

8621 Bellanca Avenue, Los Angeles, CA 90045

8621
BELLANCA



AVAILABLE

±

11,798 SQFT

FREE-STANDING BUILDING
AVAILABLE FOR OWNER/USER

FOR SALE

Price: \$5,600,000



HIGHLIGHTS

- Owner-User can take advantage of attractive SBA financing.
- New Windows
- New Security Gate
- New LED Lights
- Property Delivered Vacant
- Building Identity Available
- Easy Access to the 405&105 Freeways
- 1-Mile to LAX Airport
- Walking Distance to Restaurants and Amenities
- Gated Parking

Todd Wuschnig

Principal

818.933.0301

twuschnig@lee-re.com

DRE# 01367230

Lee & Associates® LA North/Ventura, Inc.

Corp ID #01191898 - A Member of the Lee & Associates Group of Companies

15250 Ventura Blvd., Suite 100 - Sherman Oaks, CA 91403

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FREE-STANDING BUILDING FOR SALE

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THE OFFERING

Sale Price:	\$5,600,000
Address:	8621 Bellanca Ave., Los Angeles, CA 90045
Property Type:	Multi-Tenant Office Building Available for an Owner-User
Assessor's Parcel Number:	4125-016-030

SITE DESCRIPTION

Gross Building Area:	11,798 Square Feet
Parcel Size:	20,981 SF (0.48 Acres)
Zoning:	LAMR1
Parking:	27 Surface Parking Spaces

PROPERTY DESCRIPTION

Year Built:	Year Built 1961
Exterior Construction:	Masonry
Roof:	2021
Electrical:	2019
Number of Floors:	Two (2)



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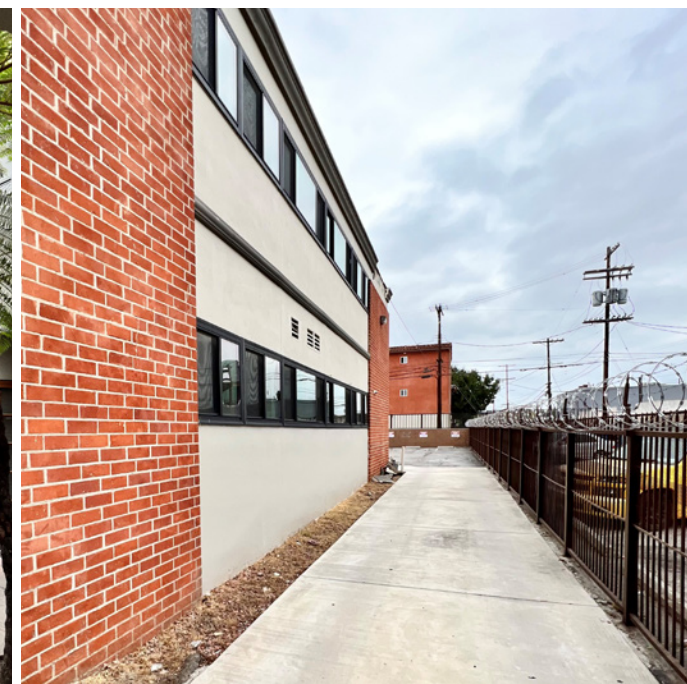
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8621 BELLANCA AVE

LOS ANGELES, CA

Bellanca Ave

W Manchester Ave



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STAPLES TARGET KOHL'S TJ-MAXX ROSS
 STARBUCKS TRADER JOE'S RIBETS TOGO'S PIZZA HUT CVS pharmacy PETCO IN-N-OUT BURGER
 citibank HomeGoods yogurtland BANK OF AMERICA
 GNC SUBWAY USbank CHASE Panera
 Ralphs DELTACO IHOP SEPHORA WELLS FARGO

Arby's Days Inn
 Domino's

Best Western STARBUCKS COFFEE
 Jamba

Carls Jr.
 SUBWAY

McDonald's Holiday Inn Express
 Sizzler

Denny's PAPA JOHN'S
 BURGER KING YOSHINOYA

Waba Jack in the box Tollo Loco
 ExtraSpace Storage SUBWAY

THE HOME DEPOT

California 1 Lincoln Blvd
 Los Angeles International Airport

HOMESIDE SUITES by Hilton
 HYATT REGENCY COURTYARD Marriott
 SUBWAY

FOUR POINTS BY SHERATON HYATT PLACE Marriott
 EMBASSY SUITES by Hilton SHERATON STARBUCKS COFFEE
 RENAISSANCE HOTELS JOEY MIBIZ Residence Inn Marriott
 zpizza

LA QUINTA INNS & SUITES WESTIN HOTELS & RESORTS
 Holiday Inn WINGATE BY WYNDHAM STARBUCKS COFFEE
 ExtraSpace Storage McDonald's Public Storage

PANDA EXPRESS MOTEL 6 QUALITY INN & SUITES
 Best Western Tollo Loco Little Caesars
 Waba

STARBUCKS COFFEE Chick-fil-z JOEY MIBIZ
 pinkberry PICK UP STIX FAST FRESH ASIAN

Peets Coffee

Hilton Carls Jr.
 Denny's

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PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$5,600,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$55,000
TOTAL PROJECT COST	\$5,655,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$2,800,000	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$18,471	\$221,649
SBA 504 LOAN	40%	\$2,295,000	6.35% Jun '24	25 Years Full Amort.	2nd Deed	\$15,282	\$183,379
BORROWER	10%	\$560,000					
TOTAL	100%	\$5,655,000				\$33,752	\$405,028

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is **FIXED** at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman, SVP

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