




citibank

401 E. Arrow Highway, Glendora, CA 91740

Offering
Memorandum

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Investment Overview

LOCATION	401 E. Arrow Highway Glendora, CA. 91740
PRICE	\$2,500,000
CAP RATE	6.47%
CURRENT NOI	\$161,867
YEAR BUILT	1981
BUILDING SIZE (SF)	4,062
LOT SIZE (AC)	0.41
LEASE TYPE	NNN
LEASE START (OPTION 1)	2/1/2024
LEASE EXPIRATION	01/31/2029
RENT INCREASES	1.5% Annual
OPTIONS	Remaining 3 5-Year Option
SUBJECT TO ROFR	Yes

- 1. Investment Grade Tenant – NYSE: (C)**
Ranked the 10th largest bank with a S&P A+ rating
- 2. Zero Landlord Responsibilities**
Absolute Triple Net (NNN) Lease Structure
- 3. Excellent Branch Deposits**
\$130M each year over the last 2 years
- 4. Glendora is a Prominent Southern California City**
Located in the Los Angeles MSA
- 5. Citibank recently replaced the roof**
Displaying an ongoing commitment to this location
- 6. Established Long Term Location**
Bank has been at this location since 1981
- 7. Affluent and Densely Populated Area (5-Mile Radius)**
300,000 Population with an AHHI of \pm \$120,000



LIST PRICE

\$2,500,000

CAP RATE

6.47%

ANNUAL RENT

\$161,867



Lease Year (Option 1)	Annual Rent	Monthly Rent	Rent Increases
2/1/24 - 1/31/2025	\$157,118.16	\$13,093.18	1.50%
2/1/2025 - 1/31/2026	\$159,474.93	\$13,289.58	1.50%
2/1/2026 - 1/31/2027	\$161,867.06	\$13,488.92	1.50%
2/1/2027 - 1/31/2028	\$164,295.06	\$13,691.26	1.50%
2/1/2028 - 1/31/2029	\$166,759.49	\$13,896.62	1.50%
Option Period (3 Remaining)			
2/1/2030 - 1/31/2044	90% of FMV	90% of FMV	



Tenant Overview

Citibank, N.A., is the primary U.S. banking subsidiary of the multinational financial services corporation Citigroup. With a history tracing back to 1812, Citi has grown into one of the largest and most influential banks globally. Its services span a wide range of financial products for consumers, corporations, and governments, including consumer banking, credit cards, mortgages, and wealth management. Citibank's U.S. presence is concentrated in major metropolitan areas like New York, Chicago, and Los Angeles, but its global network extends to over 180 countries. In recent years, the company has undergone a significant transformation to simplify its business model, cut costs, and focus on its core strengths.

Citibank HQ



To increase sales, Citi is implementing several key initiatives:

- 1. Organizational Simplification:** The company is flattening its management structure to speed up decision-making and increase accountability, which it believes will lead to better client service and business performance.
- 2. Increased Technology Investment:** Citi is heavily investing in technology, particularly in automation, AI, and cloud computing, to improve its data governance, consolidate its systems, and enhance its digital offerings for a seamless customer experience.
- 3. Launch of New Credit Card Products:** Citi is expanding its product portfolio with offerings like the Citi Strata Elite Credit Card, designed with competitive earn rates and valuable lifestyle benefits to attract new customers and increase card usage.

CREDIT RATING

S&P: A+

REVENUE 2024

\$81.1 billion

TOTAL ASSETS

\$2.5 trillion

OF LOCATIONS

2,300

EMPLOYEES

229,000

HEADQUARTERS

New York, NY



Nearby Retail

Glendora Marketplace



SUSHI UMI

FUEL GOOD
NUTRITION

3.99
Pizza Company



CVS
pharmacy

Healthy Paws
Animal Hospital

BONNIE COVE AVE

ARROW HWY: 28,164 VPD



Glendora, California

RELAXED CALIFORNIA LIFESTYLE

Nestled at the base of the San Gabriel Mountains, Glendora, California, offers a blend of small-town charm and suburban convenience. Its lifestyle is largely family-oriented and residents enjoy a high quality of life, supported by excellent public and private schools and a reputation for low crime rates.

IMPRESSIVE AMENITIES

Glendora Village serves as a vibrant hub of local shops, diverse restaurants, and services, often hosting community events like art walks and festivals. For recreation, numerous parks like Finkbiner Park provide green spaces, playgrounds, and sports facilities, while the scenic San Gabriel Mountains offer extensive hiking and biking trails. The Glendora Country Club offers a championship golf course and other upscale facilities.

ROBUST RETAIL

Glendora offers a diverse retail landscape. The earlier mentioned Glendora Village exudes a charming, small-town atmosphere with its array of unique boutiques, local shops, and independent businesses. Beyond the Village, larger national retailers can be found in various shopping centers throughout the city including Walmart Supercenter, Kohl's and Tillys. Additionally, Glendora boasts the ****Glendora Public Market****, a modern food hall concept with a variety of local food vendors, adding a unique culinary dimension to the retail mix.



