

FOR SALE STRIP CENTER



2120 SOUTH FREMONT AVENUE | ALHAMBRA, CALIFORNIA

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$12,900,000 |
| Building Size: | 14,440 SF |
| Lot Size: | 0.82 Acres |

EXCLUSIVELY LISTED BY:

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PROPERTY HIGHLIGHTS

- Rare 100% Leased Multi-Tenant NNN Investment Opportunity in Alhambra
- Corporate 7 Eleven Anchored (Since 2007) with Great Tenant Mix
- Top Producing Michoacana Location - Over \$1.2M Annual Revenues
- Additional Income from Cell Tower & Parking Lot
- Staggered Lease Expirations Provides for Stable Income
- Surrounded by Residential w/ Limited Commercial Competition
- New Roof & Over \$700,000 in Electrical Upgrades in 2020
- Excellent 10 Freeway Visibility - Over 200,000 Cars Per Day
- On and Off Ramp to 10 Freeway on Fremont Avenue
- Over 760,000 Population and 247,000 Households within 5 Mile Radius
- Strong Average Household Income of \$84,801 within 5 Mile Radius
- Minutes From California State University Los Angeles & East Los Angeles College



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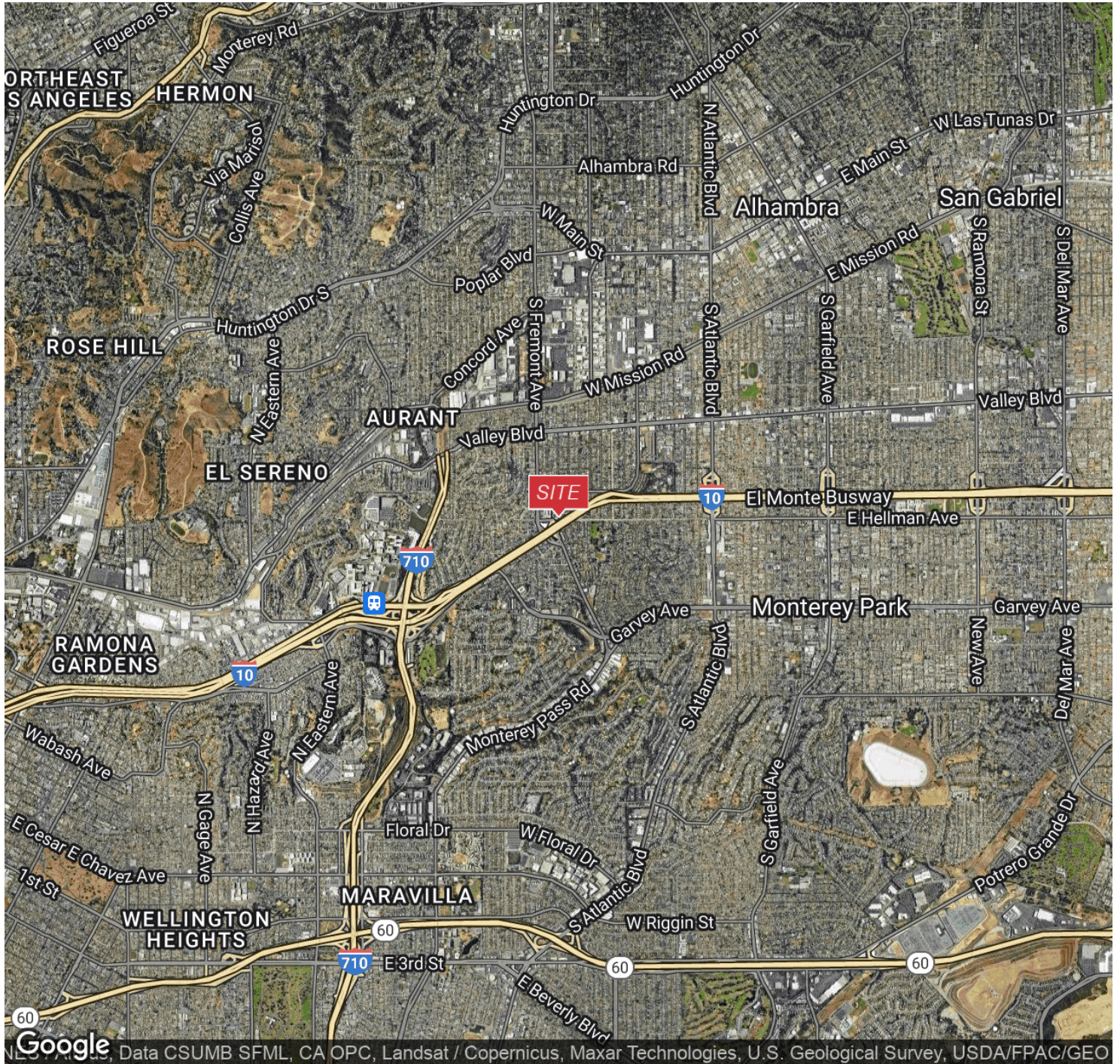
PROPERTY PHOTOS



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