



\$395,000



www.capharmacyforsale.com

Retail Pharmacy Inside Medical Building

Jason Tran

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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LA - Puente Hill Region

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PHARMACY DESCRIPTION

This well-established pharmacy, located on the first floor of a three-story medical building, has been a cornerstone of the community for over a decade. Its prime location, directly across from the building's elevators, ensures high visibility and accessibility, with ample parking for patient convenience.

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Confidential Sale:

NDA and Proof of Funds are required to receive additional details, including location and financial information.

Submit Your Inquiry:

Complete our Google Form to get started:

Copy and Paste URL <https://forms.gle/sAKNfuYMXDzPWtsG7>

Or Visit Us at www.capharmacyforsale.com

BROKER - JASON TRAN - CALL OR TEXT 424 888 0844

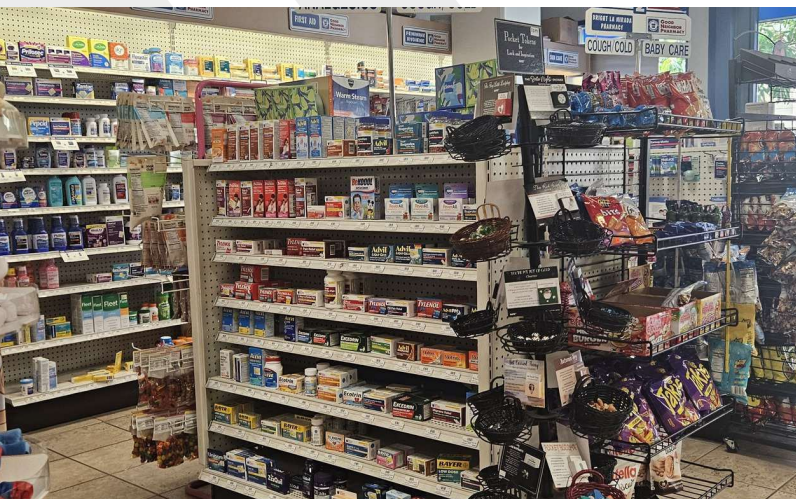
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PHARMACY HIGHLIGHTS

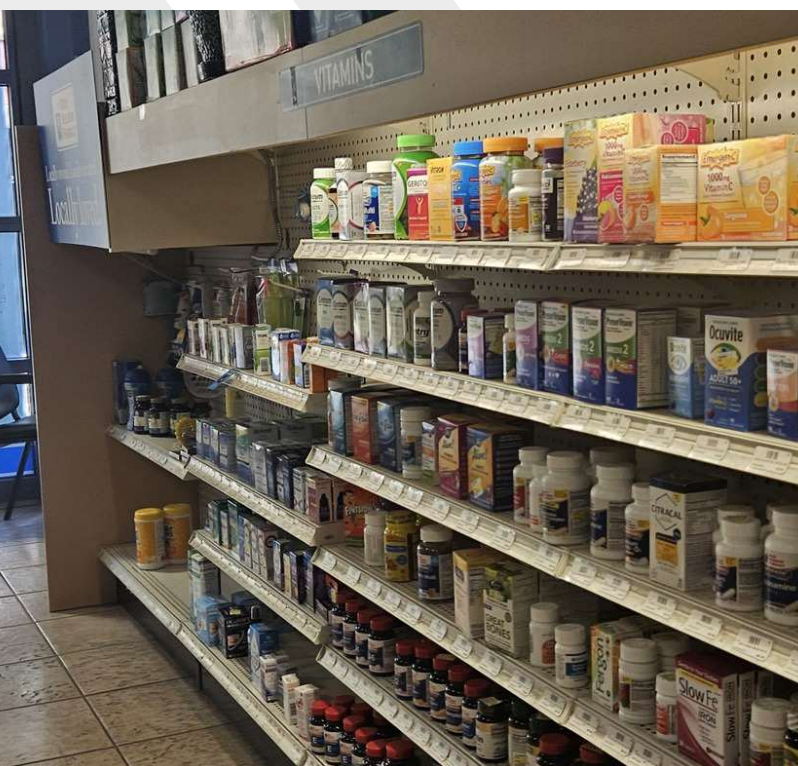
- 2024 Projected Revenue: ~\$3.6M with ~30,000 prescriptions filled.
- 2023 Revenue: ~\$3.5M with ~30,000 prescriptions filled.
- 2025 YTD Revenue (as of May 1): \$1.2m
- Medi-Cal is the pharmacy's leading payer
- Other major insurers, including ESI, Humana, and Anthem, are also accepted.
- Size: 1,111 sq. ft.
- Rent: Approximately \$3,900/month.
- The pharmacy works closely with a local nonprofit healthcare system comprising hospitals and physician practices, located directly above and within the building, reinforcing its trusted presence in the community.
- Semi-Absentee Model, the pharmacy is currently majority-owned by non-pharmacists and supported by a dependable team consisting of a licensed PIC, skilled technicians, and well-trained clerks.
- For non-pharmacist buyers, it is essential to designate a qualified individual to serve as PIC, as the current staff will not be available for interviews until the business sale is finalized.
- Ideal Buyer Profile, a pharmacist owner-operator seeking to leverage the Medi-Cal-driven revenue stream and further grow this well-established business.
- Priority to Buyers That Can Acquire Both Stores, in addition to this pharmacy, a second retail location 20 miles south in North Orange County is available for purchase.
- Buyers able to acquire both pharmacies will be given top priority, offering a rare chance to grow and leverage the combined strength of two well-established businesses.

