

621 W. 19th Street, Costa Mesa, California

Confidential Offering Memorandum
Premier Orange County Location
Offering Price: \$3,442,000
Seller Financing is available

FOR SALE
100% LEASED



621 W 19TH STREET, COSTA MESA, CALIFORNIA

PROPERTY DETAILS:

THREE TENANT RETAIL PROPERTY

100% LEASED

Building Size: 4,898 SF

Price: \$3,442,000

Lot Size: 11,760 SF Price: \$

APN: 424-211-07

Cap Rate: 5.2%

Year Built: 1958/2007

Seller Financing is available

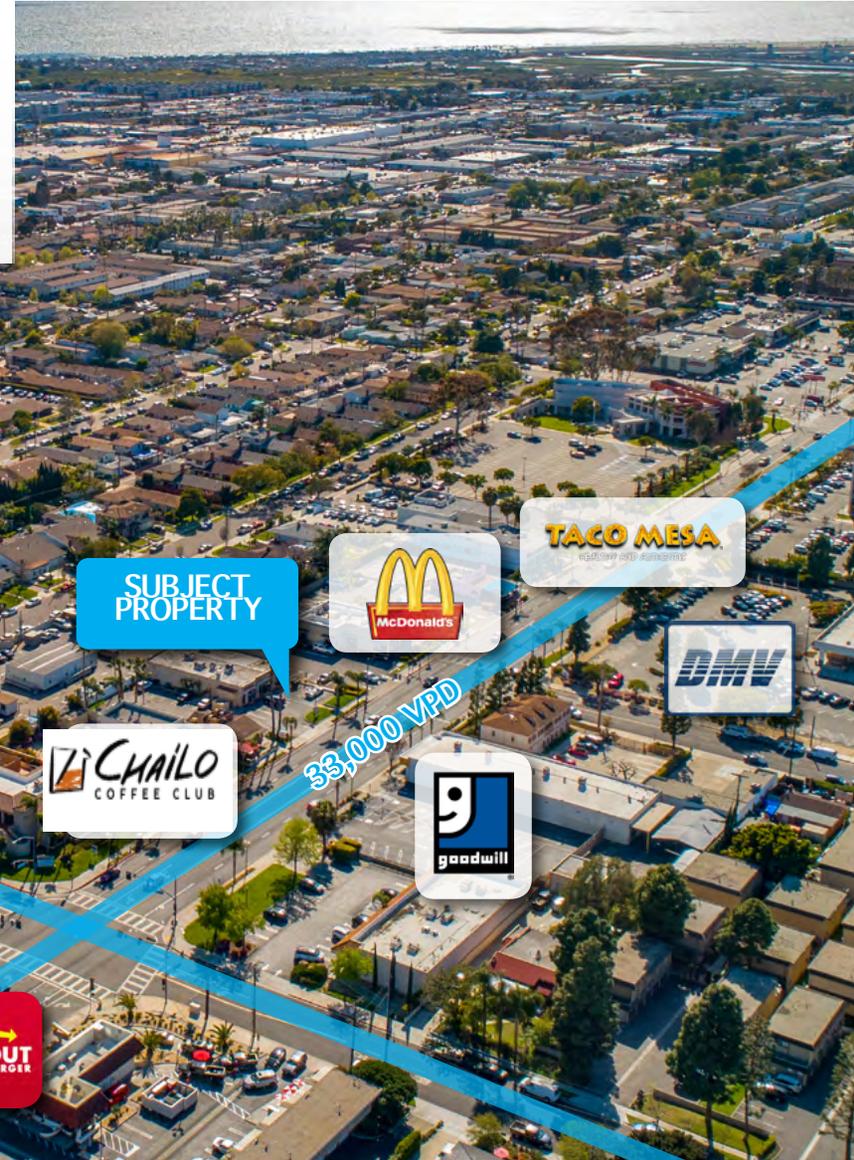


Consolidated Capital Companies, Inc.

The information provided herein has been obtained from sources we deem reliable; however, we cannot assume responsibility for its accuracy.

