



QSR/SINGLE-TENANT NNN LEASED INVESTMENT FOR SALE

13844 E. Imperial Hwy, La Mirada, CA 90638

PROPERTY VALUE

\$1,750,000

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

INVESTMENT HIGHLIGHTS

- Freestanding Single-Tenant NNN Leased Investment
- Quick Service Fast Food with Drive Through
- Investment is Priced on Land-Value at \$65 PLSF
- In-Place Rents in Place are Below Market
- 10+ Years of In-Place Tenancy
- Leased Fee Ownership
- Minimal Landlord Responsibilities
- First Time on Market for Sale in Generations
- Traffic Counts in Excess of 28,000+ Cars Per Day
- Dense Infill Demographics with Population of 546,000+ in a 5 Mile Radii

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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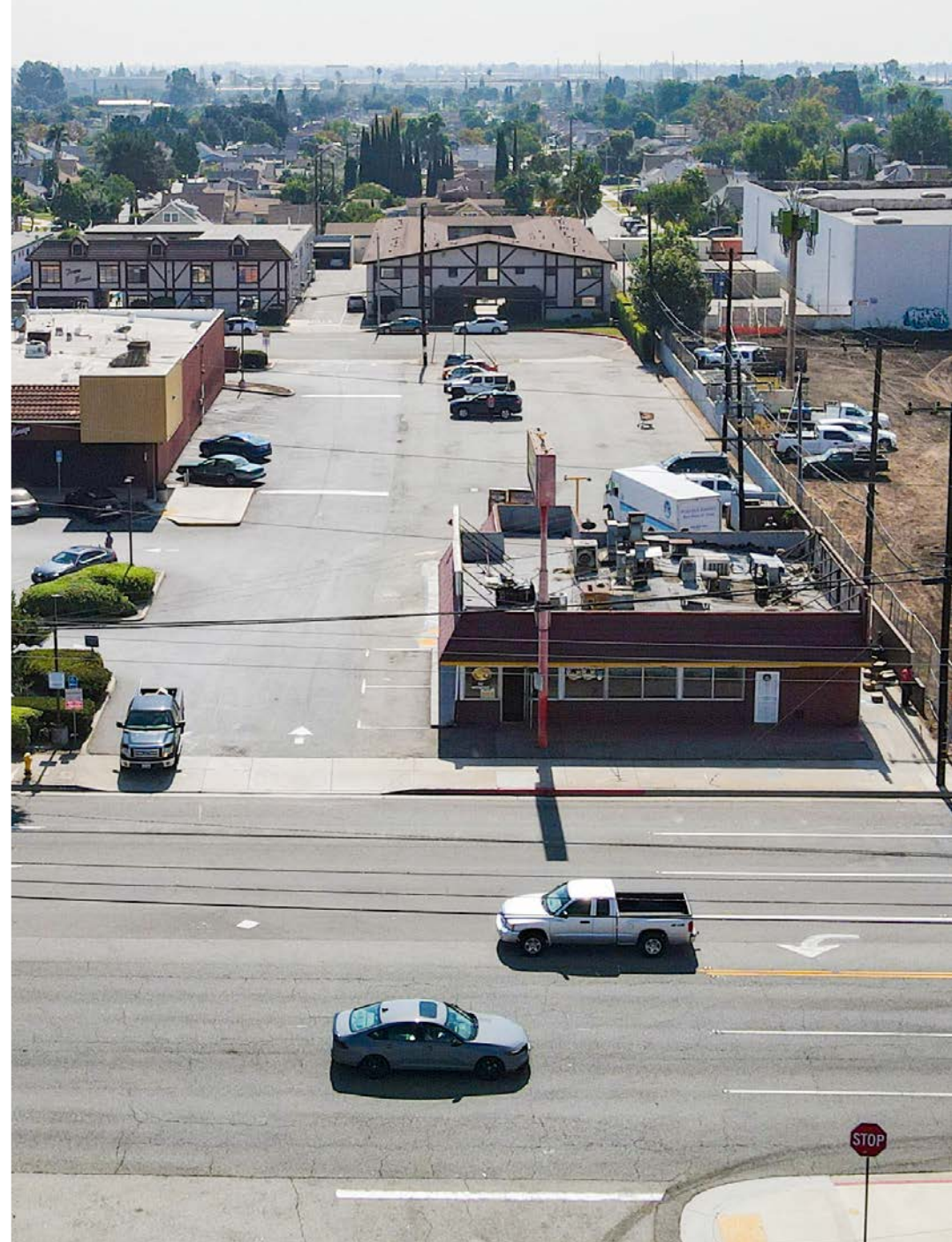
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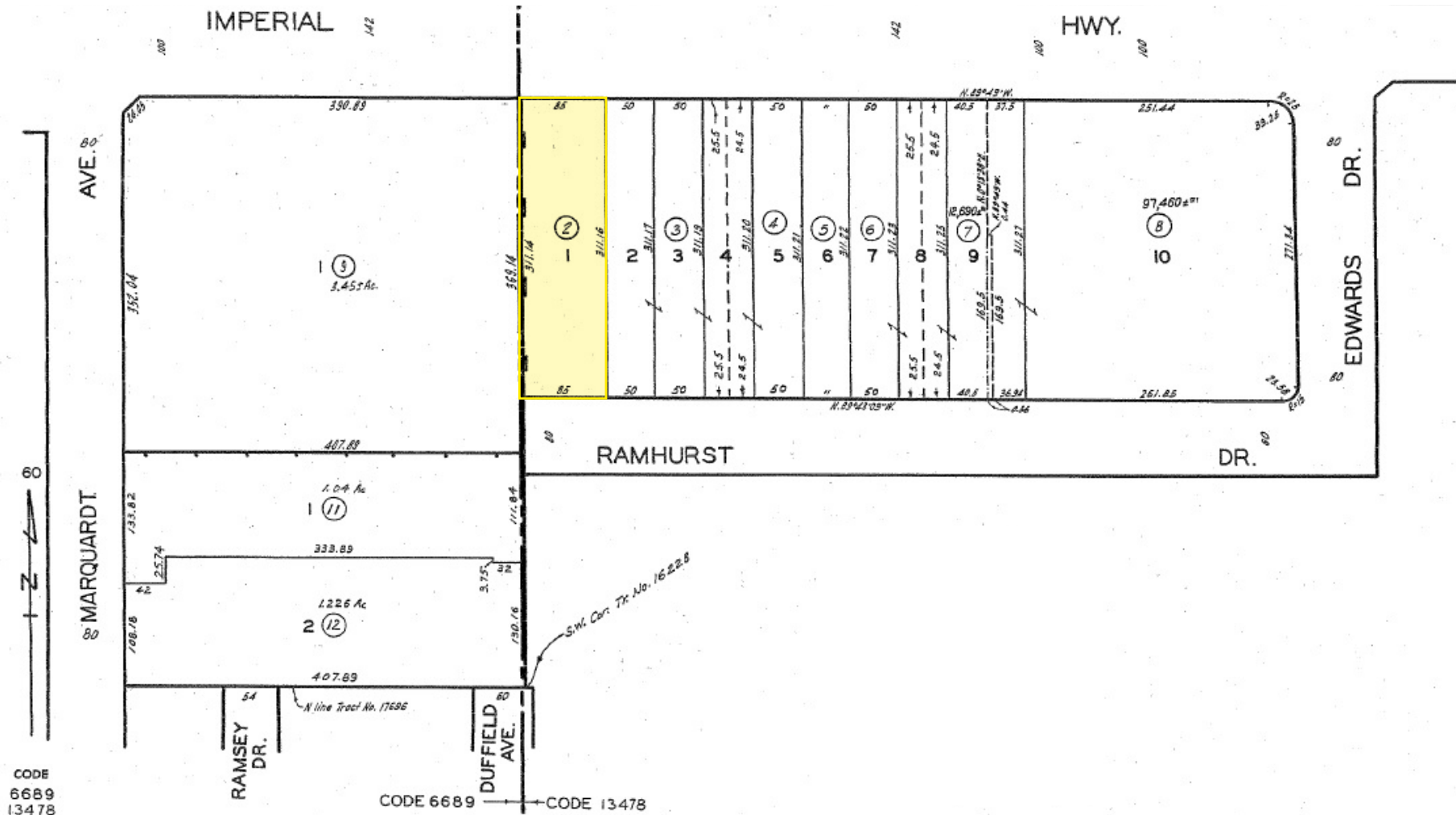
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PROPERTY DESCRIPTION

