
EXECUTIVE SUMMARY

Property Type:	Contractor Storage Yard
Address:	424 South Lemon Avenue, Walnut, California 91789
Location:	East side of Lemon Avenue, 250 feet south of Valley Boulevard in the City of Industry, California
Assessor's Parcel Number:	8760-023-020
Census Tract:	4033.27
Property Rights Appraised:	"As Is" Fee Simple Estate Market Value
Personal Property Appraised:	None
Land Area:	41,698 square feet or 0.96 acres
Zoning:	I, Industrial (City of Industry)
Flood Zone Information:	The subject is located in flood area Zone X under community ID/panel number 06037C1725F, dated September 26, 2008, under Zone X. Flood insurance is not required within this zone.
Improvements:	The subject site is nominally improved with two buildings totaling 2,104 rentable square feet. The structures pertain to a one-story, wood-frame office/retail building totaling 960 square feet and a 1,144 square foot one-story, wood-frame storage structure. The office building is in average condition and the storage structure is in below average condition. The lot is partially asphalt and partially concrete paved in average condition. The overall site footprint coverage based on a building footprint area of 2,104 square feet equates to 5.0%.
Project Occupancy:	The subject property is leased on a month-to-month basis and is operated as a U-Haul franchise and vehicle storage yard.
Highest and Best Use:	As Vacant - Single-tenant office/warehouse property for purchase by owner-user or investor As Improved - Redevelop site with single-tenant office/warehouse property for purchase by owner-user or investor

Reference: Contractor Storage Yard
424 South Lemon Avenue
Walnut, California 91789

This 41,698 square foot or 0.96 gross and net acre, rectangular-shaped lot positioned along the east side of Lemon Avenue, 250 feet south of Valley Boulevard in the City of Industry, California. The property has a City of Walnut Postal Address. The subject site is comprised of one legal parcel with a normal frontage to depth ratio and is nominally improved with two buildings totaling 2,104 rentable square feet. The structures pertain to a one-story, wood-frame office/retail building totaling 960 square feet and a 1,144 square foot one-story, wood-frame storage structure. The office building is in average condition and the storage structure is in below average condition. The lot is partially asphalt and partially concrete paved in average condition. The overall site footprint coverage based on a building footprint area of 2,104 square feet equates to 5.0%. The subject property is fully leased on a month-to-month basis and is operated as a U-Haul franchise and vehicle storage.