

FOR SALE /// ±3,312 SF

# 1206 E. 18TH STREET

RETAIL SPACE

NATIONAL CITY | CA



LEE SPENCE | EXECUTIVE VICE PRESIDENT

P: 909.969.8800

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DRE LIC. #00954487



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**DAUM COMMERCIAL REAL ESTATE SERVICES 3595 E INLAND EMPIRE BLVD. STE. 5, ONTARIO, CA 91764**



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## PROPERTY HIGHLIGHTS:

- Fully Operational Laundromat w/lease expired
- Liquor Store has 2 Years Left on Lease
- Take Over Already Paid, High Value "Capacity" Connection Fees for the Laundromat
- Great Opportunity to Take Control of the Laundromat Business
- Great Corner Location
- Street Signage
- Nearby to I-805 Fwy



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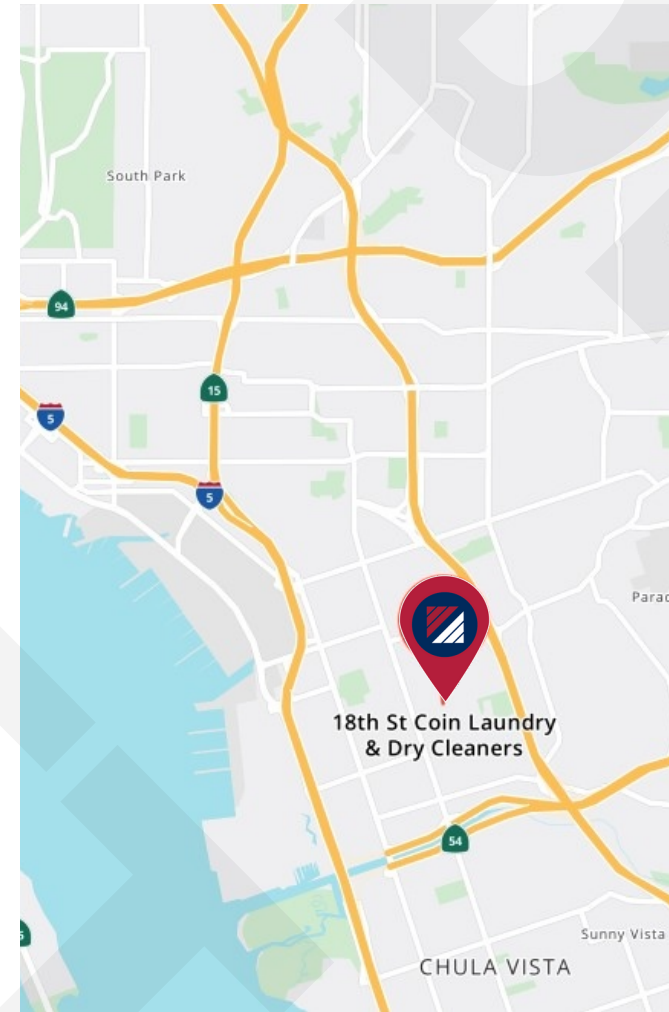
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TRAFFIC COUNTS COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DIST. FROM PROPERTY
E 18th St	Alley E	9,363	2025	0.07
L Avenue	E 20th St	4,611	2025	0.08
L Avenue	E 16th St N	3,544	2025	0.12
E 16th St	M Ave W	7,679	2025	0.16



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