

STNL MEDICAL BUILDING | ENKI YOUTH & FAMILY SERVICES

OVER 13 LEASE YEARS REMAINING with ANNUAL INCREASES

1215 W COVINA PKWY, WEST COVINA, CA 91790



ENKI
Health Services, Inc.

ENKI
YOUTH & FAMILY
SERVICES

Colliers



Investment Summary

The Snyder Carlton National Net Lease Team is pleased to offer to investors a great opportunity to acquire the single tenant net leased medical office asset in West Covina, CA. Enki Youth & Family Services has occupied the building since 2016 and has over 13 lease years remaining in the primary term with two 5-year option periods and annual rent increases providing inflation resistant cash flows for year to come.

The 18,040 SF building on 0.36-acre parcel is positioned as an outparcel to Plaza West Covina, the premier shopping and dining destination in the west Los Angeles County community. Located along W Covina Parkway (22,200 VPD) and adjacent to Interstate 10 (230,000 VPD) the subject property prospers from excellent visibility and access. Nearby retailers include Best Buy, Macy's, JCPenney, Michaels, Vons, CVS, 7-Eleven, Bank of America, Wells Fargo, Chick-fil-A, McDonald's, Panera Bread, Starbucks and more.

This is an excellent opportunity to purchase a long-term net leased medical office in the Los Angeles MSA (population exceeding 18.4 million) with annual rent bumps, strong demographics and irreplaceable real estate providing years of stable income.



PRICING DETAILS	
List Price	\$4,000,000
CAP Rate	7.81%
NOI	\$312,516
Income	
Annual Rent	\$328,403
RE Tax Recovery	\$28,113
Potential Gross Income	\$356,516
Expenses	
Real Estate Taxes	\$44,000
Insurance	NNN
CAM	NNN
Roof & Structure	Landlord Responsible
Total Expenses	\$44,000
RE Tax Recover Assumes 2024 Real Estate Tax Amount Real Estate Tax Expense Assumes 1.1% of Purchase Price NOI has been adjusted based off asking price	
LEASE ABSTRACT	
Tenant Trade Name	Enki Health & Research Systems
Lease Start	March 1, 2016
Lease Expiration	June 30, 2038
Remaining Term	13 Years
Rental Adjustments	1.0% Annual Rent Increases
Option Periods	2 - 5 Year Option Periods 2% Annual Rent Increases
Lease Type	NN Lease

Investment Highlights

- STNL Medical Building – Enki Youth & Family Services – West Covina, CA
- Occupied by Non-Profit Corporation Providing Mental Health Services in Los Angeles County
- Over 13 Lease Years Remaining in Primary Term
- Two 5 Year Option Periods
- Inflation Resistant Cash Flows – Annual Rent Increases (1% in Primary Term & 2% In Options)
- Outparcel to Plaza West Covina – 1.2 Million SF Super Regional Mall Premier Shopping & Dining Destination for the West Los Angeles County Community
- Strategically Positioned on W Covina Parkway – Over 22,200 VPD
- Adjacent to I-10 Freeway – 230,000+ VPD – Main Thoroughfare Thru W. LA and Inland Empire
- Los Angeles MSA Population Exceeding 18.4 Million
- 18,040 SF Building on 0.36 Acre Parcel – Excellent Visibility & Access
- Nearby Retailers Include Best Buy, Macy’s, JCPenney, Michaels, Vons, CVS, 7-Eleven, Bank of America, Wells Fargo, Chick-fil-A, McDonald’s, Panera Bread, Starbucks and More
- Strong Demographics – Over 483,097 Residents within 5 Mile Radius
- Average Household Income Exceeding \$115,585 within 5 Mile Radius





Property Photos

MEDICAL NET LEASE

1215 W Covina Pkwy.
West Covina, CA

22,200
Vehicles Per Day

W. COVINA PKWY.

PARCEL DETAILS



Land Size
15,464 SF



Building Size
18,040 SqFt



Parcel No. (APN)
8474-003-063 &
8474-003-052



Tenant Overview

Enki Health Services, Inc. (Enki) is a non-profit corporation providing mental health services in Los Angeles, East Los Angeles and the San Gabriel Valley areas. The Corporation’s administrative office is in El Monte, California. Their mission statement is, “We are committed to working together to bring hope to our community by providing quality, responsive and progressive services.”