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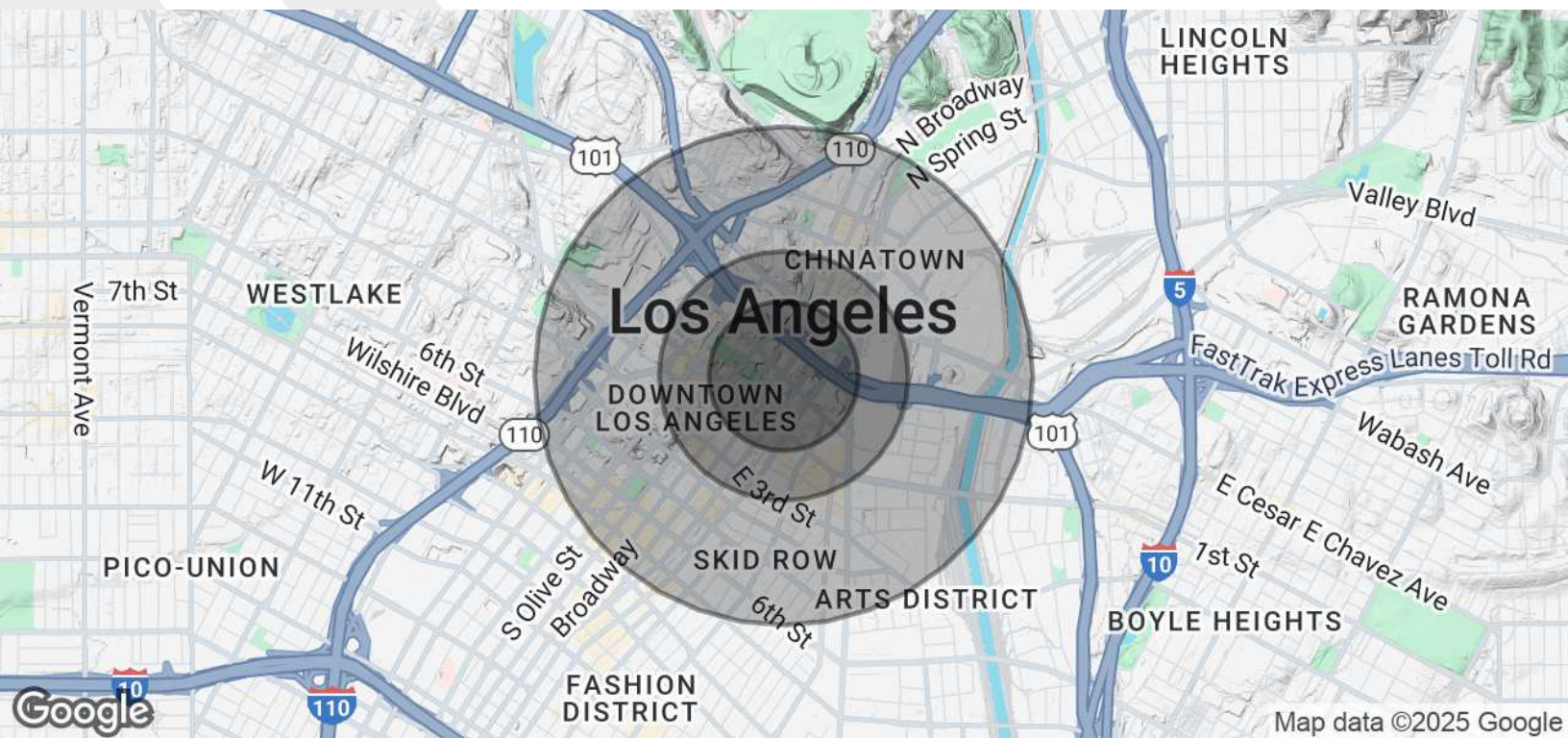
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Demographics - www.capharmacy.com

