

[1237]

S EUCLID
ANAHEIM, CA 92802

FOR SALE



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

DISCLAIMER

This Confidential Offering Memorandum (this “Memorandum”) is being delivered to you for the sole purpose of evaluating the possible acquisition of 1237 S. Euclid, Anaheim, California (“Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Lee & Associates Commercial Brokerage (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any computer diskettes) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “AS IS”, “WHERE IS” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material (which may include engineering, environmental or other reports) may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other Broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its Broker.

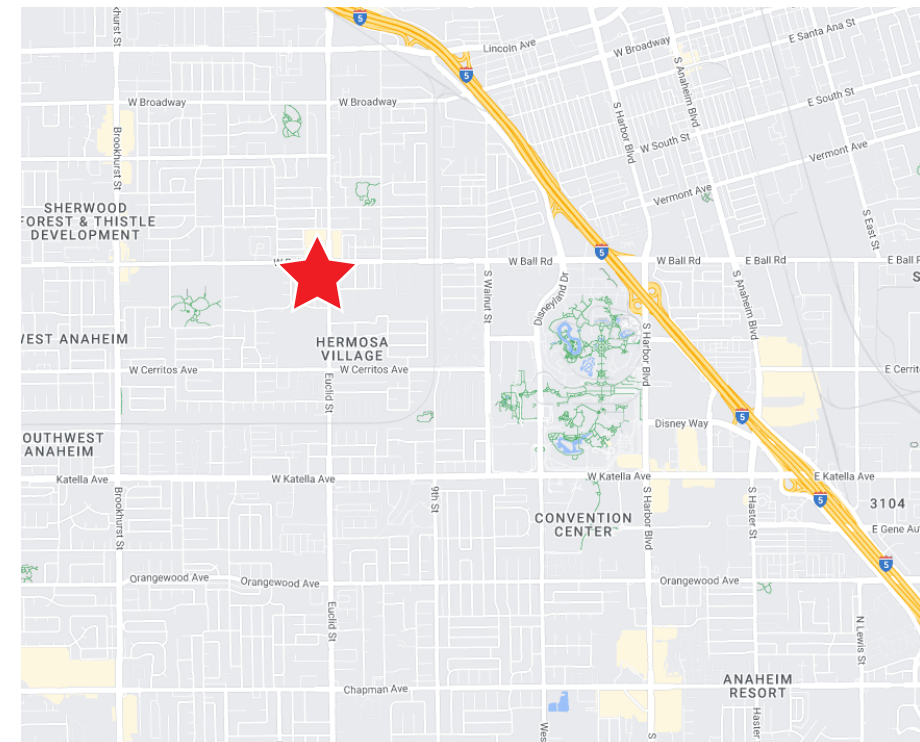
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INVESTMENT OVERVIEW 3

FINANCIAL ANALYSIS 4



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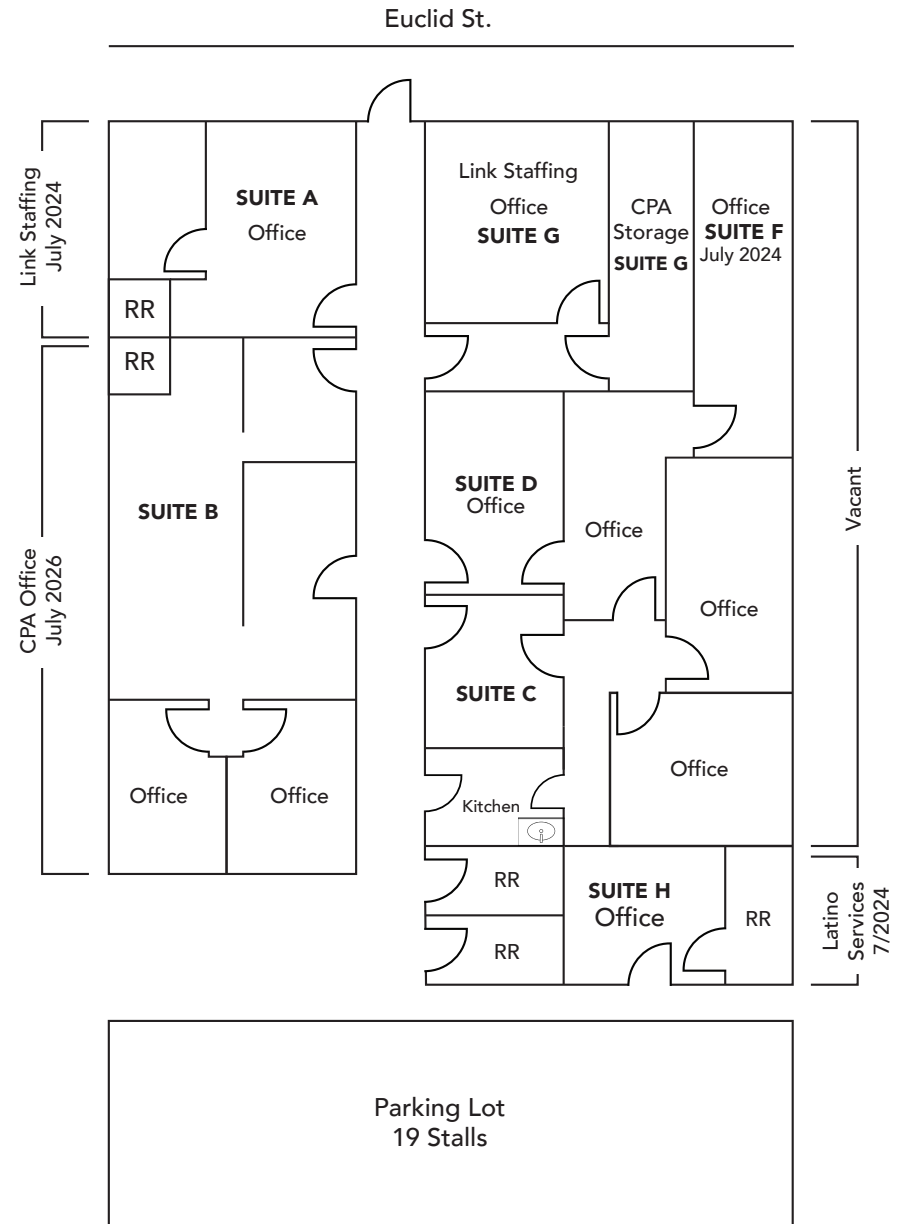
S. EUCLID ST
ANAHEIM, CA 92802

FLOORPLAN

Price	\$1,950,000.00
Building Size	±5,328 SF
Lot Size	±0.33 Acres (±14,379 SF)
Property Address	1237 S. Euclid St. Anaheim, CA 92802
Assessor's Parcel Number	128-372-36
Zoning	Commercial General (CG)
Retail Frontage	S. Euclid St.

PROPERTY HIGHLIGHTS

- ±5,328 SF Freestanding Building
- 4.13:1,000 Surface Parking
- Built in 1979
- Owner/User or Investment Opportunity



FINANCIAL ANALYSIS

RENT ROLL

Suite	Tenant	Term	Monthly Rent	Lease Type
A	Link Staffing	July 15, 2023 - July 31, 2024	1,450.00	FSG
B & G	SC Malley Accounting	July 15, 2023 - July 31, 2026	\$2,416.60	FSG
H	Latino Multiservice	July 15 - July 31, 2024	\$750.00	Gross
C, D, F	Vacant	-	-	-
TOTALS			\$4,616.60	



EXTERIOR IMAGES

