

FOR SALE: BRAND NEW STARBUCKS SINGLE TENANT NNN INVESTMENT

PRICE REDUCTION!

3480 FLORENCE AVENUE

//// HUNTINGTON PARK / CALIFORNIA ////

VIEW OFFERING MEMORANDUM

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY INFORMATION



~~\$5,000,000~~
\$4,740,000

ASKING PRICE



~~4.50%~~
4.75%

CAP RATE



\$225,000
NOI



±1,771 SF
BUILDING SIZE



±18,370 SF
LAND SIZE



NNN
LEASE TYPE



15 Years
LEASE TERM



6213-003-027
APN

NEWMARK
PACIFIC

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