

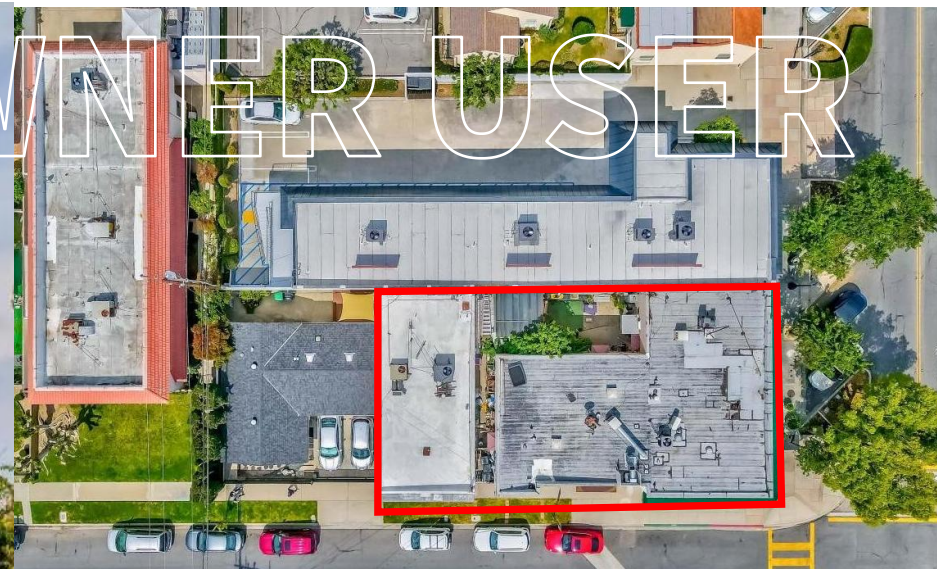


57,57A & 59 California St, Arcadia, CA 91006



227 & 229 S 1st Ave, Arcadia, CA 91006

INVESTMENT OR OWNER USER



APNS: 5773-019-0008 & 5773-019-009

Building Size: 3,886 SQFT

Lot Size: 5,128 SQFT

Zoning : ARC2H

INVESTMENT HIGHLIGHTS

- 100% Leased with good tenants**
- Good location in Arcadia**
- New AC for unit 229**

CALL FOR MORE DETAILS Henry Liu
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 77 W Las Tunas Dr, #105 Arcadia, CA 91007



5 UNITS RETAIL BLDG IN ARCADIA



Broker does not guarantee the accuracy of financial data, square footage, lot size, zoning. Buyer shall independently verify the accuracy of information and base upon and rely on its own inspection and analysis for its own satisfaction.

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57,57A & 59 California St, Arcadia, CA 91006

EXECUTIVE SUMMARY

ARCADIA 227 & 229 S 1st Ave, Arcadia, CA 91006



ASKING: \$2,380,000

5 UNITS INVESTMENT OR OWNER USER

Buyer to verify with city

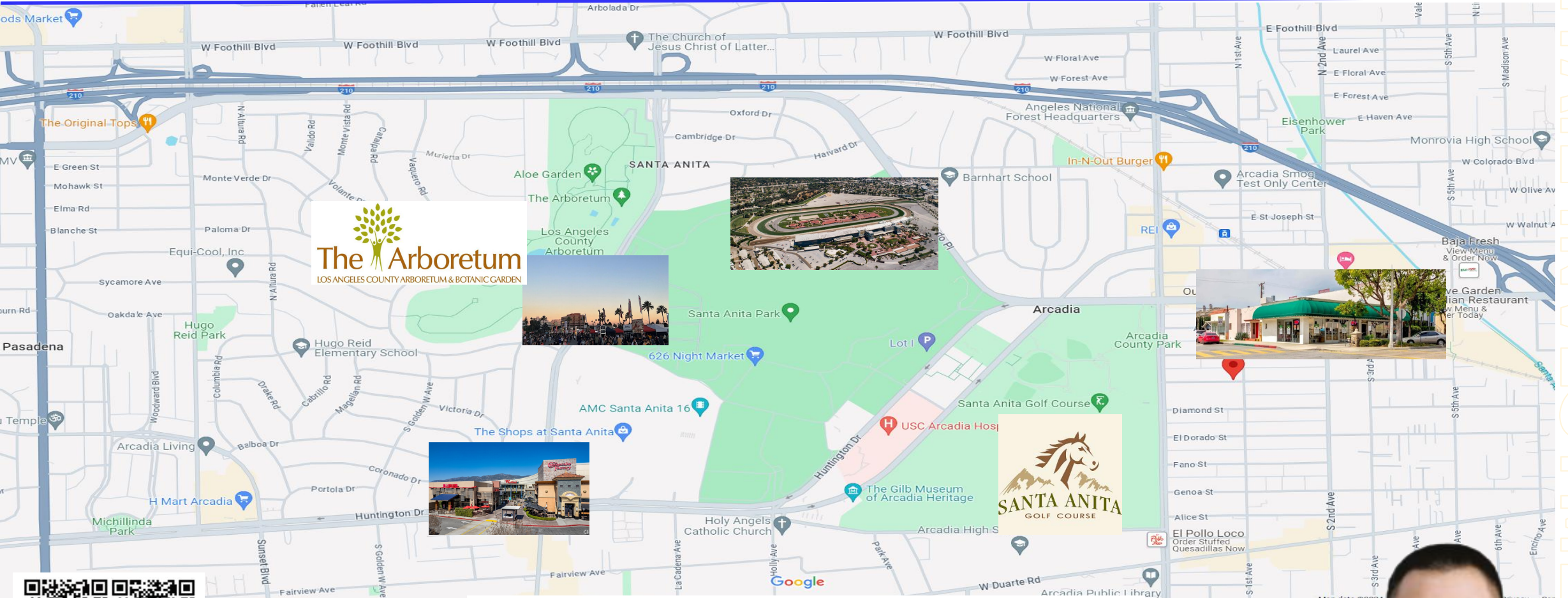
This is your chance to seize an investment or secure your own commercial and residential space in a highly sought-after area. With 4 units comprising both commercial and residential spaces, this property offers versatility and potential for multiple streams of income. Location: Situated in a prime location and convenient access to amenities, this property is strategically positioned for maximum exposure and foot traffic in city of arcadia. Mixed-Use: Featuring a blend of commercial and residential units, this property caters to diverse tenant needs and offers flexibility in usage. Investment Potential: Whether you're an investor seeking steady returns or an owner looking to establish your presence, this property presents an excellent opportunity for growth and financial success. Seller will do 1031 Exchange.

			Rent	Terms
Unit # 57 & 57 A	Salon Store	1200 sqft	\$2,000	7/1/2021--6/30/2026
Unit#59	2B2B Residential	1007.99 sqft	\$1,900	month to month
Unit#227	Bobba Tea	613.39 sqft	\$1,520	month to month
Unit#229	ABJ water store	771.21 sqft	\$2,000	07/03/2018-12/31/2024
Total			\$7,420	Monthly Rent
			\$89,040	Annual Rent

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LOCATION MAP



RETAIL INVESTMENT



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