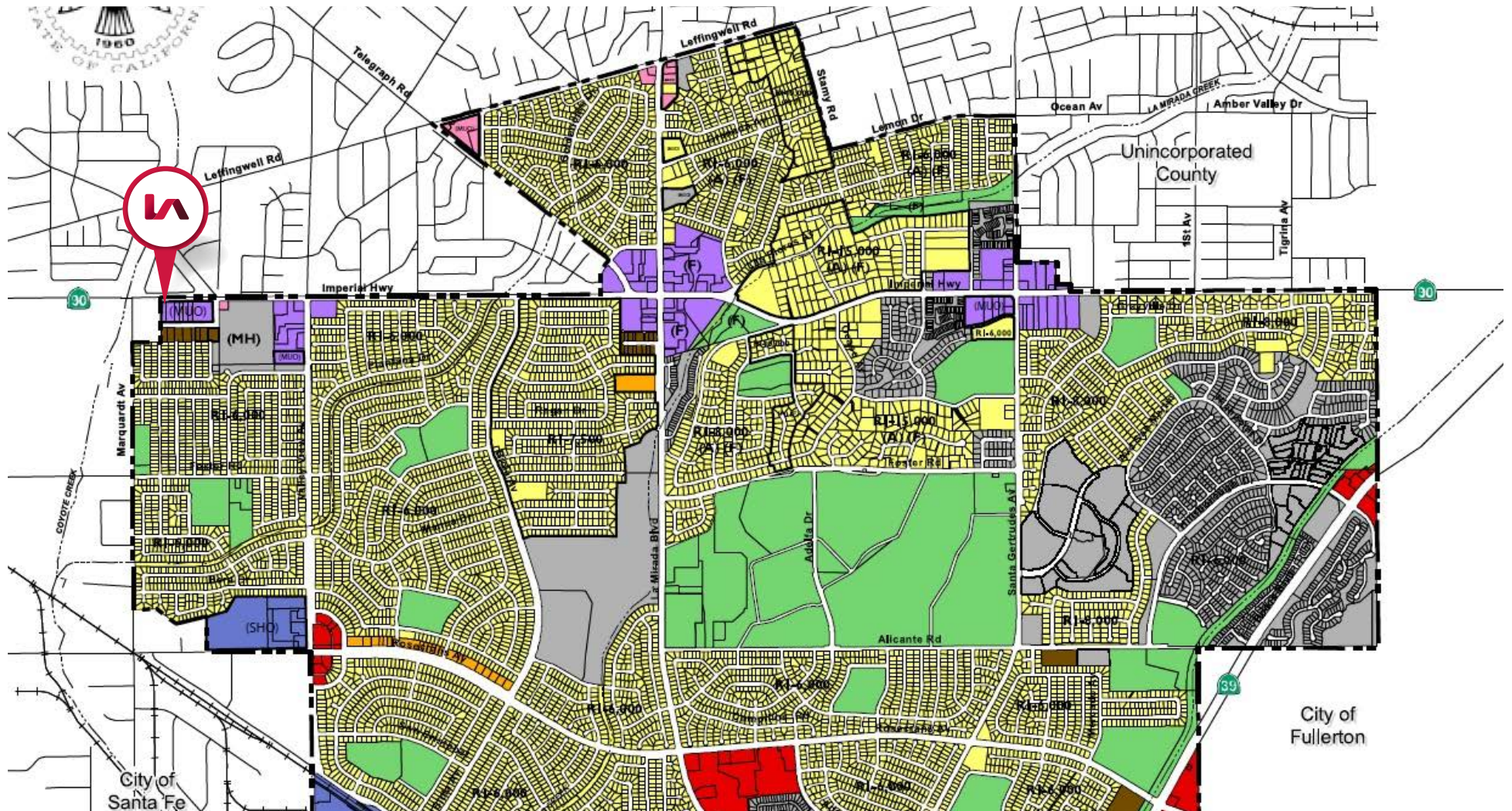
Legal Address:	13844 E Imperial Highway La Mirada (Santa Fe Springs), CA 90670
Building Area: <i>*According to Title and County Assessor's</i>	±2,016 Sq. Ft.
Lot Area:	±26,825 Sq. Ft.
Year Built:	1957 / 1960
APN:	8044-030-002
Frontage:	85' Along Imperial Highway
Traffic Counts:	28,000 + Cars Per Day
Zoning:	Imperial Highway Specific Plan - Mixed Use



