

Retail & Compounding Pharmacy Sales \$2M Plus
2000 SQ FT | TURN KEY | COSTA MESA, CA

FOR SALE

\$695,000



SEMI ABSENTEE OWNER

- \$2,000,000 Plus In Gross Sales
- Avg 2k Plus Monthly Prescription
- Avg \$160k Monthly Sales
- Avg \$45k Monthly Gross Profit
- Rent \$7,800 Monthly
- Retail & Non Sterile Compounding
- Accepts Medical, Cal Optima, Medicare, Insurances & PBM



www.SperryCGA.com

Jason Tran

BROKER ASSOCIATE | DIRECTOR OF BUSINESS SALES

424.888.0844

jason.tran@sperrycga.com

CalDRE #01869895

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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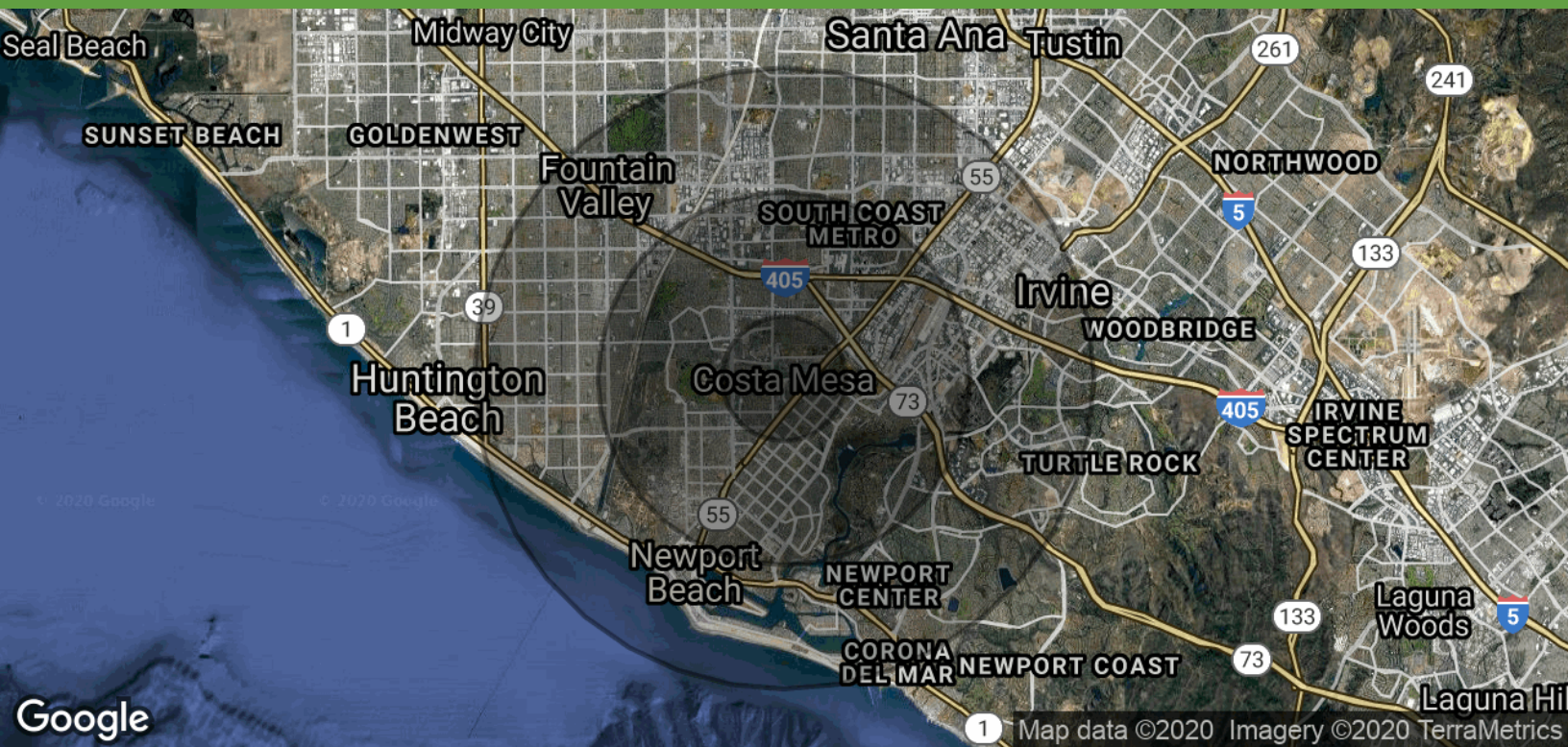
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,839	186,393	463,092
Average age	33.8	35.7	36.3
Average age (Male)	33.0	35.0	35.6
Average age (Female)	34.7	36.4	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,696	68,917	159,776
# of persons per HH	2.7	2.7	2.9
Average HH income	\$85,724	\$90,445	\$98,092
Average house value	\$666,796	\$635,638	\$658,221
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	27.0%	30.0%	34.9%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	15,335	135,180	302,463



