

FOR SALE

620 E 7th Street
Los Angeles, CA 90021

TRIPLE NET LEASED INVESTMENT

±7,500 SF Concrete Block Warehouse
on ±8,724 SF Land



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VISIT US AT LEE-ASSOCIATES.COM

CORP ID 01125429

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PROPERTY INFORMATION

Building SF:	±7,500 SF
Land SF:	±8,724 SF
Office Area:	±400 SF
Restrooms:	2
Storage Mezzanine:	±1,200 SF with Forklift & Stair Access, Included in Total SF
Construction Type:	Concrete Block
Construction Date:	1980
Ceiling Height:	18' to Roof
Sprinklers:	None
Power:	400 Amps, 120/240 V, 3 Phase
Loading:	2 Ground Level Loading Doors
Yard:	Yes - Fenced, 6 Parking in Rear
Zoning:	M2 Industrial
APN:	5146-033-055



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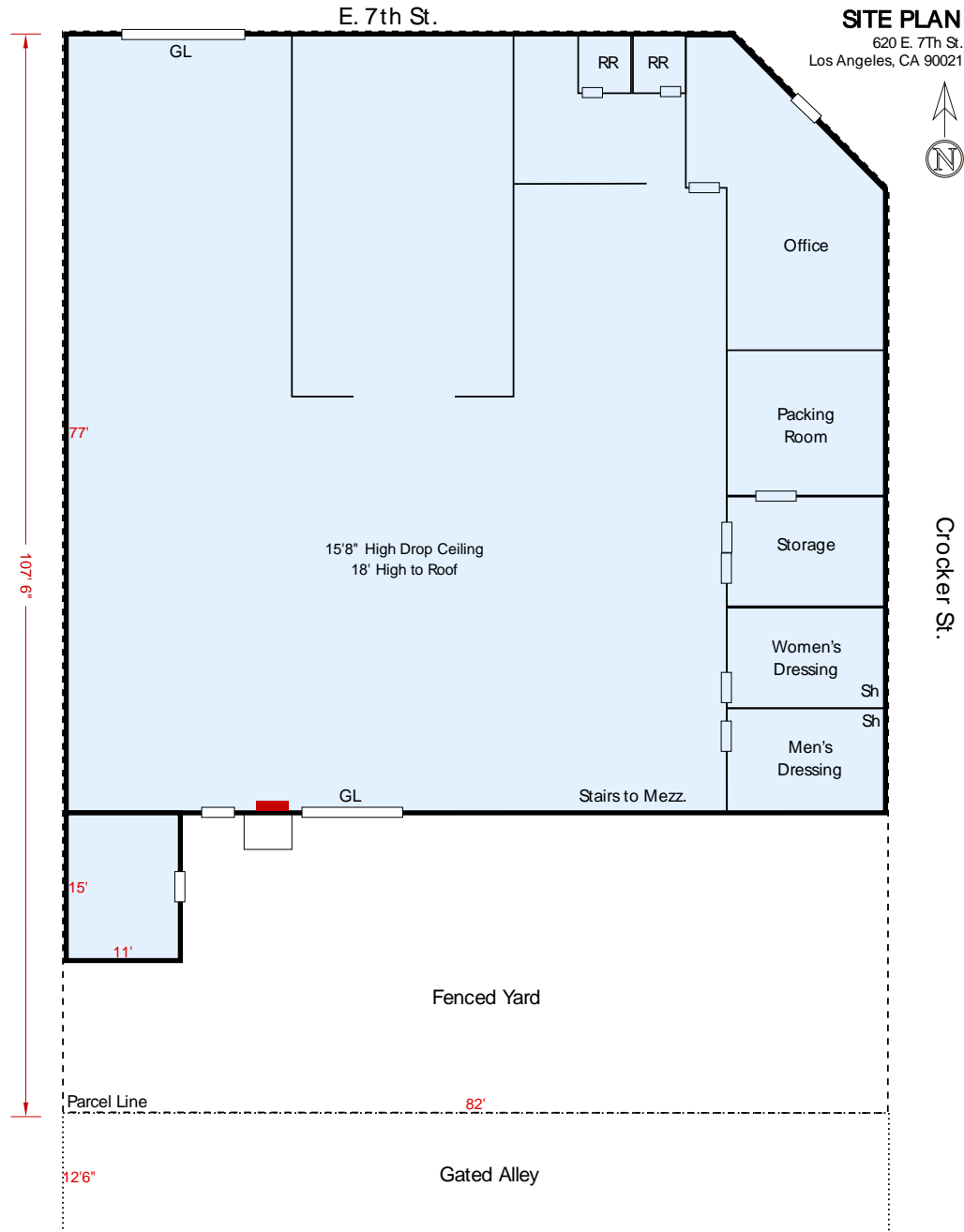
THE OFFERING