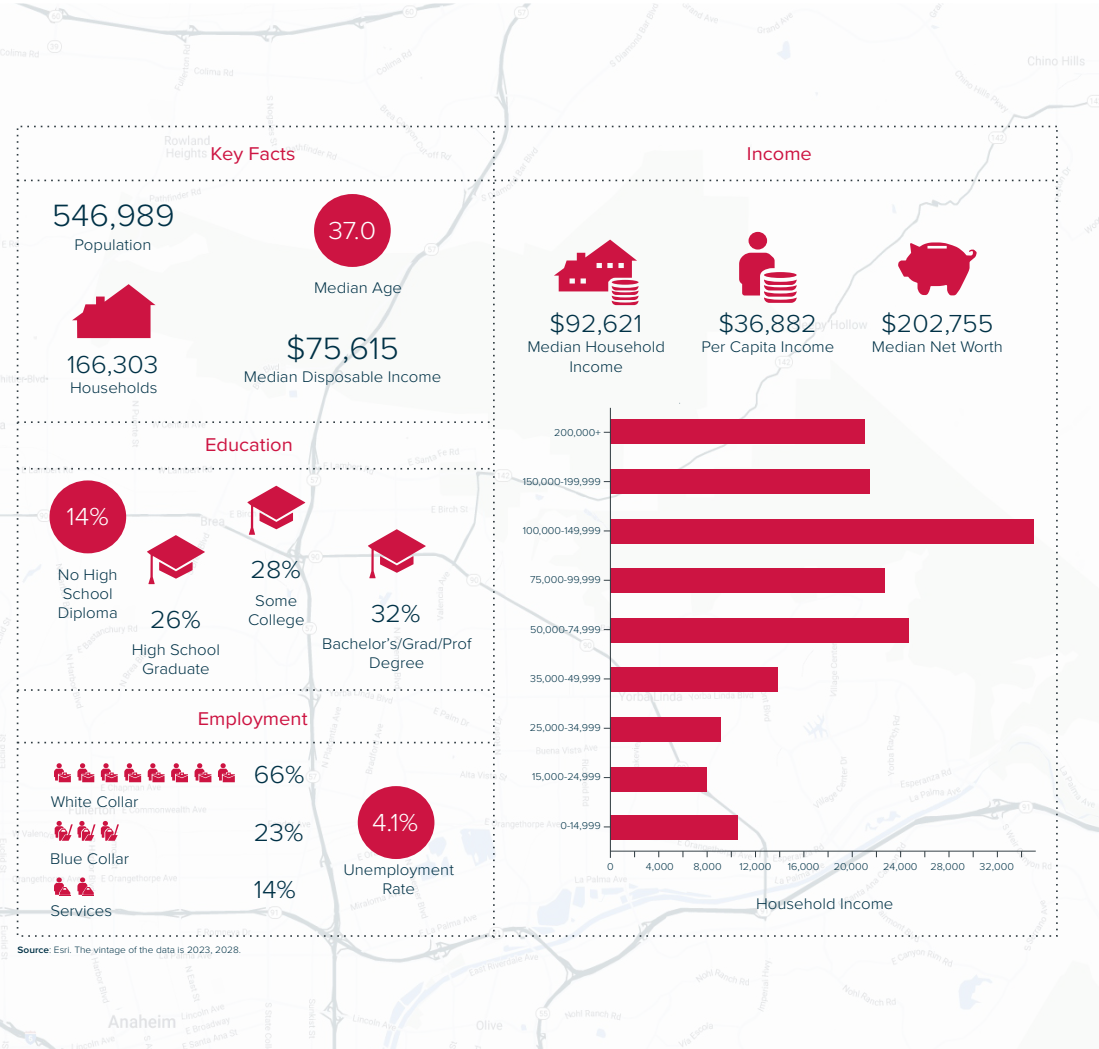