Enki started as an evaluation and program development agency with its early years involved in national programs. For example, Enki started the Nutrition and Aging Services in 32 cities which has now become the Senior Nutrition program at hundreds of sites. The outstanding Enki services in this project were recognized by Congress in the Congressional Record.

The Corporation is organized so that each program has the authority and responsibility necessary for its own operation. This has proven very effective in providing autonomy so that each program is responsive to the unique cultural needs of the community being served, while the central office offers support and supervision to ensure quality assurance.

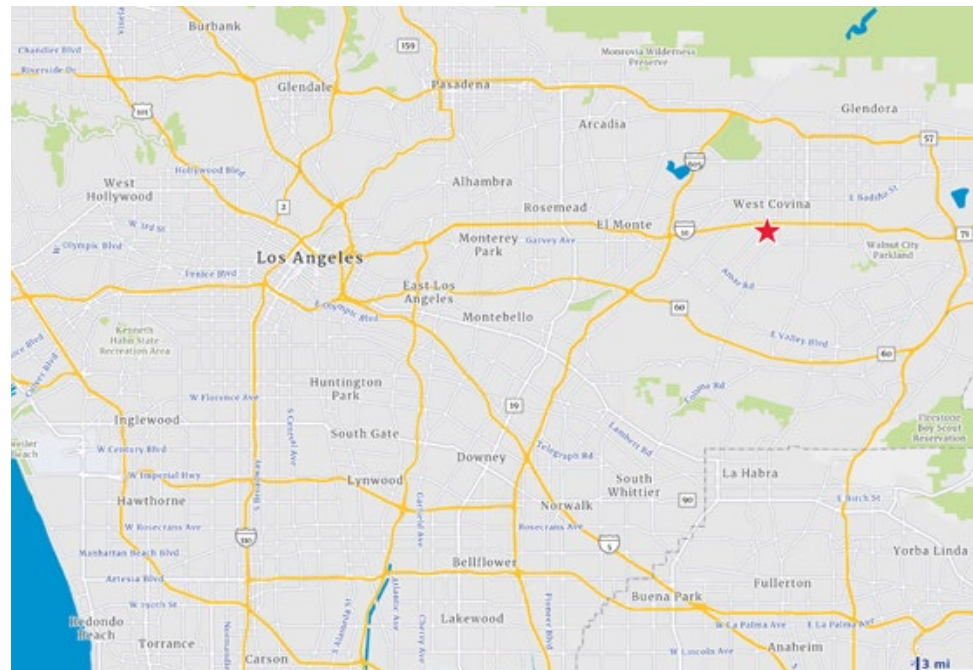




West Covina, CA

West Covina is located in the eastern part of Los Angeles County. It's bordered by the cities of Covina, Baldwin Park, Walnut, and La Puente. Known for its suburban atmosphere, it is a vibrant community with a mix of residential, commercial, and recreational spaces. As of the 2020 census, West Covina has a population of around 110,000 residents.

West Covina is conveniently located near several major freeways, including the San Bernardino Freeway (I-10) and the Pomona Freeway (SR-60), making it easy to commute to neighboring cities and Los Angeles. The city is served by public transportation, including bus routes operated by Foothill Transit.



110,000
POPULATION

39
MEDIAN AGE

\$96,219
MEDIAN
HOUSEHOLD INCOME

\$664,500
MEDIAN HOME
VALUE

West Covina, CA

ECONOMY

The city has a number of shopping malls, including the Westfield West Covina Mall, one of the largest in the area. The economy is supported by retail, professional services, and medical centers, with a growing number of businesses and industries establishing themselves in the city. West Covina residents often commute to nearby cities, including Los Angeles, for work. However, many also find employment locally in retail, healthcare, education, and government services.