\$395,000



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,359	13,487	53,275
Average Age	35	37	39
Average Age (Male)	37	38	39
Average Age (Female)	34	36	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,261	7,475	26,978
# of Persons per HH	1.9	1.8	2
Average HH Income	\$113,720	\$110,633	\$87,381
Average House Value	\$1,077,400	\$1,156,897	\$1,037,766
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	24.8%	22.4%	38.0%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	1,526	4,762	16,173

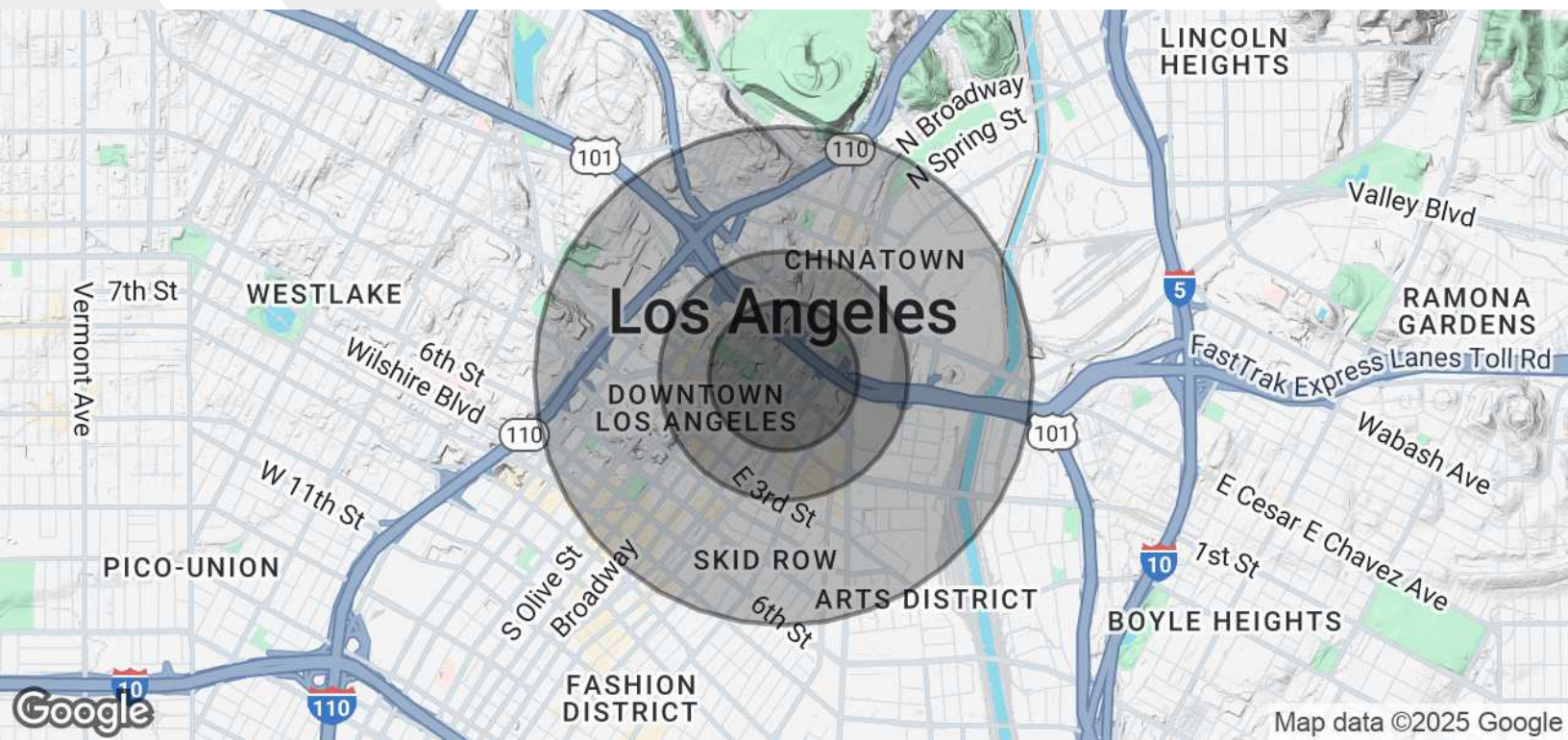
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% White	35.0%	35.3%	30.4%
Total Population - Black	633	1,798	7,772
% Black	14.5%	13.3%	14.6%
Total Population - Asian	1,106	3,748	9,507
% Asian	25.4%	27.8%	17.8%
Total Population - Hawaiian	8	26	109
% Hawaiian	0.2%	0.2%	0.2%
Total Population - American Indian	39	123	918
% American Indian	0.9%	0.9%	1.7%
Total Population - Other	576	1,566	12,162
% Other	13.2%	11.6%	22.8%

