

ATLANTIC

CROSSING

10901-10927 ATLANTIC AVENUE & 4351 EAST IMPERIAL HIGHWAY
LYNWOOD, CALIFORNIA 90262

NEWMARK | PACIFIC

OFFERING TERMS

\$18,150,000

Asking Price

39,146 SF

Size

3.62 AC

Acres

100.0%

Occupancy

TBD

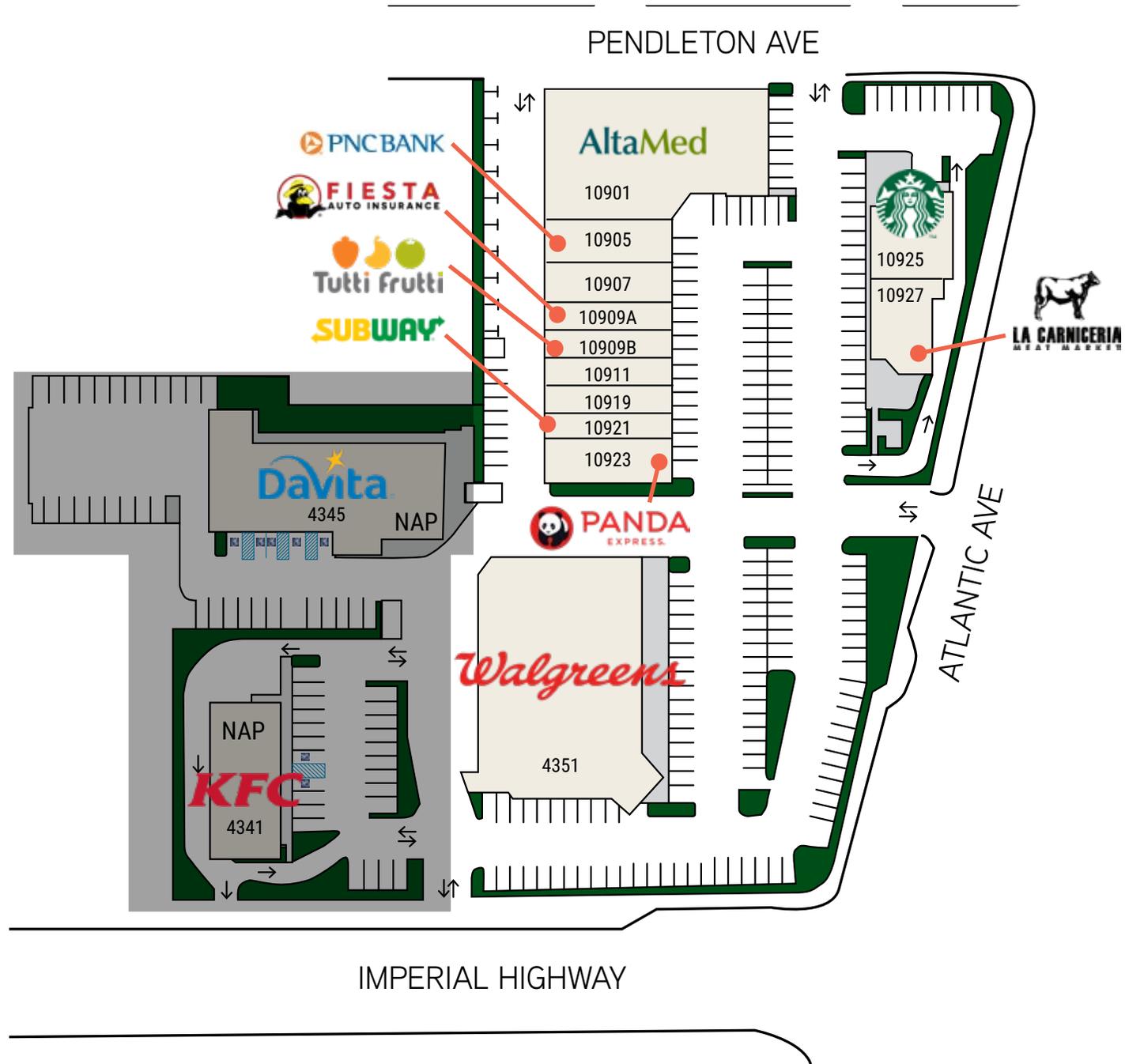
Call For Offers

The Seller reserves the right to sell the property at any time without prior notices. The property will be sold on an as-is basis.



SITE PLAN & TENANT ROSTER

Suite	Tenant	Sq. Ft.
10901	AltaMed Health Services Corp.	8,100
10905	PNC Bank	2,400
10907	Diamond Dental	2,147
10909A	Fiesta Auto Insurance	970
10909B	Tutti Frutti	1,109
10911	El Tapatio	1,260
10919	TJ Nail Spa	1,260
10921	Subway Store	1,200
10923	Panda Express	2,200
10925	Starbucks	1,400
10927	La Carniceria Meat Market	2,610
4351	Walgreen's	14,490
4341	KFC (NAP)	3,297
4345	Davita Kidney Care (NAP)	8,149





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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Pacific that broker shall not look to Newmark Pacific for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Pacific and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Pacific's client.