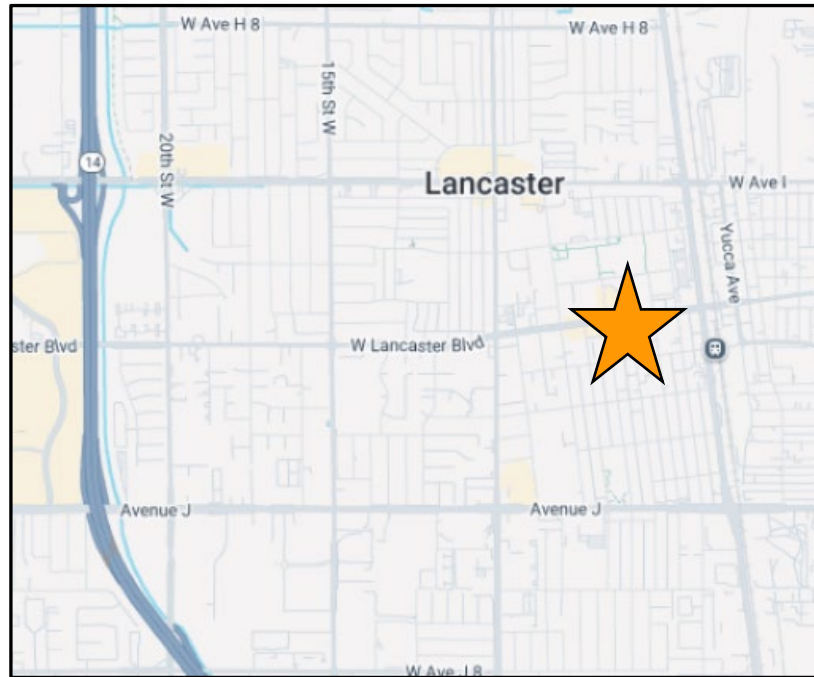


\$2,950,000

OFFERING HIGHLIGHTS

- 22,376 Sq Ft Building
- 0.75 Acre Lot (32,496 Sq Ft)
- 30 Parking Spaces
- 9,388 Sq Ft is occupied by month-to-month tenant paying \$13,256/mo.
- 12,988 Sq Ft is occupied by seller, WOW Beauty Supply
- Zoned Downtown Specific Plan Boulevard District
- APNs 3134-016-022 & 3134-016-023



The information presented in this marketing brochure is from sources believed to be reliable. No representations or warranties are made as to the accuracy of the information presented.



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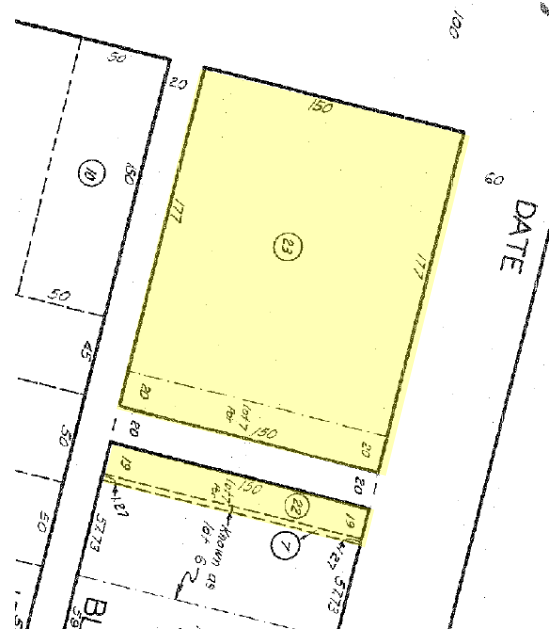
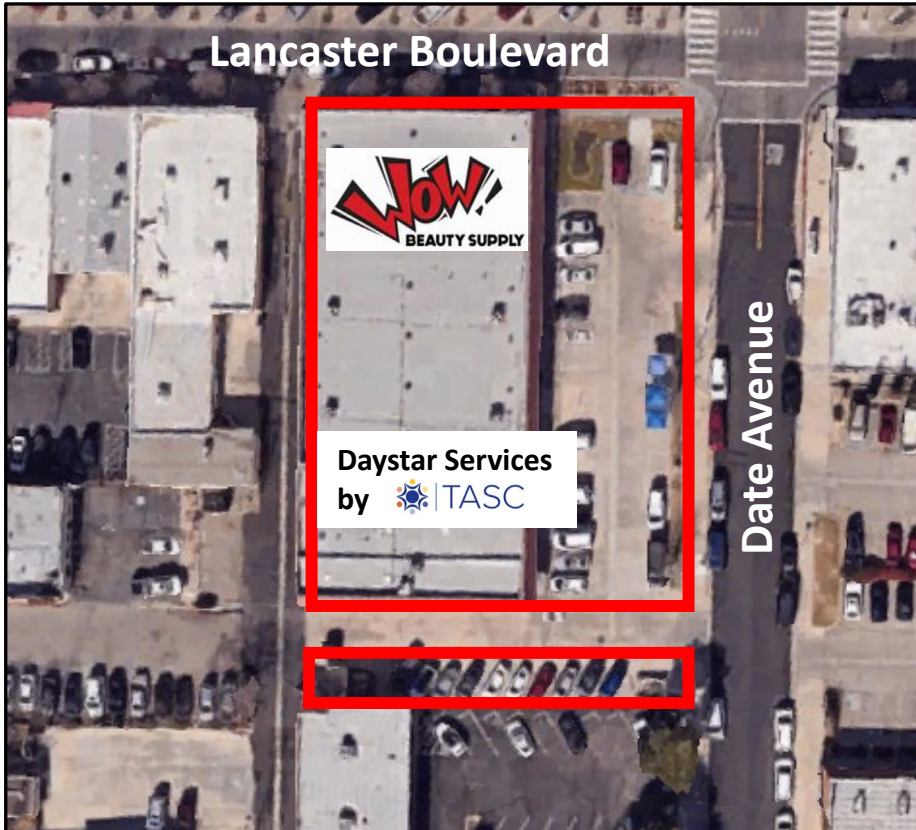


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818.337.9066

FOR SALE | 646 West Lancaster Boulevard



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