Demographics data derived from AlphaMap

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JASON TRAN

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CalDRE #01869895

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 businesses via Strategic Acquisition
- Positioning them toward a successful Merger or Disposition when they are ready to exit and or retiring from their businesses.
- 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 numerous Business Opportunities and Commercial Real Estates Transactions.

- Gastropub - Upland, CA | Listed \$325,000
- Restaurant - Glendora, CA | Listed \$400,000
- Restaurant - Ontario, CA | Listed \$105,000
- Pharmacy - Anaheim, CA | Listed \$145,000
- Pharmacy - Rancho Mirage, CA | Listed \$260,000
- Pharmacy - Buena Park, CA | Listed \$200,000
- Pharmacy - Montclair, CA | Listed \$135,000
- Pharmacy - Moreno Valley, CA | Listed \$575,000
- Pharmacy - San Juan Capistrano, CA | Listed \$200,000
- Pharmacy - Puente Hill, CA | Listed \$100,000
- Pharmacy - El Monte, CA | Listed \$429,000
- Pharmacy - Carson, CA | Listed \$100,000
- Pharmacy - Fountain Valley, CA | Listed \$1,200,000
- Pharmacy - Fountain Valley, CA | Listed \$660,000
- Pharmacy - Garden Grove, CA | Listed \$120,000
- Pharmacy - Santa Ana, CA | Listed \$115,000
- Pharmacy - Rosemead, CA | Listed \$120,000
- Commercial Real Estate Medical Office - Monterey Park CA | \$636,000
- Commercial Real Estate Warehouse - Colton, CA | Listed \$575,000
- Commercial Real Estate & Retail Restaurant - Monterey Park, CA | Listed \$1.6M
- Multifamily 5 units - Fresno, CA \$626,000 Syndicated
- Multifamily 14 units - Fresno, CA \$1,200,000 Syndicated

EDUCATION

University of Southern California

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2603 Camino Ramon Suite 200
San Ramon, CA 94583
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Additional Information Will Be Provided Upon The Completion Of The Following Items

- Please Complete the Buyer Profile and Sign the Non-Disclosure Statement
- Sellers Require A Proof of Funds – This can be a redacted Bank Statement or Verification of Fund Letter

Inquiry Contact Broker – Jason Tran | 424 888 0844 call or text



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.

BUYER ACKNOWLEDGEMENT OF INTRODUCTION AND CONFIDENTIALITY AGREEMENT

The undersigned Buyer acknowledges being first introduced to the business described as Retail Pharmacy LA /Puente Hills
ID# eXp 2075 ("Business"), by broker Jason Tran eXp Commercial
and requests Confidential Information (as defined below) 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 applies to the individual executing this Agreement and any entity on whose behalf the individual is executing this Agreement.

