



PRICE REDUCED-7% CAP RATE!

17500 Carmenita Rd, Cerritos, CA 90703



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PRICE REDUCED-7% CAP RATE!

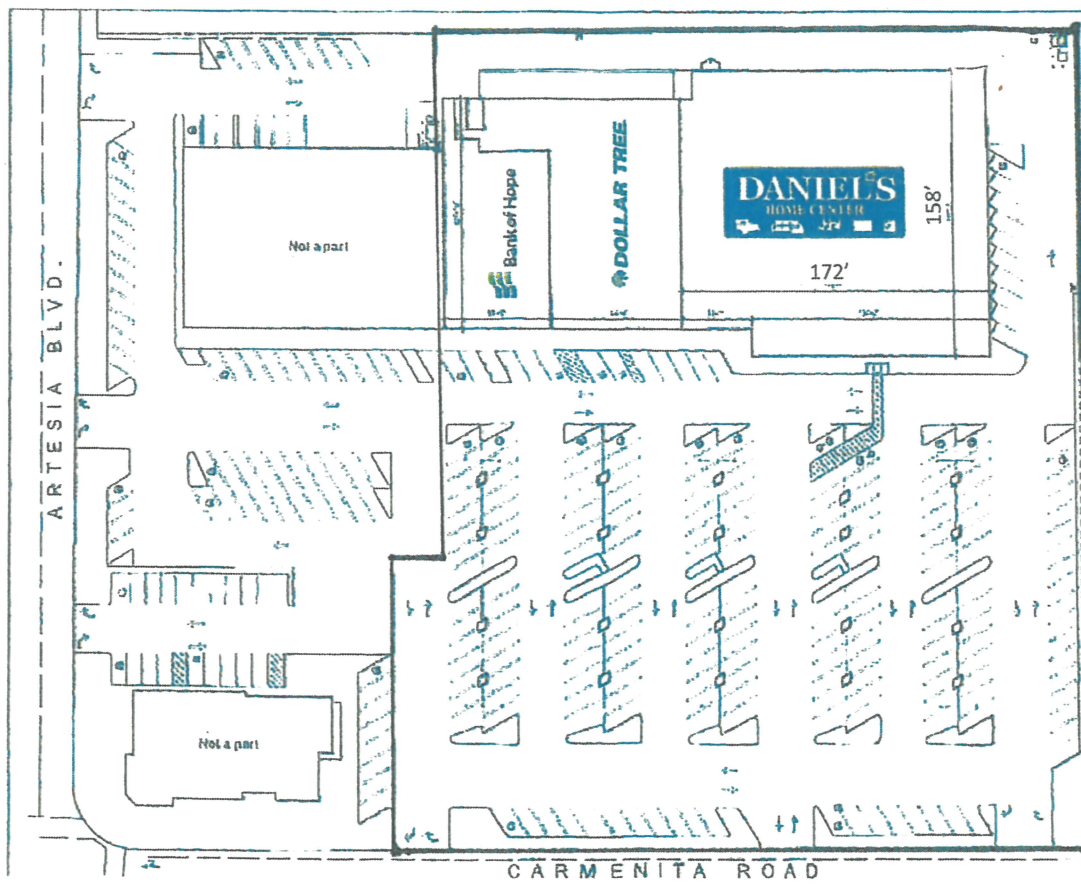
\$12,400,000

Retail Center with Up-Side Potential !...

- Great opportunity for a value add investment!
- Easy access from 91 Freeway. Carmenita Rd exit @ Artesia Blvd.