Offering:	Triple Net (NNN) Leased Investment
Cap Rate:	5.3%
Annual NOI:	\$97,344
Asking Price:	\$1,830,000 (\$244/SF)
Lease Expiration:	10/31/2025, with No Options
Tenant:	Sincere Orient DBA Sakura Noodle The Original 1980 Occupant
Lease Form:	Based on AIR Standard Lease
Occupancy for Buyer/User:	Possible to Request Tenant to Vacate Prior to Lease Expiration

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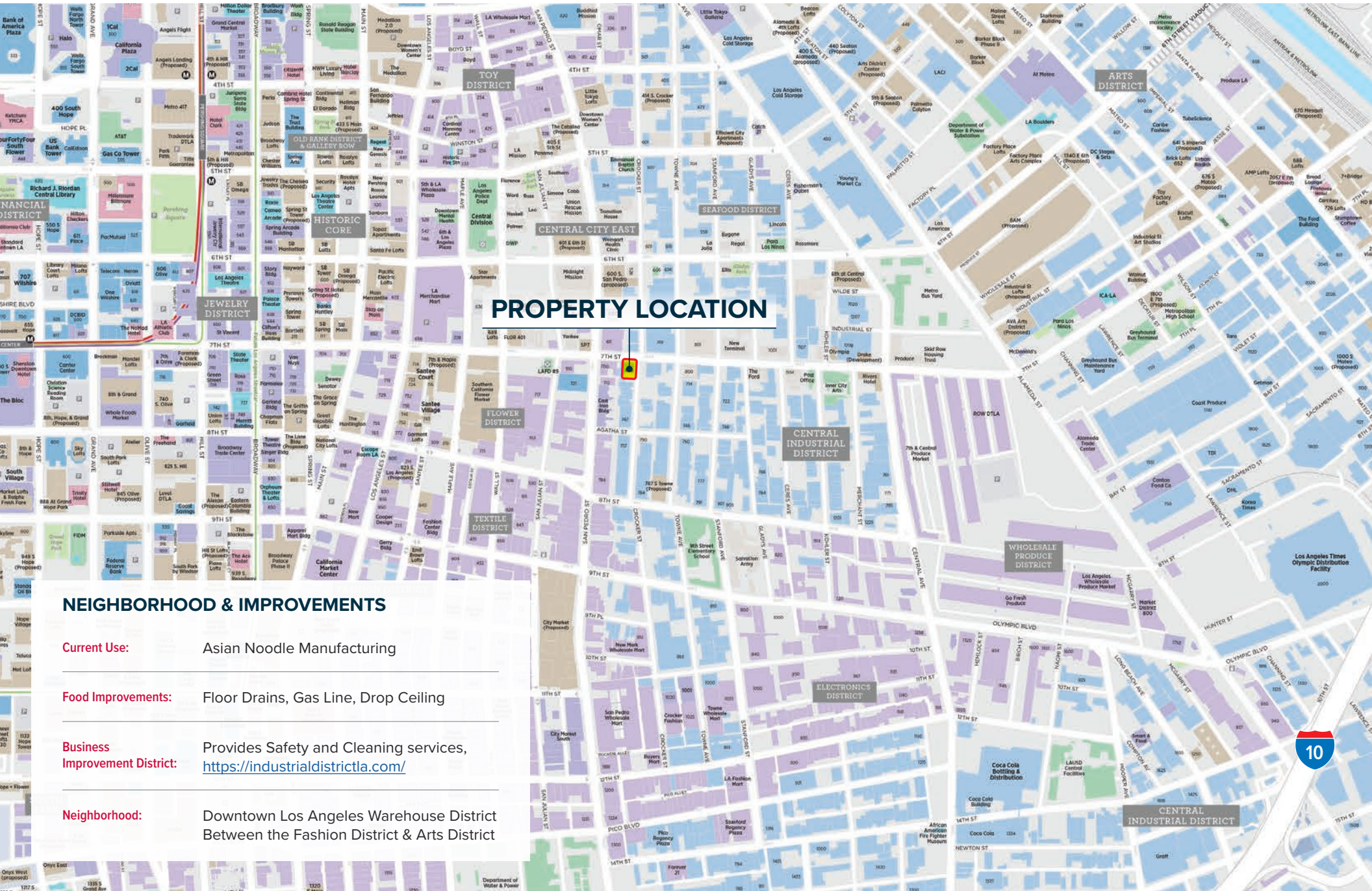
NOTE: Drawing not to scale. All measurements and sizes are approximate.