FEATURES

- Little Caesars lease started in 2009; primary term expires 2029
- Little Caesars exercised their option in 2024 and added two more Five year options
- McDonald's Adjacent; Located in the Opportunity Zone
- Great investment property.
- Located on 19th Street, a major high traffic thoroughfare with more than 33,000 VPD
- Across from In-N-Out, DMV, Goodwill Store, and near other major tenants such as Bank of America, BevMo, Rubio's, Dun Edwards Paint, 24 Hour Fitness, CVS, Grocery Outlet, and more



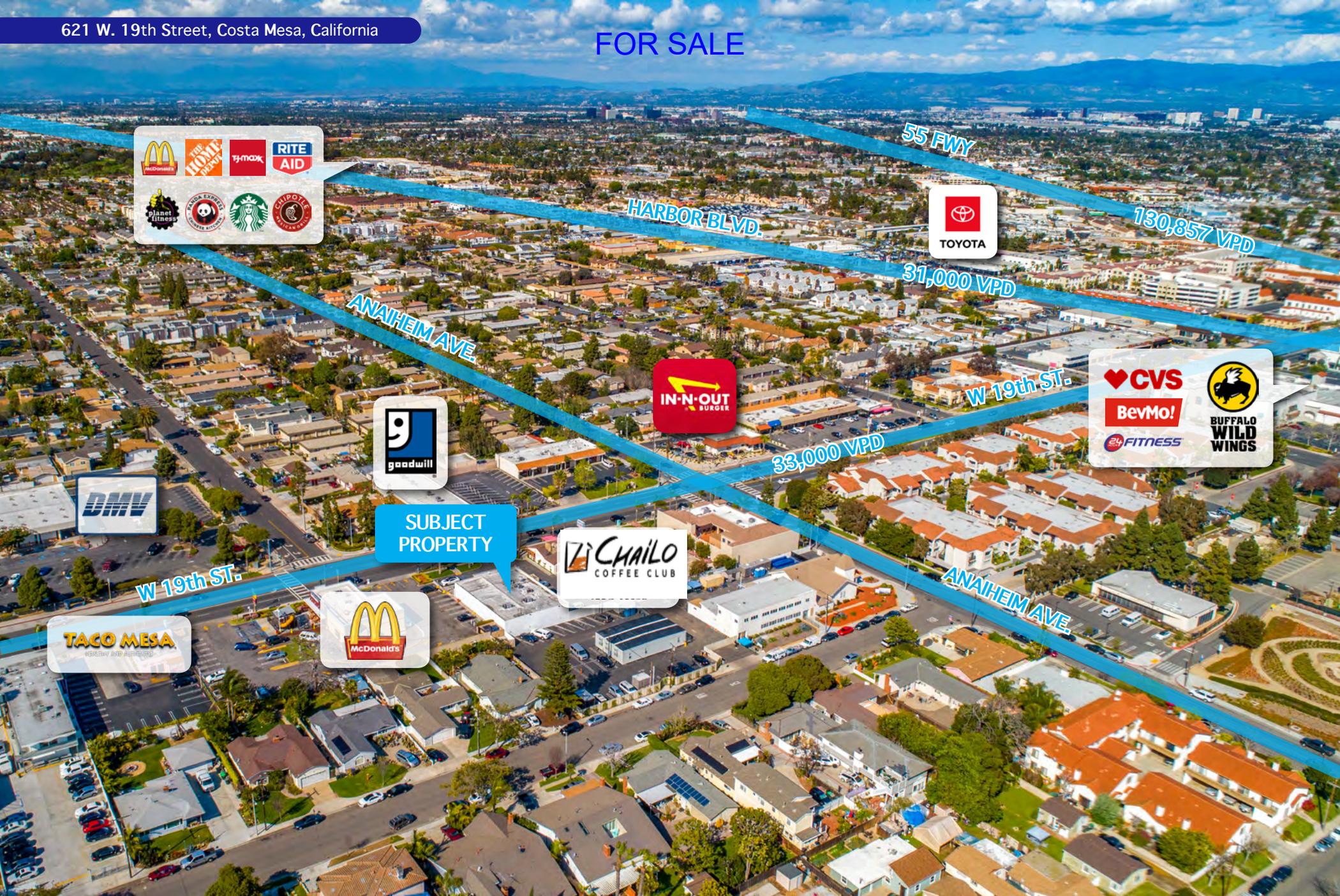
POPULATION

1 Mile	35,568
3 Miles	155,315
5 Miles	320,311

HOUSEHOLD INCOME

