



17500 Carmenita Rd

17500 Carmenita Rd, Cerritos, CA 90703



Paul Kott Realtors, Inc.
RESIDENTIAL • COMMERCIAL • INDUSTRIAL • INVESTMENT



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17500 Carmenita Rd

\$13,500,000

- Great opportunity for a retail tenant.
- Easy access off of Carmenita Rd & Artesia Blvd.



Price:	\$13,500,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Lot Size:	3.80 AC
Gross Leasable Area:	42,794 SF
No. Stories:	1
Year Built:	1971
Tenancy:	Multiple
Parking Ratio:	2.33/1,000 SF
Clear Ceiling Height:	12 FT
Zoning Description:	CN, Cerritos
APN / Parcel ID:	7027-020-038
Walk Score ®:	71 (Very Walkable)

RENT ROLL

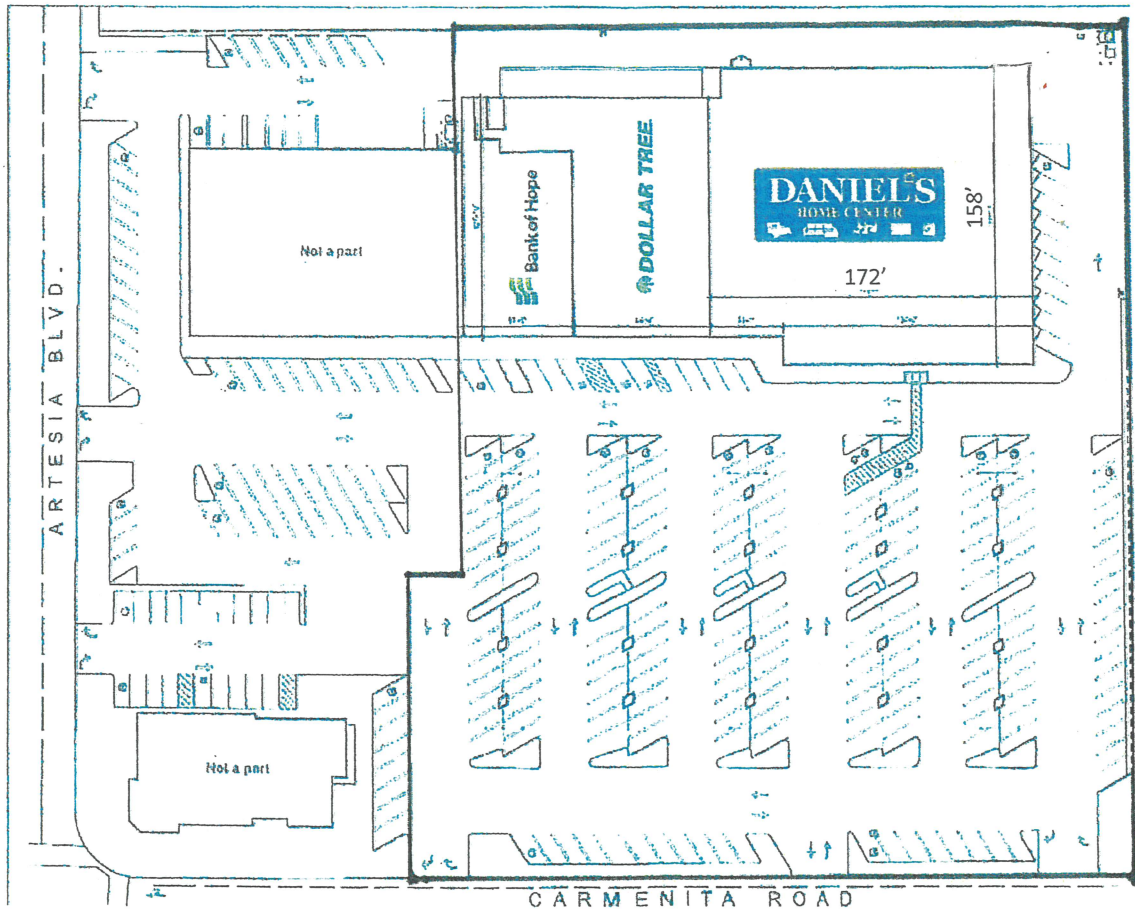
17500 – 17510 CARMENITA RD. CERRITOS, CA

Unit	Tenant	Monthly Rent	NNN	Sq Ft	Start Date	Expiration
17500	BANK OF HOPE	\$14,534.47	\$3,250.00	5,702	2/1/10	1/31/27
17504	DOLLAR TREE	\$11,115.59	\$4,750.00	10,190	5/1/14	8/31/29
17510	DANIEL'S	\$40,000.00	\$16,000.00	26,676	7/1/16	12/31/24
		<u>\$65,650.06</u>	<u>\$24,000.00</u>			

\$65,650.06 / month x 12 months = \$787,800.72 / year NET INCOME. 5.84% CAP RATE

Bank of Hope is in their last option period.

