

SINGLE TENANT OFFICE INVESTMENT **FOR SALE**

2210 E. ROUTE 66
GLENDDORA, CA



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PROPERTY FEATURES

Lee & Associates is proud to offer for sale 2210 E Route 66, Glendora, CA. This single tenant building has been occupied by the tenant since 2003 on a NNN lease. (AIR Form)

- 24,000 square feet single story office building
- \$400,000 spent by tenant on building improvements in 2017
- New roof and 7 HVAC units in 2018
- 93 parking spaces (4/1000)
- 2 acre site
- New parking lot asphalt in 2019
- Glendora Courtyard consists of three corporate image buildings on separate parcels with no CAM or Association fees
- Developed by Trammell Crow Company
- Excellent Access to 210,10,57 & 71 Freeways
- Extensive use of glass with perimeter offices
- Easily divisible



TENANT INFORMATION

Clifton Larson Allen (CLACONNECT.COM) is a 60 year old accounting and consulting company with over \$1.1 billion in revenue and over 120 locations. CLA employs over 6,100 professionals including 700 principals. There are approximately 80 employees in the Glendora office. CLA acquired the accounting and consulting firm of Vincenti Lloyd and Stutzman (VLS) in 2017. VLS was founded in 1953 and has occupied this building since 2003.

INVESTMENT HIGHLIGHTS

Purchase Price	\$7,800,000
Annual Income	\$448,044
Amortization of Roof/HVAC/Parkinglot (Note 1)	\$37,146
Total Income	\$485,190
Return on Investment	6.2%

Notes:

1. Approx. 10 more years of payments based on various amortization schedules.



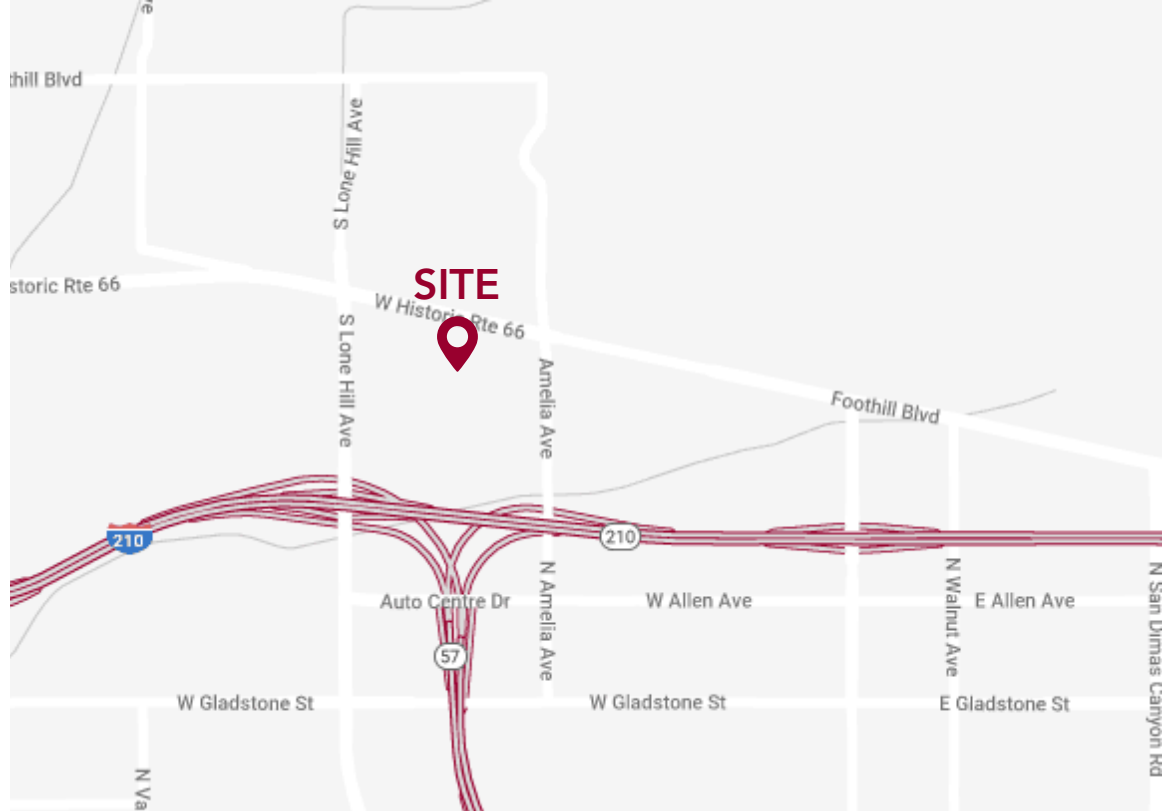
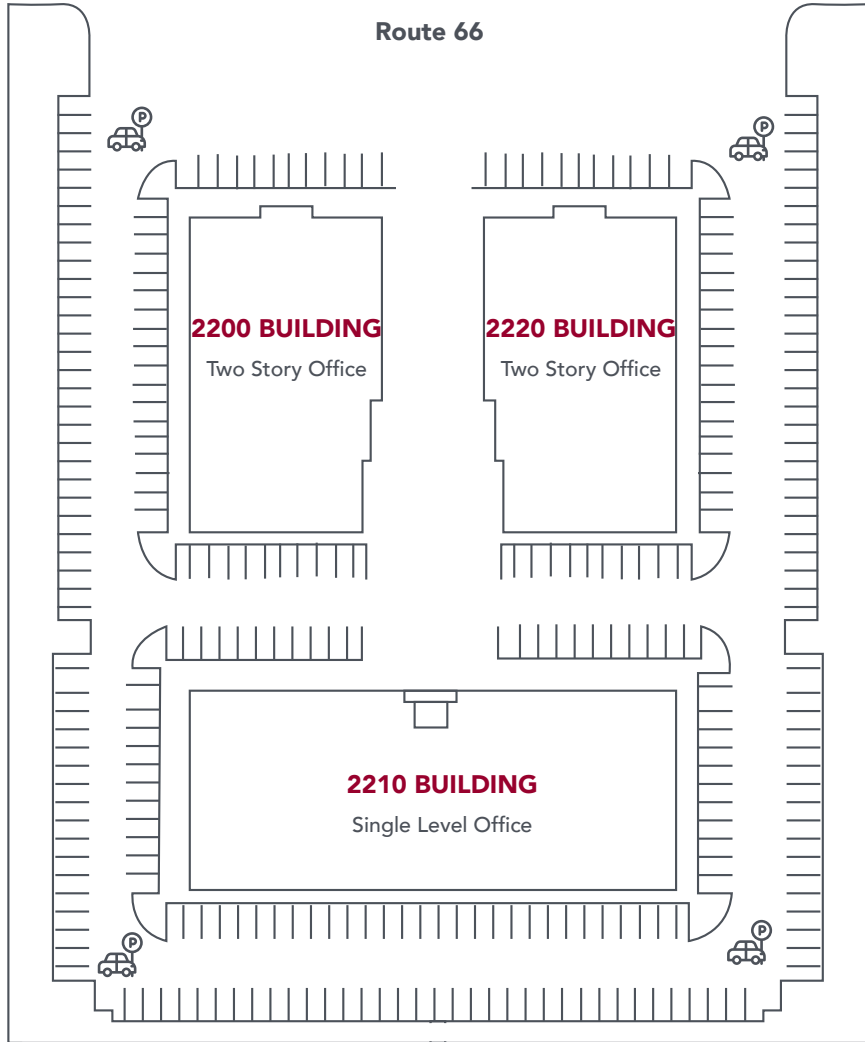
LEASE SUMMARY

- **Lease Type:** True Triple Net Lease (AIR Form)
 - **Current Rent:** \$37,337 per month in 2021
 - **Term:** Current term terminates September 30, 2025 (5 Years)
 - **CPI Increases:** Each October with Market Value Increase in 2023.
- Capital Expenditures:** Tenant is also paying \$37,146 per year for roof AC replacements in 2018, paving in 2019, and landscaping in 2018.
- **Security Deposit:** \$22,140.00
 - **Net Expenses:** Paid by Tenant.
 - Property Taxes: \$45,300.00
 - Insurance: \$6,000.00
 - Property Management: \$6,000.00
 - **Option to Extend:** 5 year term with market value increase in 2025, then Annual CPI increase.