SCHOOLS

West Covina is served by the West Covina Unified School District, which includes elementary, middle, and high schools. The city also has access to several nearby colleges and universities, including Mount San Antonio College (Mt. SAC) and California State Polytechnic University, Pomona.

QUALITY OF LIFE

West Covina is known for its family-friendly environment with a variety of housing options ranging from single-family homes to apartment complexes. It also has a relatively low crime rate compared to other cities in the region.



Los Angeles County

Los Angeles County, located in southern California, is the most populous county in the United States, with over 10 million residents. Covering a vast area of approximately 4,083 square miles, it is a diverse and dynamic region known for its cultural, economic, and geographic variety.

The county includes the city of Los Angeles, which serves as both the county seat and the second-largest city in the U.S. The city and county are economic hubs, home to industries such as entertainment (particularly Hollywood), technology, aerospace, manufacturing, and international trade. Los Angeles County is also a global center for education, healthcare, and tourism.

Geographically, the county features a blend of urban, suburban, and natural landscapes, from the bustling downtown areas to the scenic beaches along the Pacific Ocean, like Santa Monica and Venice. The region is also known for its mountain ranges, including the San Gabriel Mountains, and its numerous parks, such as Griffith Park and Angeles National Forest.

MAJOR EMPLOYERS



Los Angeles County is also a transportation hub, with multiple freeways, public transit options, and the Los Angeles International Airport (LAX), one of the busiest airports globally.

\$5.8B

Annual Economic Activity

4.8M

Workforce

10M

Residents

5.0%

Unemployment

#1

International Trade Capital
Entertainment Capital
Manufacturing Capital



Los Angeles County

TRANSPORTATION

Los Angeles County is known for its extensive freeway network. Major freeways like the I-5, I-10, I-405, and I-101 crisscross the region, making car travel the dominant mode of transportation.



LOS ANGELES INTERNATIONAL AIRPORT (LAX)

LAX is one of the busiest international airports in the world. It serves as a major hub for domestic and international flights, with connections to virtually every corner of the globe.

PORT OF LOS ANGELES AND PORT OF LONG BEACH

These two ports, located along the southern edge of the county, form the largest port complex in the United States and one of the busiest in the world. They handle a significant volume of global trade and are crucial to LA’s economy. The ports also serve as hubs for shipping and distribution, directly impacting transportation infrastructure in the region.



EDUCATION

Los Angeles County is a major center for higher education, offering a broad spectrum of academic programs, research opportunities, and cultural experiences.



49,500 Students
4,400 Faculty



44,947 Students
5,464 Faculty



21,912 Students
2,300 Faculty



9,295 Students
2,000 Faculty



Population

	1-Mile	3-Mile	5-Mile
Estimated Population (2024)	23,897	231,575	483,097
Projected Population (2029)	23,177	224,868	470,007

Households

	1-Mile	3-Mile	5-Mile
Estimated Households (2024)	7,551	65,375	136,919
Projected Households (2029)	7,550	65,406	137,218

POPULATION DENSITY

483,097 Residents

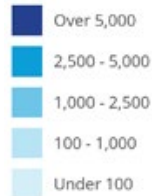
Within a 5-Mile Radius

MEDICAL NET LEASE



1215 W Covina Pkwy.
West Covina, CA

2024 Daytime Population Density
Persons per Sq. Mile



Income

	1-Mile	3-Mile	5-Mile
Avg. Household Income (2024)	\$127,825	\$116,565	\$115,585
Median Household Income (2024)	\$98,188	\$91,326	\$89,557



Business Facts

	1-Mile	3-Mile	5-Mile
Total # of Businesses (2024)	1,304	6,523	16,010
Total # of Employees (2024)	14,108	68,356	165,939

AVG. HOUSEHOLD INCOME

\$116,565 AHHI

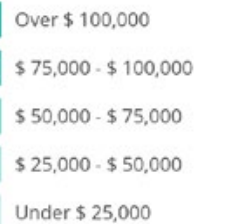
Within a 3-Mile Radius

MEDICAL NET LEASE



1215 W Covina Pkwy.
West Covina, CA

2024 Median Household Income



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- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

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