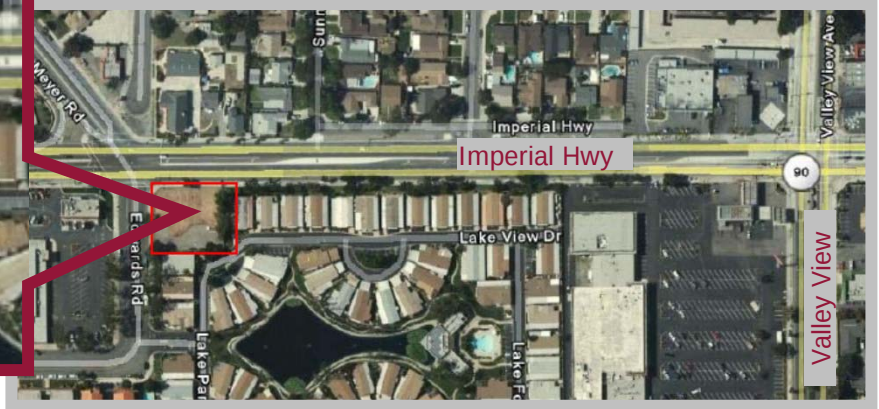




Ground Lease

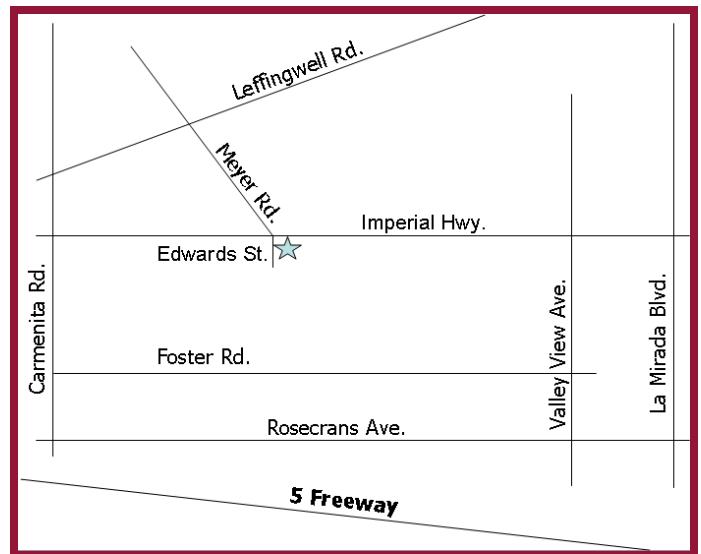
SEC Imperial Hwy & Edwards St

Imperial Highway · La Mirada, CA



Features:

-  Signalized Point South East Corner of Imperial Hwy. & Edwards Rd. Just West of Valley View
-  Contains approximately 18,596 square feet of Land (125 x 150)
-  Perfect for Fast Food, Gas Station, Car Wash & Retail Strip Center
-  Across from Neighborhood Shopping Center Anchored by Big Lots & Kentucky Fried Chicken, Jim's Burgers, Uno Super Market and Dollar Mission
-  Ground Lease: \$80,000 NNN per year



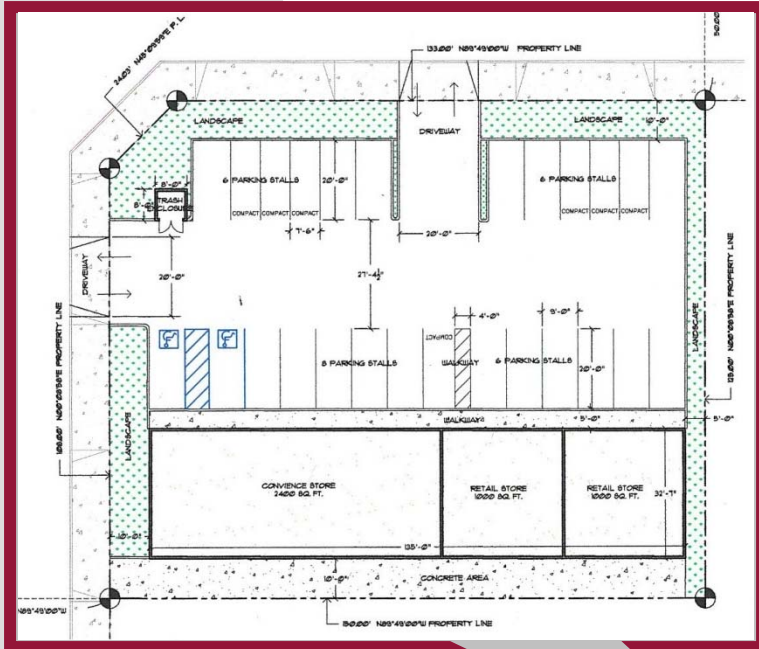
Contact: Greg Jones BRE# 00661121

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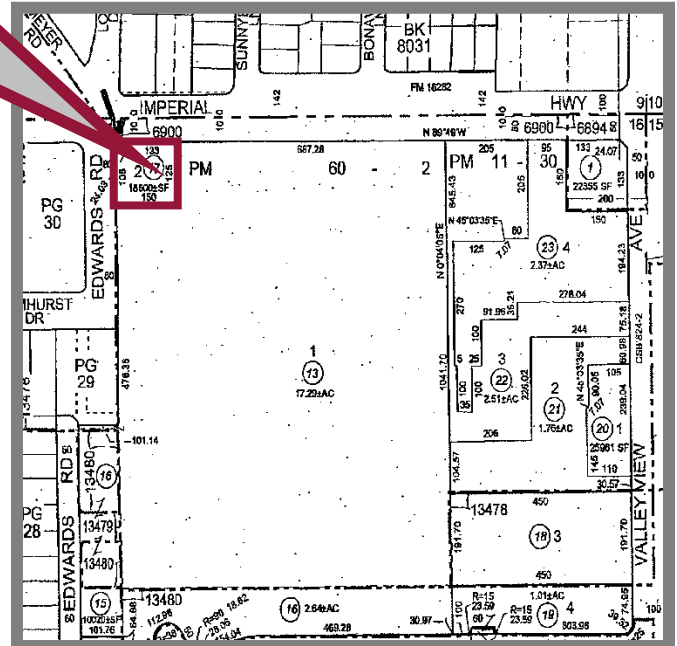
Site Plan

3 Tenant Retail Center
Imperial Hwy & Edwards · La Mirada, CA



**Proposed
Site Plan**

Plot Map



JonesRE
Commercial Real Estate

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