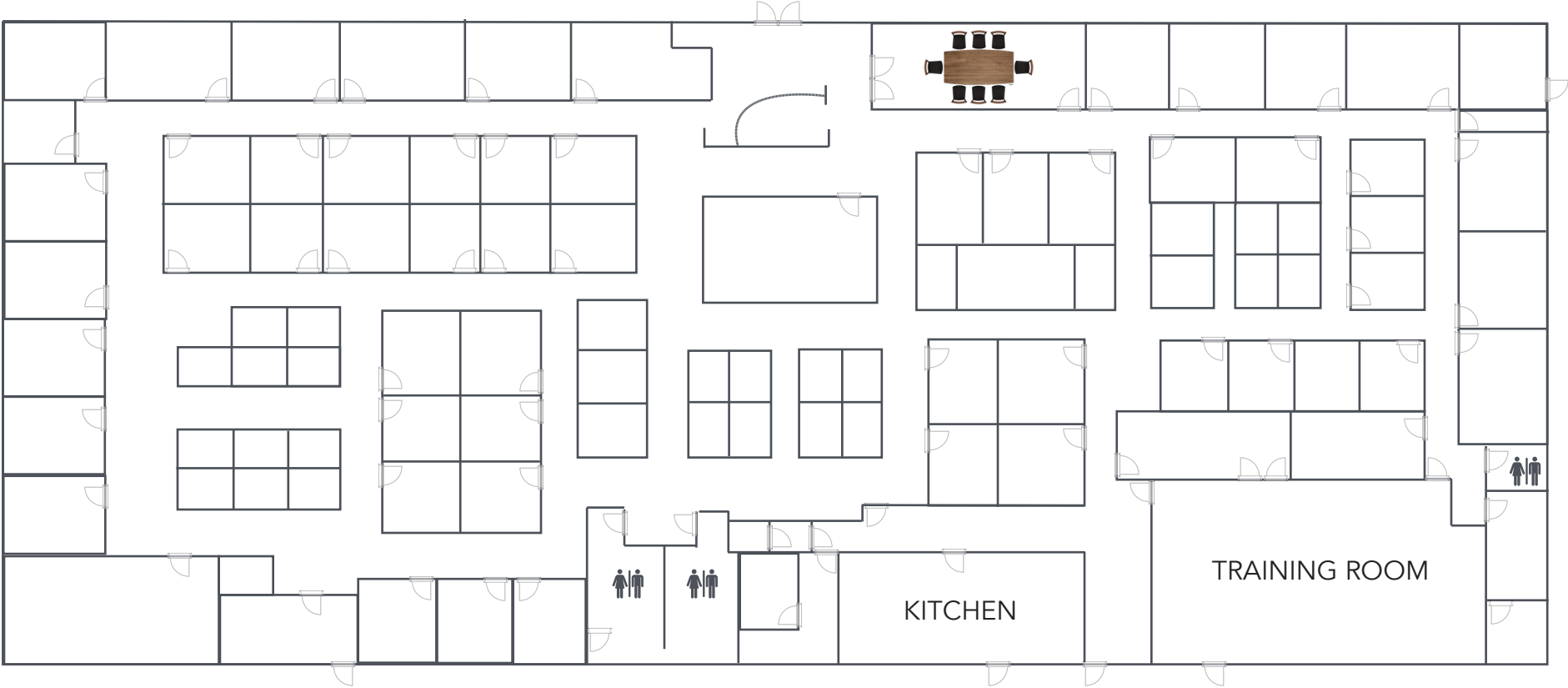


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SITE PLAN



FLOOR PLAN





SITE



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