

Office/Medical Space

PACIFIC SUNSHINE MEDICAL PLAZA

Hacienda Heights, CA 91745



3120 S HACIENDA BLVD, HACIENDA HEIGHTS, CA 91745

FOR SALE

DONN E. YU

Broker License DRE #01977

17875 Von Karman, Avenue, Suite 150

Irvine CA 92614



OCAP
REAL ESTATE & FINANCIAL

(714) 267-7777

yu@ocaprealestate.com

ocaprealestate.com



PROPERTY DETAILS

\$4,488,000 (\$377 PSF)

PURCHASE PRICE

±11,918 SF

BUILDING
SIZE

2

STORIES

1964

YEAR
BUILT

40

PARKING
SPACES

3120 S HACIENDA BLVD

OCAP Real Estate is pleased to present Sunset Hills Medical Center, a rare opportunity to acquire a multi-tenant medical office building at the high-traffic intersection of Hacienda Boulevard and Colima Road. This well-maintained property offers 11,918 square feet of leasable space across 14 individual office suites, with 12 suites currently leased to established medical professionals.

With longstanding tenants and stable NNN income, the property is ideal for investors seeking dependable returns as well as owner-users looking to occupy one or more suites.

The property features midcentury architecture, 40 parking spaces, and well-maintained landscaping, all of which enhance the professional ambiance. Its irreplaceable location and flexible floor plan make it a highly desirable investment with opportunities for further value-add improvements and upgrades.



BUILDING SPECIFICATIONS

Purchase Price	\$4,488,000
Price Per SF	\$377 PSF
Buiding Size	±11,918 SF
Lot Size	35,884 SF
Parking	40 Spaces (4/1,000)
Construction	Wood Frame
Foundation	Concrete/Steel Footings
Exterior Walls	Wood Siding with Spandrel Panels
Exterior Windows	Commercial Glass Panel System
Lighting	Fluorescent & LED Fixtures
Bathrooms	Women's & Men's Public Restrooms (Individual Restrooms in Several Suites)
Stairs	2 – North & South
Elevator	1 Interior Elevator
HVAC System	Parking Units Servicing Individual Suites
Roof	Pitched with White/Grey Cap Sheet

