employees across all of its locations. There are 19 companies in the Torrance Health Association, Inc. corporate family. There are 133 health care providers, specializing in Nurse Practitioner, Family Medicine, Internal Medicine, Obstetrics/Gynecology, Family Practice, General Practice, Sports Medicine, Rheumatology, Hematology/Oncology, Emergency Medicine and more, being reported as members of the medical group.

Torrance Health Association, Inc. is a subsidiary of Torrance Memorial Medical Center, which was founded in 1925 by Jared Sidney and Helena Childs Torrance. Torrance Memorial Medical Center is a 512-bed, nonprofit medical center established to provide quality health care services predominantly to the residents of the South Bay, Peninsula and Harbor communities. Torrance Memorial seeks to offer the most current and effective medical technologies rendered in a compassionate, caring manner.

On February 1, 2018, Cedars-Sinai Medical Center became affiliated with Torrance Memorial Medical Center whose combined resources make it one of the strongest medical groups in Southern California.



COMPANY TYPE
Subsidiary



FOUNDED
1925



OF LOCATIONS
60+



HEADQUARTERS
Torrance, CA



WEBSITE
torrancememorial.org

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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