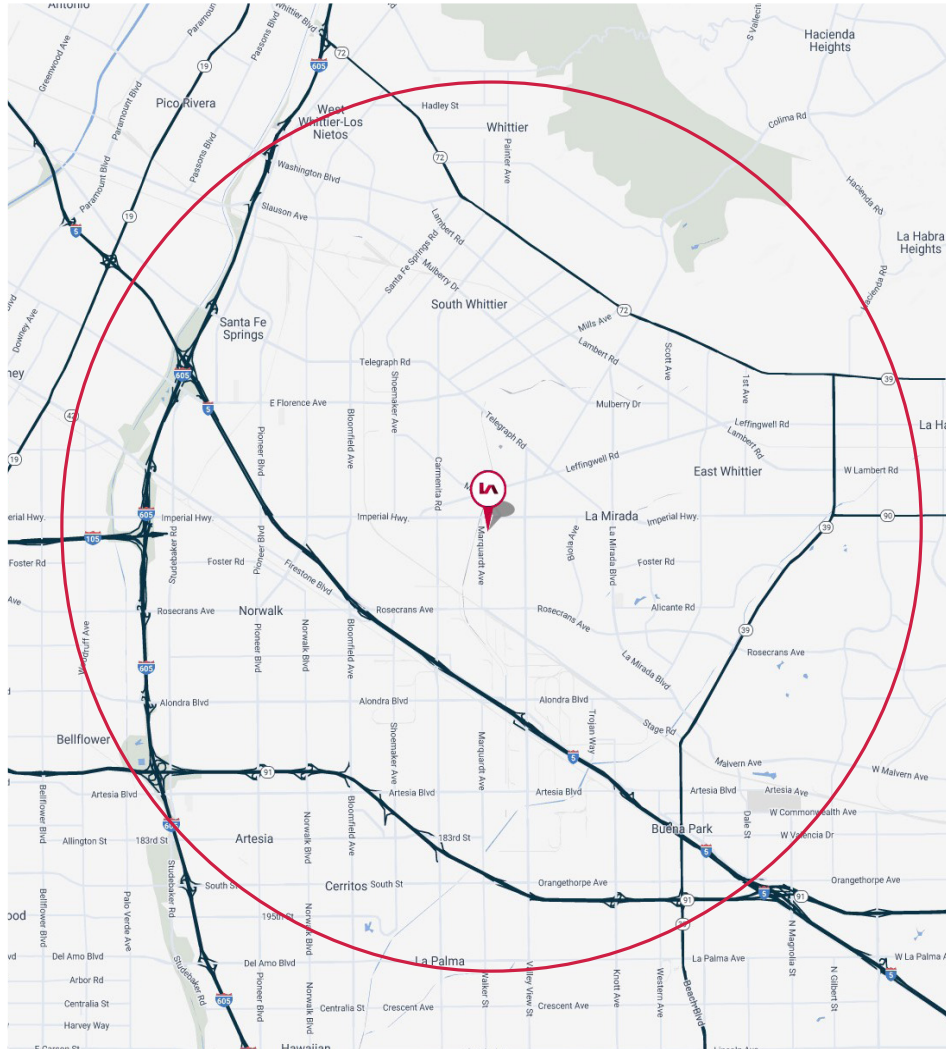
PARCEL MAP