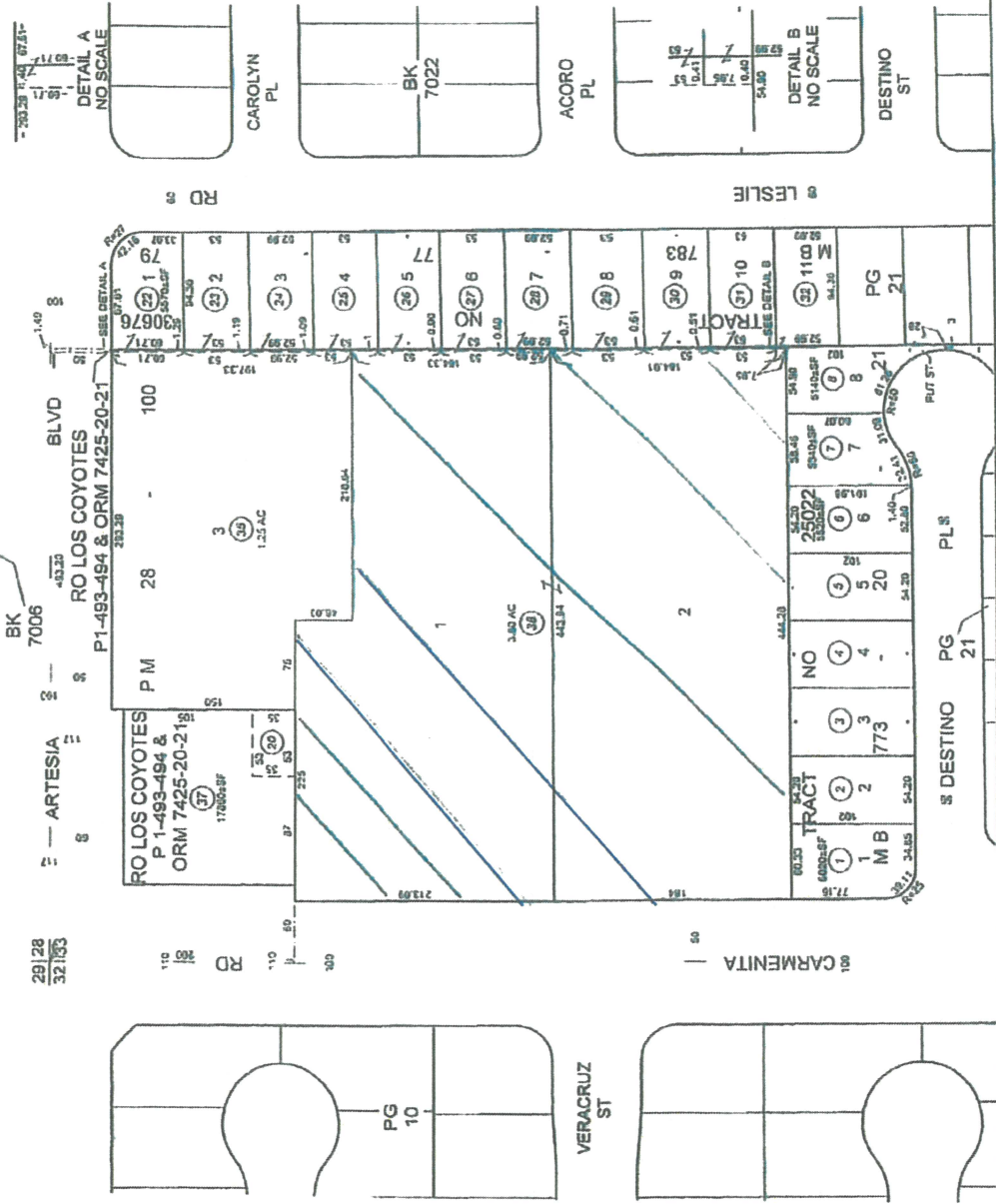
Price:	\$12,400,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.00%
Lot Size:	3.80 AC
Gross Building Area:	42,794 SF
No. Stories:	1
Year Built:	1971
Tenancy:	Multi
Parking Ratio:	5.09/1,000 SF
Clear Ceiling Height:	14 FT
Zoning Description:	CN, Cerritos
APN / Parcel ID:	7027-020-038



C9-



09 • J. BYRNE
SERVICES
SCALE 1" = 80'



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	\$46,683.00	\$16,000.00	26,676	6/1/15	mo-to-mo
		\$72,333.06	\$24,000.00			

$\$72,333.06 / \text{month} \times 12 \text{ months} = \$867,996.72 / \text{year NET INCOME}$ **7.0% CAP RATE**

Bank of Hope is in their last option period and has asked about extending their lease.