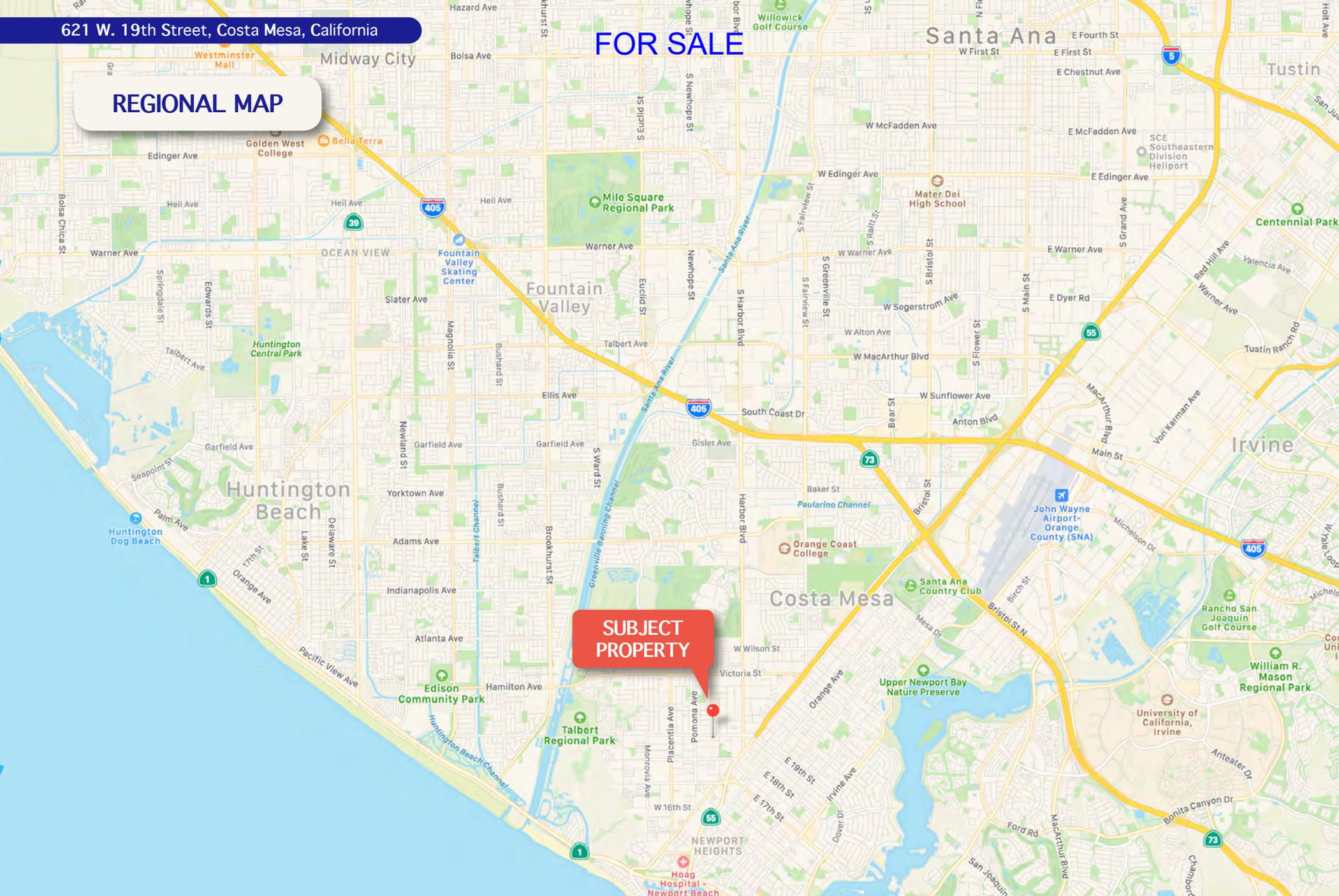
1 Mile	\$59,376
3 Miles	\$83,935
5 Miles	\$90,299

FOR SALE



FOR SALE

REGIONAL MAP



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CONFIDENTIALITY AGREEMENT

Confidentiality, Disclaimer

This Marketing Brochure has been prepared to provide summary, **unverified**, information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Consolidated Capital Investments has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contamination substances, PCB's mold or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Consolidated Capital Investments

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