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 Confidential Information (as defined below). Buyer agrees not to disclose or permit access to any Confidential Information, whether provided before or after execution of this Agreement, 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 (collectively "Buyer Contacts"). Disclosure of Confidential Information shall be made to the Buyer Contacts only in connection with the potential acquisition of the Business, and then only if the Buyer Contacts understand and agree to maintain the confidentiality of such Confidential Information. Buyer shall be responsible for any breach of this Agreement by the Buyer Contacts, and neither Buyer nor the Buyer Contacts shall use or permit the use of Confidential Information in any manner whatsoever, except as may be required for Buyer to evaluate the Business. If the Buyer does not purchase the Business, Buyer or Buyer's broker, at the earlier of the close of negotiations or within seven days of written demand by Seller or Seller's broker, will destroy or return to Seller or Seller's broker all information provided to Buyer and will not retain any copy, reproduction or record thereof. Notwithstanding the foregoing, Buyer may disclose Confidential Information pursuant to any governmental, judicial or administrative order, subpoena or discovery request, provided that Buyer uses reasonable efforts to notify Seller sufficiently in advance of Buyer's response, so that Seller may seek to object to such order, subpoena or request.

2. DEFINITION OF CONFIDENTIAL INFORMATION: The term "Confidential Information" shall mean, in the broadest possible sense, all confidential, proprietary and trade secret information including, without limitation, the fact that the Business is for sale, all financial, production, marketing and pricing information, business methods, business manuals, manufacturing procedures, correspondence, know-how, inventions, technical information, procedures, computer programs and systems, techniques, marketing plans and strategies, product or service information, research and product development results, customer and supplier lists and information. Confidential Information shall not include information that: (a) at the time of disclosure is in the public domain through no fault of, action or failure to act by Buyer; (b) becomes known to Buyer through a third-party source without violation of any obligation of confidentiality or any other wrongful act; (c) which Buyer can establish was independently known or developed by Buyer without use of any Confidential Information.

3. BUYER RESPONSIBILITY AND DISCLAIMER OF BROKER LIABILITY: 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 brokers do not audit or verify any information given to them 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 brokers.

4. NON-CIRCUMVENTION AGREEMENT: The Seller has entered into an agreement providing that Seller shall pay a fee to the Seller's 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 Seller's broker or a buyer's broker. Buyer shall conduct all inquiries into and discussions about the Business solely through the broker identified above and shall not directly contact the Seller or the Seller's representatives without written authorization by the Seller's broker. Should Buyer or any person or entity affiliated with Buyer purchase all or part of the Business, acquire any interest in, or become affiliated in any capacity with the Business without the involvement of the broker(s) or in any way interfere with either broker's right to a fee, Buyer shall be liable to the broker(s) for such fee.

Buyer Initials

5. **FURTHER TERMS:** For a period of three years, Buyer will not contact Seller's employees, customers, landlords or suppliers, or otherwise observe the Business, without Seller's consent, nor shall Buyer directly or indirectly solicit for employment any employees of 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 Buyer and Seller or Seller's broker. 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 Business is located. Buyer acknowledges that it would be extremely difficult to measure the amount of damages to Seller arising from a breach or threatened breach of any provision of this Agreement, and that money damages would be an inadequate remedy. Seller shall be entitled to temporary and permanent injunctive relief to restrain the Buyer from any such breach or threatened breach. 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 or she is duly authorized to do so. In the event of any litigation to enforce this Agreement, the prevailing party shall be entitled to recover all costs and expenses incurred, including reasonable attorneys' fees and court costs, in addition to such other relief as may be awarded. Buyer acknowledges receipt of a fully completed copy of this Agreement.

BUYER

Name (print)	Title	Signature	Date
Buying Entity		Email	
Street Address		Phone	
City, State, Zip			

COMPLETE AND RETURN BOTH PAGES OF THIS AGREEMENT TO:

eXp Commercial	02134436
Broker	CalBRE Lic.#
Jason Tran	01869895
Broker's Agent	CalBRE Lic.#
jtranbroker@gmail.com	213-286 0706
Email	Fax

Thank you!


Please feel free to call
or text



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[Overview](#)[Documents](#)







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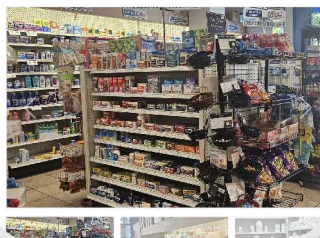
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\$395,000
Sale Price

[Overview](#)



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PHARMACY WEBSITE - OUR GOOGLE FORM

We create an individual webpage for each institutional listing accessible from eXp Commercial. The website includes information regarding our Pharmacy Listing.

To better understand your acquisition criteria, please complete our GOOLE FORM

Copy and Paste URL <https://forms.gle/sAKNfuYMXDzPWtsG7>

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