Dollar Tree has 1 Five Year option to extend remaining. Rent increases by 8% per extension.



2017



MAPPING AND GIS
SERVICES
SCALE 1" = 50'



Property Photos



Aerial



Aerial



DANIEL'S
HOME CENTER

17510

WE'RE OPEN

Property Photos

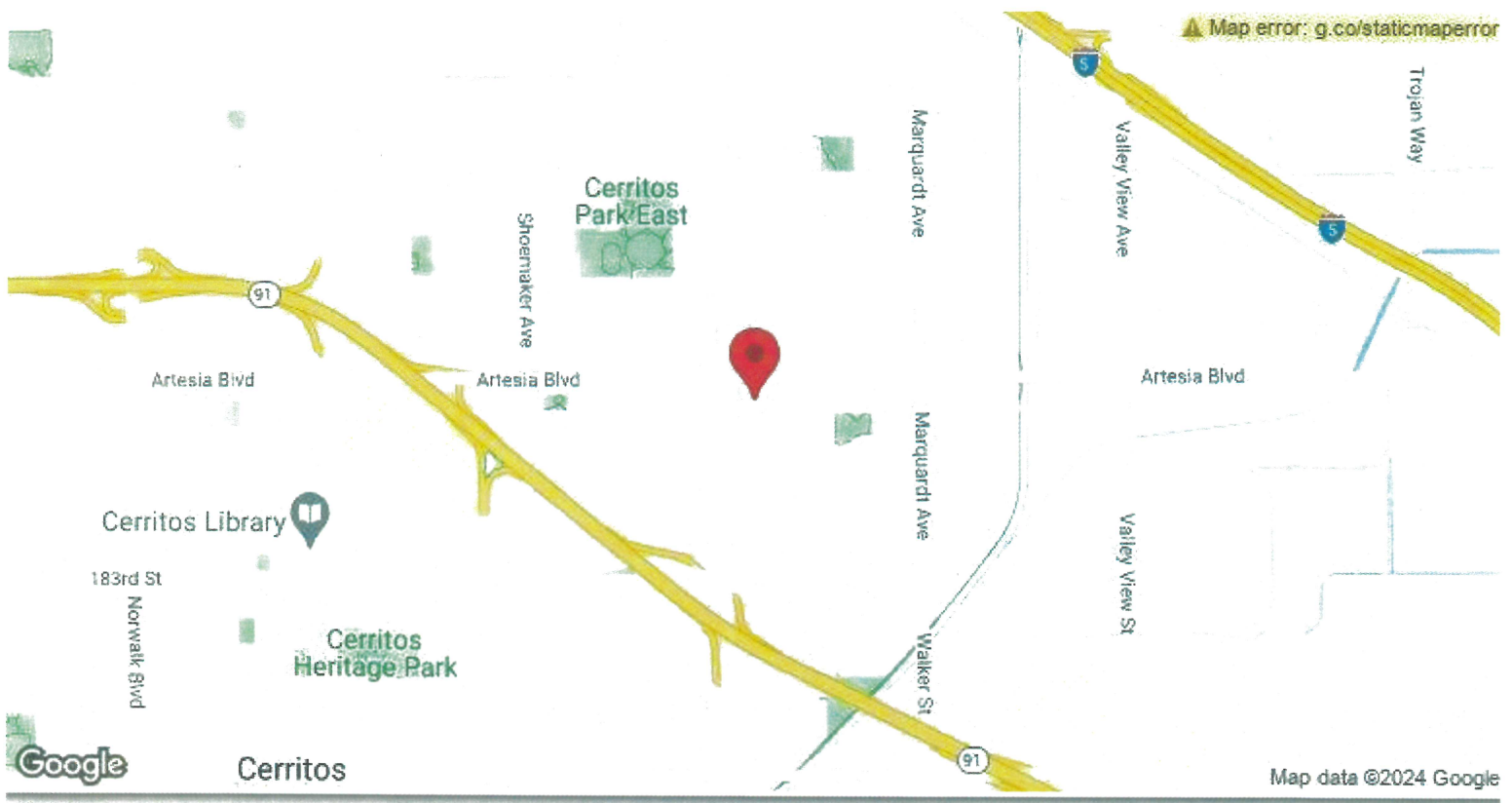


Building Photo



Building Photo





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