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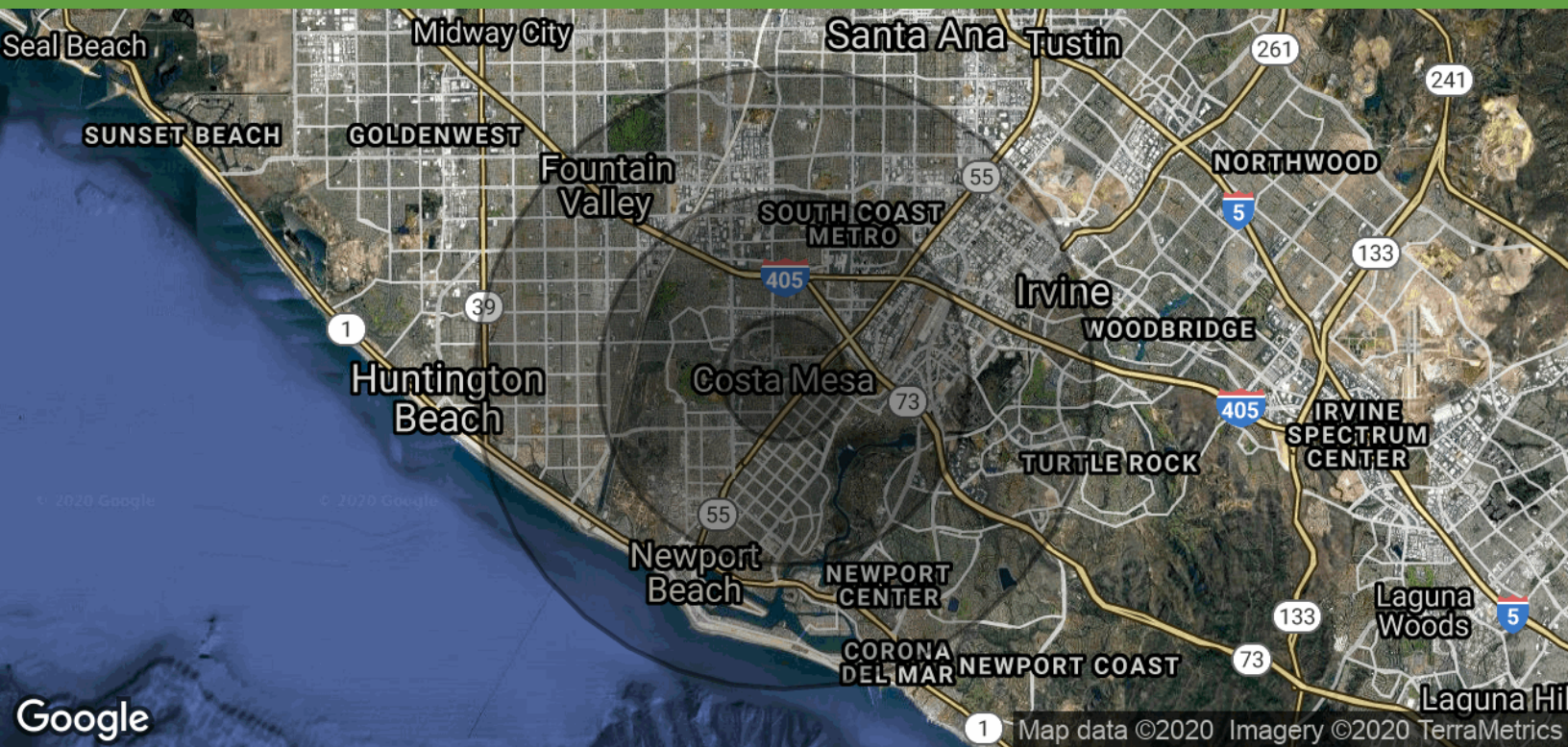
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% White	73.6%	72.5%	65.3%
Total Population - Black	382	2,496	5,676
% Black	1.8%	1.3%	1.2%
Total Population - Asian	2,188	20,193	66,564
% Asian	10.5%	10.8%	14.4%
Total Population - Hawaiian	309	1,148	2,382
% Hawaiian	1.5%	0.6%	0.5%
Total Population - American Indian	49	681	2,285
% American Indian	0.2%	0.4%	0.5%
Total Population - Other	1,951	21,713	72,494
% Other	9.4%	11.6%	15.7%

** Demographic data derived from 2010 US Census*



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JASON TRAN

Broker Associate | Director of Business Sales

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Direct: 424.888.0844 | **Cell:** 424.888.0844

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PROFESSIONAL BACKGROUND

As a Commercial and Business Broker, Jason provides his clients, Business Owners & Entrepreneurs a unique and targeted portfolio of service that allows Business Owners to expand their business thru Acquisition or thru Disposition when they are ready to exit and retiring from their businesses, while accumulating wealth and equity thru real estate investments and developments.

