



United Pacific
Gas Station & C-Store
Los Angeles, California

Offering Memorandum

Absolute NNN Lease with 10+ Years Remaining
Signalized Hard Corner Minutes from LAX Airport
Adjacent to Interstate 405 On/Off Ramps

7400 La Tijera Blvd, Los Angeles, CA 90045

[View Map](#)

Advisory Team

Joshua Berger

Managing Partner
JBerger@centurypartnersre.com
(310) 270-3308 | CA DRE LIC #01984719

Kyle Gulock

Managing Partner
KGulock@centurypartnersre.com
(818) 493-0493 | CA DRE LIC #01861385

Matt Kramer

Managing Partner
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

 [Contact Team](#)



Century Partners Real Estate, Inc.
Los Angeles, California
(310) 362-4303 | CA DRE LIC #02235147

Prime Signalized Corner Location

Located on a Main Route to LAX Airport from I-405



Proven Site with 30+ Years of Operating History

Site has Operated as a Gas Station since 1995





Price **\$4,129,200** Cap Rate **5.25%** NOI **\$216,783***

**Starting July 1, 2025*

Investment Highlights

- 7.5% rent increases every 5 years during the initial term and at the start of each renewal period.
- Absolute NNN lease with zero landlord responsibilities.
- Lease backed by Arpo, LLC – Parent Company (United Pacific), who operates over 500+ locations.
- Low-management, passive investment.
- Fee simple ownership qualifies for bonus depreciation.
- Ideal frontage to signalized corner location and a large pylon sign.

Market Highlights

- Prime Location: situated along one of the main routes to LAX Airport.
- Positioned along La Tijera Boulevard with 44,800 VPD traffic counts.
- Near on/off ramps to Interstate 405 (314,000 VPD).
- Nearby credit tenants include Amazon Fresh, Ross Dress for Less, Ralphs, Smart & Final, CVS, Petco, Marshalls, Chick-fil-A, Starbucks, and more.
- High consumer draw to the trade area.

Tenant Highlights

- United Pacific operates over 500 gas station/convenience store locations across the Western U.S.

New USTs — Bonus Depreciation Deal





Lease Summary

Tenant Name	Apro, LLC
Parent Company	United Pacific
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Increases	7.5% Every 5 Years
Lease Expiration	June 30, 2035
Term Remaining	10+ Years
Options	3, 5-Year

Price Cap Rate NOI
\$4,129,200 5.25% \$216,783*

Rent Schedule	Rent / Year	Rent / Month	Rent/SF	Cap Rate
Years 1 - 5	\$216,783	\$18,065	\$10.31	5.25%
Years 6 - 10	\$233,042	\$19,420	\$11.08	5.64%
Option 1	\$250,520	\$20,877	\$11.91	6.07%
Option 2	\$269,309	\$22,442	\$12.80	6.52%
Option 3	\$289,507	\$24,126	\$13.76	7.01%

**Rent to increase to \$216,783 starting July 1, 2025*

Physical Description

[View Map](#)

Address 7400 La Tijera Blvd, Los Angeles, CA 90045

APN 4104-019-010

Building Size 1,753 SF

Land Size 0.27 Acres

Year Built 1995

Parking 4 Surface Spaces



Signalized Hard Corner, Full Directional Access

Protected Left-Turn Access to Property for Westbound Traffic



I-405 On/Off Ramps
300,000+ VPD on I-405



Subject Property



La Tijera Blvd - 44,800 VPD

W 74th St



Located Along Access Route to LAX Airport

LAX serves over 75 million passengers annually

LAX Only 3 Miles Away
(10-Minute Drive)

Target **IN-N-OUT BURGER**
TRADER JOE'S **KOHL'S** **Ralphs**

Manhattan Beach

El Segundo



Sepulveda Blvd

Subject Property



300,000+ VPD

La Tijera Blvd

Route to LAX Terminals

La Cienega Blvd

Prime Location in Los Angeles

Massive traffic counts along I-405

Santa Monica

West Los Angeles

Playa Vista



Westfield
Culver City

Culver City



Loyola Marymount
University



Mixed-Use Shopping &
Entertainment District

**Subject
Property**



300,000+ VPD



La Tijera Blvd



About United Pacific

United Pacific, a leading operator of 76 Gas Stations and convenience stores, boasts a robust presence with over 500 locations across the Western United States. Founded in 1955 and headquartered in Long Beach, California, the company has established itself as a trusted name in fuel retail and convenience.

United Pacific's strategic locations, strong brand recognition, and commitment to service excellence position it as a significant player in the fuel and convenience store industry. The company's expansive network and longstanding reputation offer substantial market potential, catering to diverse consumer needs while driving consistent growth in highly trafficked trade areas.

Public/Private

Private

Headquarters

Long Beach, California

Locations

500+

Website

www.unitedoilco.com

About Los Angeles

Los Angeles is a major economic hub driven by diverse industries, including entertainment, technology, international trade, and tourism. The city is home to the Port of Los Angeles, one of the busiest seaports in the world, facilitating significant global commerce. Its vibrant creative economy, anchored by Hollywood, generates billions annually and attracts talent from around the globe.

The market for gas stations with convenience stores in Los Angeles, California is highly dynamic and lucrative, driven by the city's dense population of over 3.8 million residents and its status as a major transportation hub. Los Angeles' extensive highway network, including interstates like I-405 and I-10, facilitates high vehicle traffic, creating a constant demand for fuel and convenience retail. The proximity to key destinations like LAX Airport, SoFi Stadium, and bustling neighborhoods further enhances the market's potential. Additionally, consumer preferences for one-stop-shop solutions and the increasing adoption of electric vehicle charging stations present opportunities for growth and diversification in the sector.



Demographic Highlights

717,000+
5-Mile Population

\$123,026
1-Mile Average Household Income

Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	36,172	220,222	717,408
Average Income	\$123,026	\$113,125	\$110,132
Households	16,061	84,753	276,028

Major Employers in Los Angeles



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