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PROPERTY LOCATION

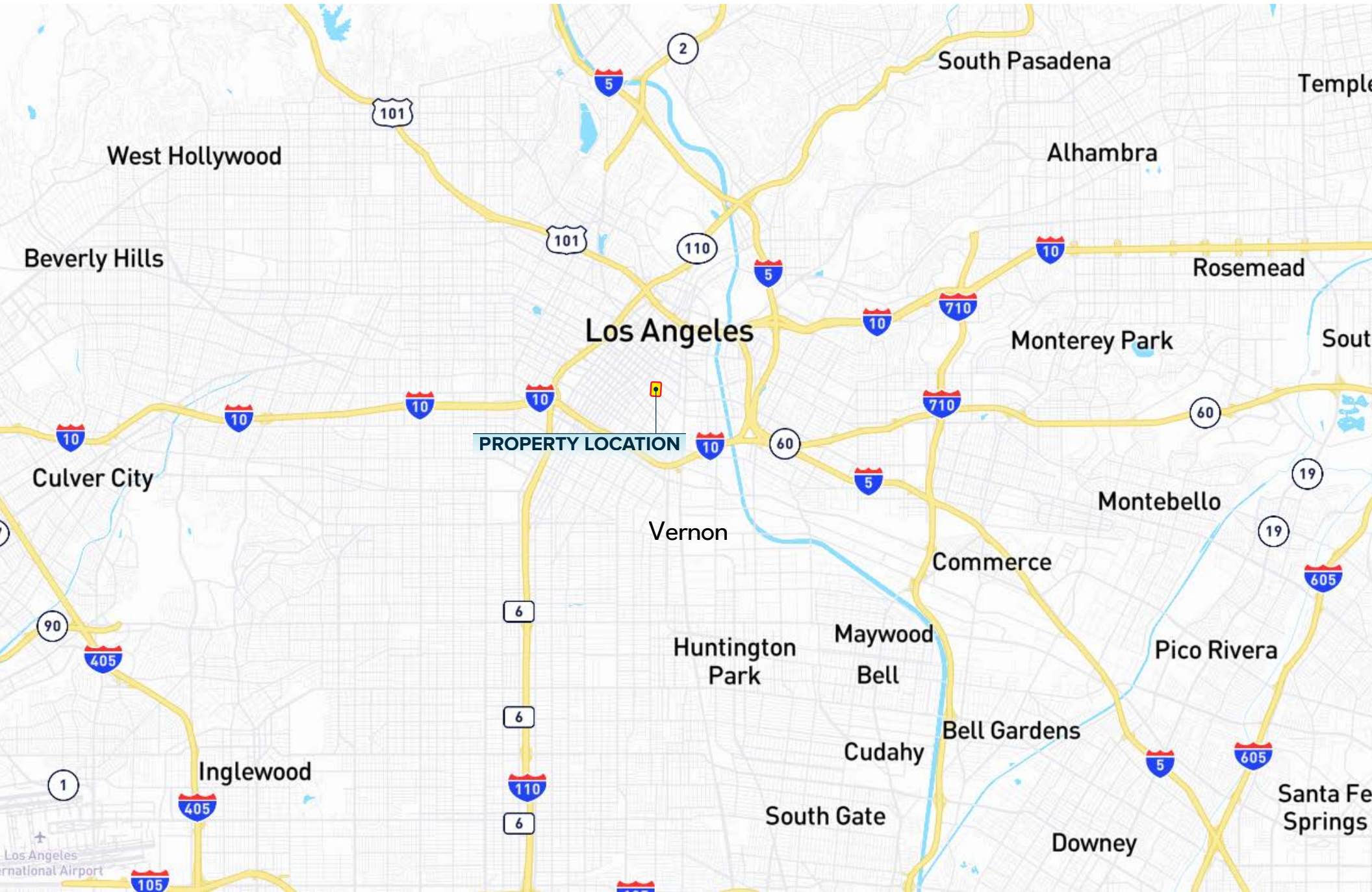
NEIGHBORHOOD & IMPROVEMENTS

- Current Use:** Asian Noodle Manufacturing
- Food Improvements:** Floor Drains, Gas Line, Drop Ceiling
- Business Improvement District:** Provides Safety and Cleaning services, <https://industrialdistrictla.com/>
- Neighborhood:** Downtown Los Angeles Warehouse District Between the Fashion District & Arts District

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