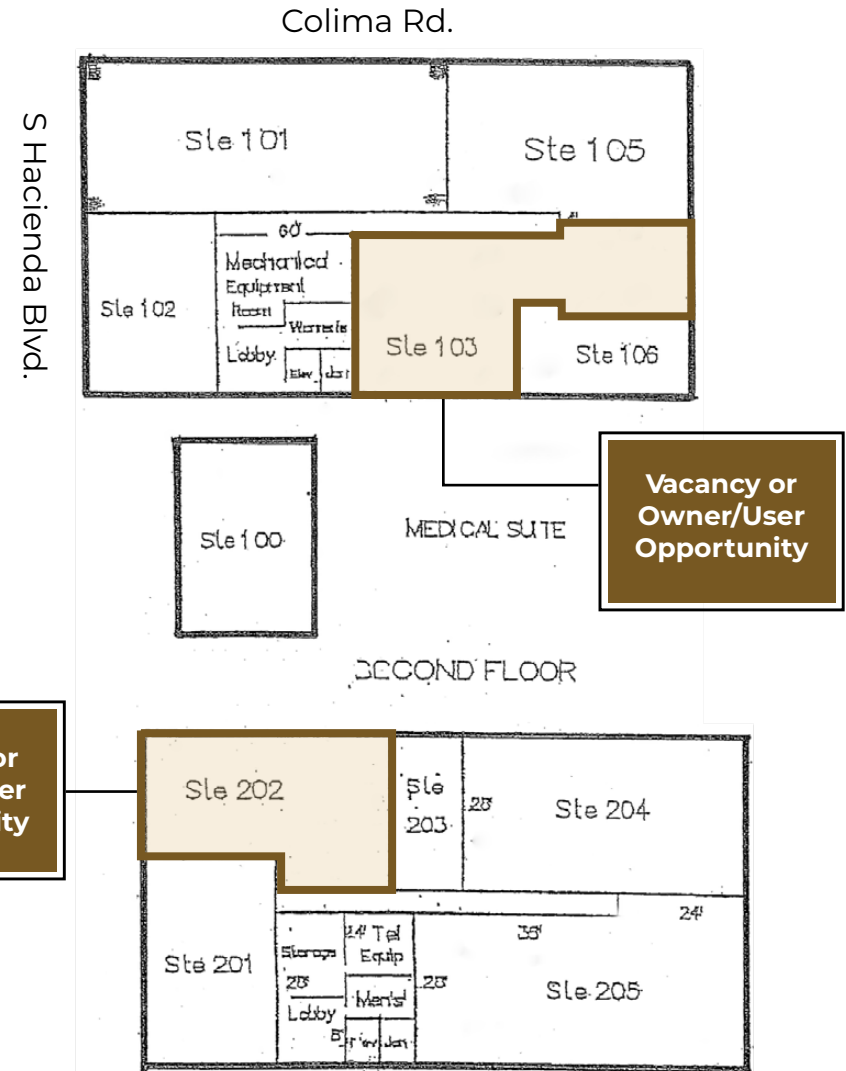




SITE PLAN



FLOOR PLAN



ANNUAL INCOME	Current	Stabilized @ \$2.00 NNN
Base Rent	\$213,783	\$286,032
NNN	\$59,973	\$103,236
Utilities (Electrical)	\$20,952	\$45,470
Total Income	\$294,707	\$434,738
Vacancy	\$0	(\$21,720)
Gross Income	\$294,707	\$413,018
Total Expenses	(\$148,706)	(\$148,706)
Net Income	\$146,001	\$264,312



OPERATING EXPENSES

Building	\$6,524
Total Insurance Expense	\$6,560
Landscaping	\$5,850
HVAC Yearly	\$11,589
Taxes - Property	\$36,126
Pest Control	\$720
Property Management Fees	\$11,995
Telephone Expense	\$994
Electric	\$45,470
Gas	\$3,591
Trash	\$5,128
Water	\$3,708
Elevator	\$2,424
Plumbing	\$1,833
Cleaning Expense	\$6,193
Total Expenses	\$148,706

**3120 S HACIENDA BLVD,
HACIENDA HEIGHTS,
CA 91745**



BANC OF
CALIFORNIA

COINFLIP



Buddha's Light Hsi Lai School



BERKSHIRE HATHAWAY

- Sushi Umi
- World's Best Pizza
- Postal Center Plus
- Wireless Champs

- China Star
- Whiskey Well
- Salon 3180



Colima Rd



Colima Rd

Western Union

- Temaki Susshi
- CA Mini Mart
- Computer Repair
- Ling Sports
- Dry Cleaners
- Michelle's Nails
- Hair Entourage

HACIENDA HEIGHTS HIGHLIGHTS

- Population 85,753 within 3 miles of property
- Principally Pan Asian demographic
- Served by PIH Health & Wesley Health Centers
- Hsi Lai Temple
- Hacienda Heights Library
- Los Robles Park
- Schabarum Regional Park

- AH Dental Center
- Studio Roxx
- Jones Reading & Math Clinics
- LA Vitamin

S Hacienda Blvd



OCAP
REAL ESTATE & FINANCIAL



3120 S HACIENDA BLVD, HACIENDA HEIGHTS, CA 91745

FOR SALE

All materials and information received or derived from Ocap Real Estate & Financial, its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy; condition of the property; compliance or lack of compliance with applicable governmental requirements; developability or suitability; financial performance of the property; projected financial performance of the property for any party's intended use; or any and all other matters. Neither Ocap Real Estate & Financial, its directors, officers, agents, advisors, nor affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the materials or information provided, derived, or received.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Ocap Real Estate & Financial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals.

Ocap Real Estate & Financial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Ocap Real Estate & Financial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed by Ocap Real Estate & Financial in compliance with all applicable fair housing and equal opportunity laws.

DONN E. YU

Broker License DRE #01977
17875 Von Karman, Avenue, Suite 150
Irvine CA 92614



OCAP
REAL ESTATE & FINANCIAL

(714) 267-7777

yu@ocaprealestate.com
ocaprealestate.com