Los Angeles County The Most Dynamic Region in the Nation

ECONOMIC POWERHOUSE & INDUSTRY DIVERSITY | CREATIVE AND HIGH SKILLED WORKFORCE
GLOBAL HUB FOR CULTURE AND INNOVATION | BUSINESS FRIENDLY CLIMATE | PREMIER TOURISM DESTINATION

- #1 Most Populated County in California
- #1 Most Populated County in the U.S.
- #2 Best County in the U.S. for Outdoor Activities
- #2 Best County in California for Outdoor Activities
- #3 County in the U.S. for Healthcare Quality
- #6 County in the California for Young Professionals
- #9 County in California for Public Schools
- #10 County in California for Health

Los Angeles County is one of the most influential and dynamic regions in the U.S. Its robust and diverse economy is driven by powerhouse industries including entertainment, healthcare, technology, aerospace and international trade. The Region benefits from a deep talent pool fueled by globally recognized universities, research institutions and a creative workforce at the forefront of innovation.

Combined with its exceptional quality of life, the region offers world renowned cultural landmarks, scenic beaches, iconic neighborhoods, and a globally connected infrastructure. LA County presents an unparalleled environment for business to thrive and its residents to flourish.

Glendora, California

BY THE NUMBERS

Glendora, California, exhibits a dynamic demographic profile. As of 2025, its population stands at approximately 48,284. Glendora draws from its close proximity to Los Angeles and the significant population center there.

In terms of racial and ethnic composition, Glendora is fairly diverse. While White residents (non-Hispanic) make up the largest group at around 41-48%, a significant portion of the population identifies as Hispanic or Latino, accounting for approximately 34-40%. Asian residents represent about 11-13% of the population, with smaller percentages of Black or African American, Native American, and multiracial individuals.

The median age in Glendora is around 40.5 to 41.8 years, indicating a mature population. The average household income is estimated at around \$91,833, with a median household income hovering between \$127,684. The poverty rate is relatively low, at about 7.36%. These figures suggest a generally affluent and stable community.



Demographic	1 MILE	3 MILE	5 MILE
Total Population	24,498	160,708	301,740
Households	7,942	50,941	92,557
Average HH Income	\$91,833	\$91,911	\$93,093
Median HH Income	\$127,684	\$119,694	\$121,543

Image Gallery

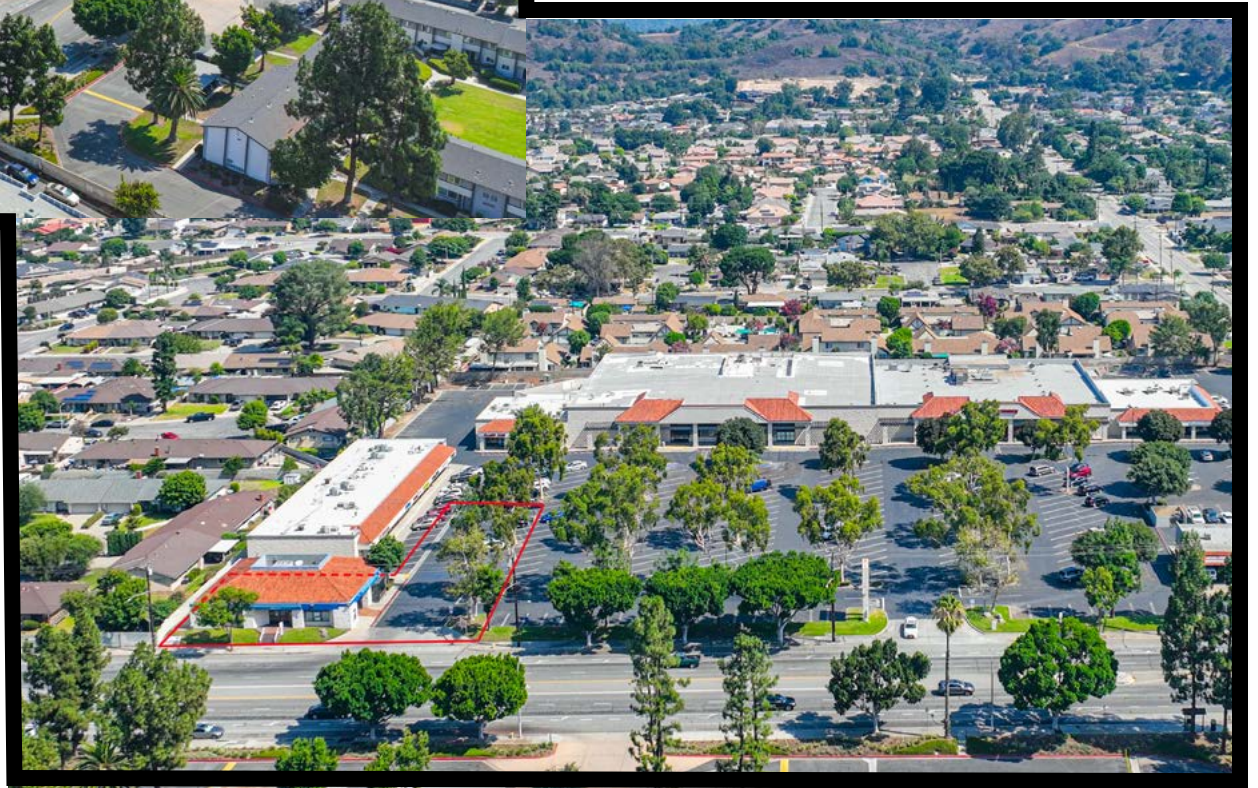


Image Gallery



Disclaimer

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