ZONE MAP



DEMOGRAPHICS SUMMARY

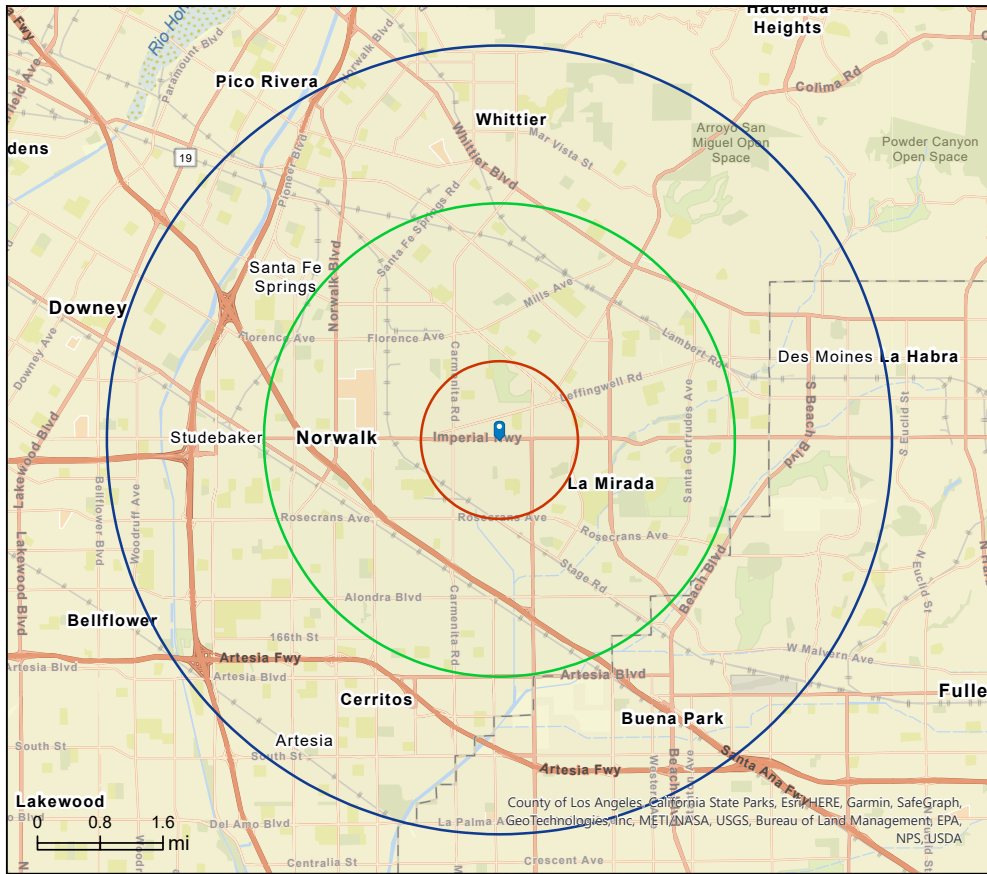




Site Map

13844 Imperial Hwy, La Mirada, California, 90638
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91683
Longitude: -118.03642



Traffic Count Map - Close Up

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