



Sale Brochure

# 9450 Jamacha Blvd

## Spring Valley, CA 91977

Price: \$1,600,000



**\$1,600,000**

PRICE

Owner-User or  
Investment

FF&E not sold with  
the property

# 9450 Jamacha Blvd

## Spring Valley, CA 91977

### Buildings

5,419 SF Total

### Lot Size

.45 AC

### Zoning

C

### Parcel

584-410-35 | 584-410-69 | 584-410-70 |  
584-410-71 | 584-410-72

### Rose Automotive

4,410 SF  
Month to Month lease

### Bravo's Engine Rebuilders

1,009 SF  
Month to month lease

### Features

Owner-User or Investment  
FF&E not sold with the property

# Confidentiality

This is a Confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property, the owner of the Property (the "Owner"), and the tenant (the "Tenant"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property.

All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Owner and Cresa. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither Owner, Cresa, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum

or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of Owner or Cresa. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of Owner or Cresa.

If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return this Memorandum to Cresa.

**For additional information regarding this opportunity, please contact:**



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