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

Property Photos





Property Photos



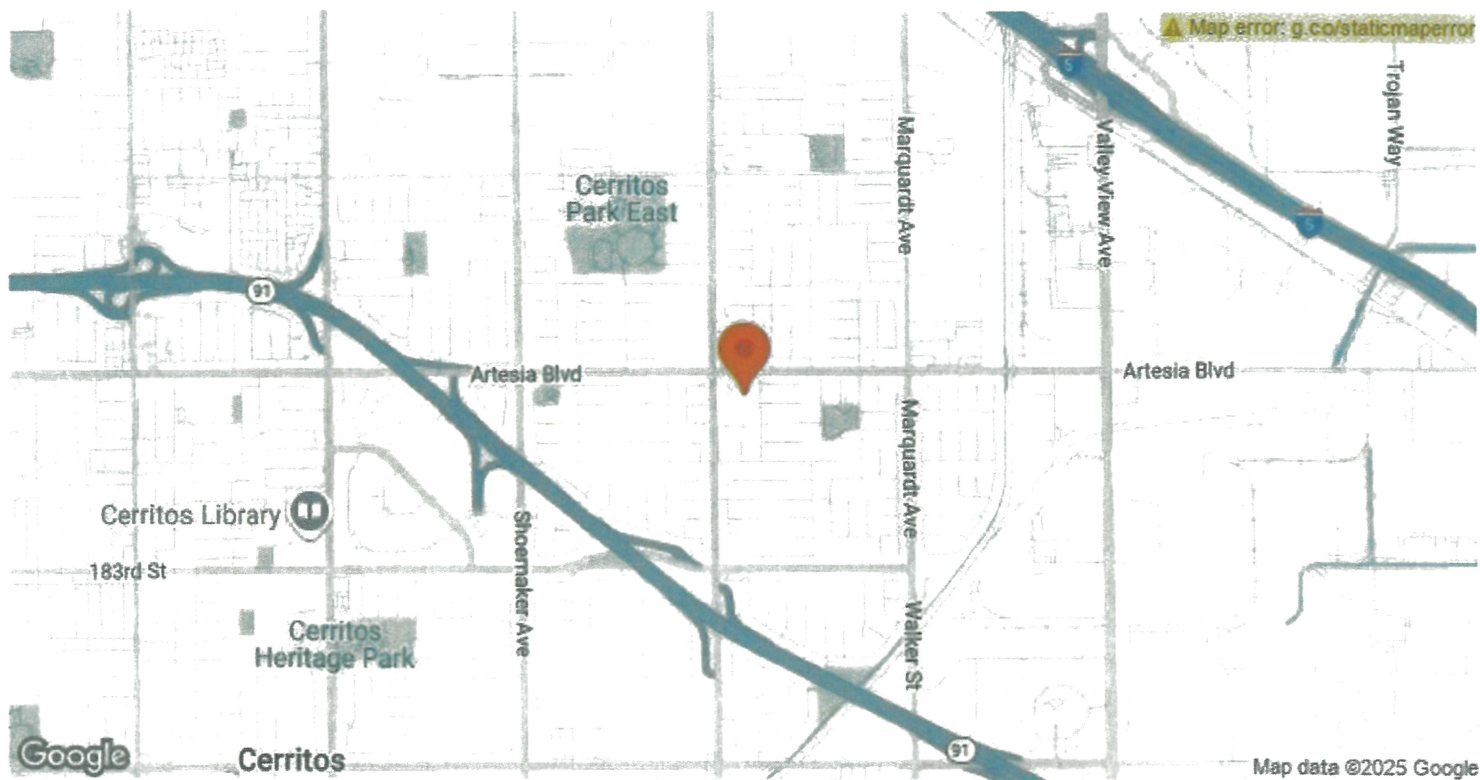
Property Photos





Artesia Blvd

Carmenita Road



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