PORTFOLIO OF SERVICES:

- Business Brokering Merger & Acquisition & Disposition
- Commercial Real Estate Sales & Leases
- Commercial & Multifamily Investments & Developments

Since 2018, Jason has represented both buyers and sellers and closed over \$5,506,000 YTD in Business Opportunities and Commercial Real Estates. He was able to achieve this by offering his opinion as a Broker, and his perspective and experience, as a former Business Owner who has, built, bought and sold businesses of his own.

Closed 2018

- Gastropub in Upland, CA | \$325,000 | Represented Buyer & Seller
- Warehouse in Colton, CA | \$575,000 | Represented Seller
- Restaurant in Glendora, CA | \$400,000 | Represented Buyer & Seller
- Pharmacy in Anaheim, CA | \$145,000 | Represented Buyer & Seller
- Restaurant & Real Estate in Monterey Park, CA | \$1,600,000 | Represented Buyer & Seller
- Pharmacy in Rancho Mirage, CA | \$260,000 | Represented Buyer & Seller
- Restaurant in Ontario, CA | \$105,000 | Represented Buyer and Seller

Closed 2019

- Medical/Office Building in Monterey Park, CA | \$636,000 | Represented Seller
- Pharmacy in Buena Park, CA | \$200,000 | Represented Buyer & Seller
- Pharmacy in Puente Hill, CA | \$100,000 | Represented Buyer
- Pharmacy in Montclair, CA | \$135,000 | Represented Buyer & Seller
- Pharmacy in Santa Ana, CA | \$575,000 | Represented Buyer & Seller

Available Listings For Sale | <https://goo.gl/YJXJzJ>

EDUCATION

University of Southern California 1996 - 2000 B.S. Business Administration

MEMBERSHIPS

IBBA | CABB | CAR | NAR



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California Association of Business Brokers
Professional Service since 1987

Bkr	Date

This form has been provided by the California Association of Business Brokers for the exclusive use of its members.
A list of current members is available at www.cabb.org.

Confidential Buyer Profile

Name: _____ Spouse/Partner: _____

Address: _____

Home phone: _____ Office: _____ Cell: _____ Fax: _____

Preferred phone: ☐ Office ☐ Home ☐ Cell Email _____

Current occupation: _____ How did you hear about us? _____

Previous business and work experience: (List below)

Educational background: (List below) ☐ B.A./B.S. ☐ Masters ☐ Doctorate ☐ Prof. License(s) ☐ Other

Special skills, interests, hobbies: _____

Motivation for buying a business: _____

Types of businesses preferred: 1. _____ 2. _____ 3. _____

Types of businesses in which you are *not* interested: _____

Who will assist you in operating the business? _____

Location preferences: _____ Income required: _____

Who besides you will make the decision to purchase? _____

How do you plan to finance this purchase? _____

How much money have you allocated to invest in a business? _____

In what form are your funds? (Explain below) ☐ Savings ☐ CDs ☐ Stocks ☐ Equity ☐ Loan ☐ Other

How long have you been actively looking for a business? ☐ 0-3 mo ☐ 3-6 mo ☐ 6 mo-1 yr ☐ 1 yr+

Ever made an offer on a business? ☐ Yes ☐ No Are you in the position to make an offer now? ☐ Yes ☐ No

Ever worked with a business broker? ☐ Yes ☐ No When do you want to be in business? _____

Remarks: (List below)

AUTHORIZATION TO VERIFY INFORMATION

I AUTHORIZE the broker and the sellers of any business on which I make an offer, to verify any of the above information and to obtain a credit report once an offer has been accepted.

Buyer's Signature

Date

Broker's Agent

Date



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BUYER'S ACKNOWLEDGEMENT OF INTRODUCTION AND CONFIDENTIALITY AGREEMENT

The undersigned Buyer, individually and on behalf of any affiliated prospective buyer, acknowledges being first introduced to the following business: Retail Pharmacy In Los Angeles and Orange County and Retail Leasing for Pharmacy Uses

("Business") (Listing ID#: _____), by Broker or its agent NSD Ventures Jason Tran ("Broker") and requests Confidential Information about the Business. Such Confidential Information shall be provided to Buyer for the sole purpose of evaluating the possible purchase by Buyer of all or part of the Business. As used in this agreement ("Agreement"), the term Buyer ("Buyer") applies to the undersigned and any partnership, corporation, individual or other entity with which the undersigned is affiliated. Buyer agrees as follows:

