



9058 Rose St, Bellflower, CA 90706

**\$2,000,000**

Rose St

Industrial | 6.00% CAP | 5,200 SF



Jim Resha, CCIM  
CA CA 00847788  
714.231.5810



Heather Francine  
CA CA 01424225  
714.299.9829

Listing Added: 09/11/2024

Listing Updated: 01/04/2025

Details

Asking Price	\$2,000,000	Property Type	Industrial
Subtype	Distribution	Investment Type	Net Lease
Lease Type	NNN	Tenancy	Single
Brand/Tenant	The Medicine Woman	Lease Term	10.3 years
Lease Commencement	09/21/2017	Lease Expiration	01/21/2028
Remaining Term	3 years	Square Footage	5,200
Net Rentable (sq ft)	5,200	Price/Sq Ft	\$384.62
Cap Rate	6.00%	NOI	\$120,000
Year Built	2019	Buildings	1
Stories	1	Ground Lease	No

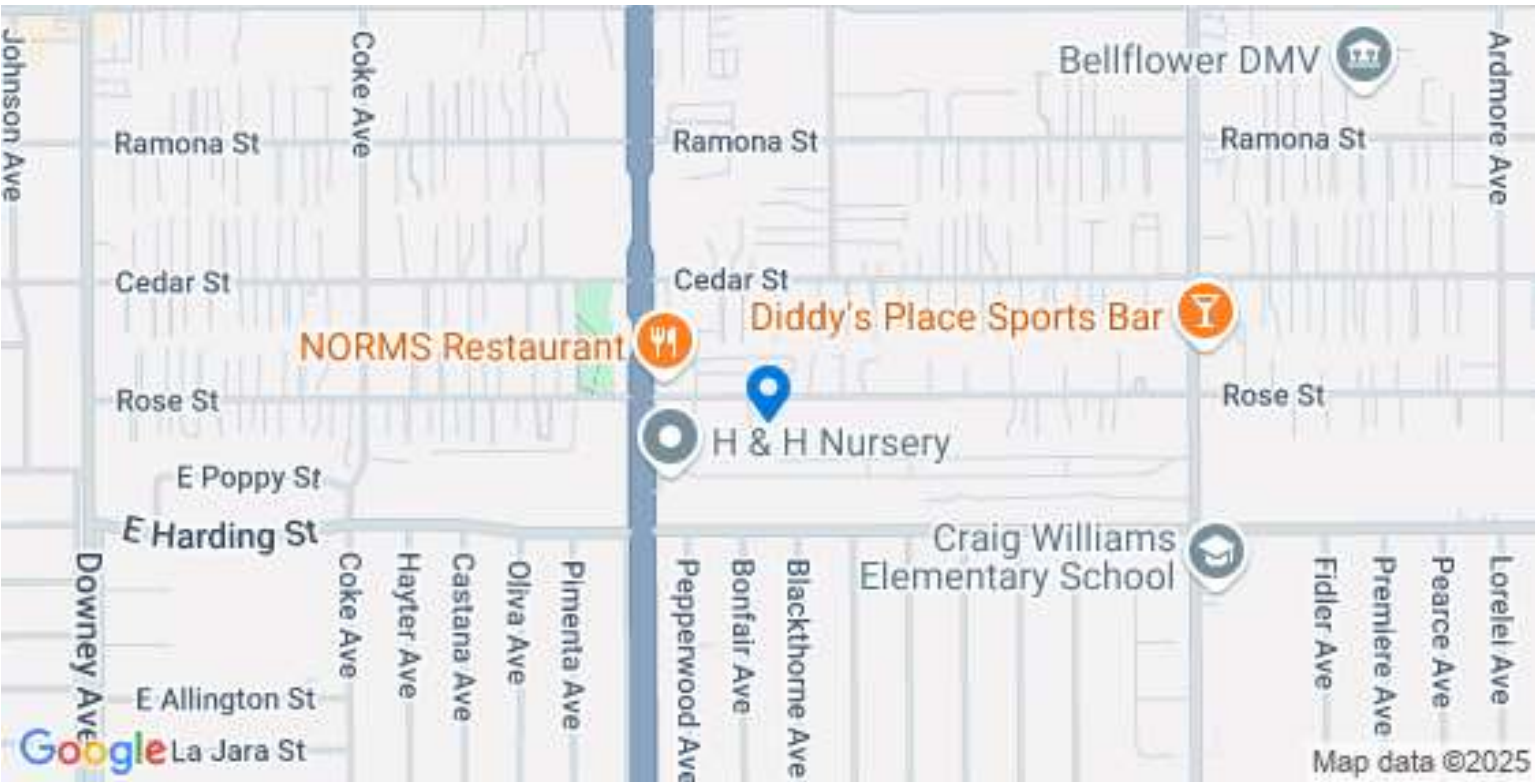
Marketing Description

- Constructed in 2019
- Prime location in Los Angeles - Mid-Cities submarket - Industrial area
- Ample interior space for versatile retail use
- Single tenant net lease to a Cannabis Dispensary
- Attractive proposition for commercial investors
- 6% Cap rate for solid investment potential

Investment Highlights

Introducing a prime investment opportunity in the heart of Bellflower, CA: 9058 Rose Street. This impressive 5,200 SF free-standing building, constructed with modern aesthetics in 2019, offers an attractive proposition for retail and commercial investors. Located in the thriving Los Angeles - Industrial area, this single tenant net lease to a Cannabis Dispensary presents a strategic position for businesses seeking high visibility and accessibility. The well-maintained structure and ample interior space provide the perfect canvas for a variety of retail ventures. Don't miss the chance to secure a foothold in this dynamic and rapidly growing commercial landscape- 5,200 SF modern free-standing building

Location (1 Location)



A collage of 10 images showcasing a commercial property for sale. The top row includes a 'FOR SALE' sign for a Sperry Resha Group property, the exterior of a two-story building, the interior of a retail store, and a lounge area with a neon sign. The middle row shows three different interior views of the property, including a large open space, a lounge area, and a storage area. The bottom row features an exterior view of the building and a detailed floor plan diagram.