1. **NON-DISCLOSURE OF INFORMATION:** Buyer acknowledges that the owner of the Business ("Seller") desires to maintain the confidentiality of the information disclosed. Buyer agrees not to disclose or permit access to any Confidential Information, without the prior written consent of Seller, to anyone other than Buyer's legal counsel, accountants, lenders or other agents or advisors to whom disclosure or access is necessary for Buyer to evaluate the Business. Disclosure of Confidential Information shall be made to these parties only in connection with the potential acquisition of the Business, and then only if these parties understand and agree to maintain the confidentiality of such Confidential Information. Buyer shall be responsible for any breach of this Agreement by these parties, and neither Buyer nor these parties shall use or permit the use of Confidential Information in any manner whatsoever, except as may be required for Buyer to evaluate the Business or as may be required by legal process. If the Buyer does not purchase the Business, Buyer, at the close of negotiations, will destroy or return to Broker (at Seller's direction) all information provided to Buyer and will not retain any copy, reproduction or record thereof.

2. **DEFINITION OF "CONFIDENTIAL INFORMATION":** The term "Confidential Information" shall mean all information including the fact that the Business is for sale, all financial, production, marketing and pricing information, business methods, business manuals, manufacturing procedures, correspondence, processes, data, contracts, customer lists, employee lists and any other information whether written, oral, or otherwise made known to Buyer: (a) from any inspection, examination or other review of the books, records, assets, liabilities, processes or production methods of Seller; (b) from communication with Seller or Seller's broker, directors, officers, employees, agents, suppliers, customers or representatives; (c) during visits to Seller's premises; or (d) through disclosure or discovery in any other manner. However, Confidential Information does not include any information which is readily available to the public.

3. **BUYER'S RESPONSIBILITY AND DISCLAIMER OF BROKER'S LIABILITY:** The Brokers have received information about the Business from the Seller which may include, but is not limited to, tax returns, financial statements, equipment lists and facility leases. Based on information provided by sellers, brokers often prepare a summary description of the business which may include a cash flow projection, an adjusted income statement or a seller discretionary cash flow statement. Buyer understands that the Broker does not audit or verify any information given to Broker or make any warranty or representation as to its accuracy or completeness, nor in any way guarantee future business performance. Buyer is solely responsible to examine and investigate the Business, its assets, liabilities, financial statements, tax returns and any other facts which might influence Buyer's purchase decision or the price Buyer is willing to pay. Any decision by Buyer to purchase the Business shall be based solely on Buyer's own investigation and that of Buyer's legal, tax and other advisors and not that of Broker.

4. **NON-CIRCUMVENTION AGREEMENT:** The Seller has entered into an agreement providing that Seller shall pay a fee to the listing broker if, during the term of that agreement or up to twenty-four months thereafter, the Business is transferred to a buyer introduced by the listing broker or a cooperating broker. Buyer shall conduct all inquiries into and discussions about the Business solely through Broker and shall not directly contact the Seller or the Seller's representatives. Should Buyer purchase all or part of the Business, acquire any interest in, or become affiliated in any capacity with the Business without Broker's participation, or in any way interfere with Brokers' right to a fee, Buyer shall be liable to the listing broker and the cooperating broker for such fee and any other damages including reasonable attorney's fees and costs.

5. **FURTHER TERMS:** Neither Buyer nor Buyer's agents will contact Seller's employees, customers, landlords, or suppliers, nor linger, or otherwise observe the Business, without Seller's consent. For three years, Buyer shall not directly or indirectly solicit for employment any employees of Seller. Broker may act as a dual agent representing both Buyer and Seller. Seller and Seller's successors are specifically intended to be beneficiaries of the duties and obligations of this Agreement and may prosecute any action at law or in equity necessary to enforce its terms and conditions as though a party hereto. This Agreement can only be modified in writing, signed by both Broker and Buyer. Waiver of any breach of this Agreement shall not be a waiver of any subsequent breach. This Agreement supersedes all prior understandings or agreements between the parties with respect to its subject matter. This Agreement shall be construed under and governed by the laws of the State of California. The venue for any action instituted to enforce any terms of the Agreement shall be in the county in which the office of the listing broker is located. This Agreement may be signed in counterparts and faxed and electronic signatures may be considered as originals. If Buyer is a corporation, partnership or other such entity, the undersigned executes this Agreement on behalf of Buyer and warrants that he/she is duly authorized to do so. Buyer acknowledges receipt of a fully completed copy of this Agreement.

Signature _____ Date _____

Name (print) _____ Title _____

Company _____

Email Address _____ Telephone _____

Street Address _____

Broker or Broker's Agent (print) _____

City, State, ZIP _____

Broker's Email _____ Fax _____