

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

California  
Properties

COMMERCIAL ADVISORS

# RUBY PLAZA

1788 Sierra Leone Ave, Rowland Heights, CA 91748

Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhhscaprops.com

OFFERING MEMORANDUM

# TABLE OF CONTENTS

FOR SALE

## CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	13
SALE COMPARABLES	18
LEASE COMPARABLES	23
DEMOGRAPHICS	28

## DISCLAIMER

All materials and information received or derived from Berkshire Hathaway HomeServices California Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Berkshire Hathaway HomeServices California Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received from it. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Berkshire Hathaway HomeServices California Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct its own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Berkshire Hathaway HomeServices California Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Berkshire Hathaway HomeServices California Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, increased to, or maintained at that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway HomeServices California Properties in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert

O: 626 975 2521

kevin.lee@bhscaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

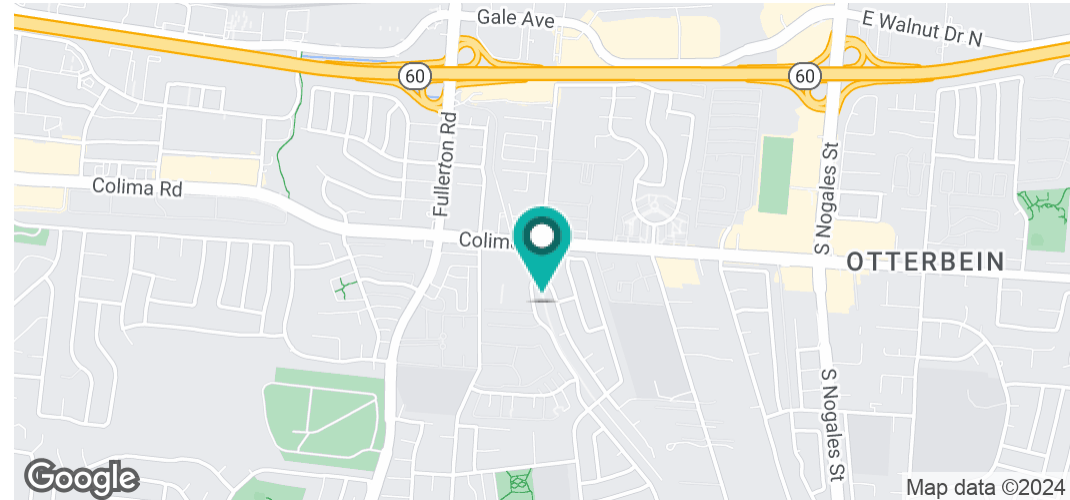
# PROPERTY INFORMATION

Section 1

OFFERING MEMORANDUM

# EXECUTIVE SUMMARY

FOR SALE



Sale Price

**\$4,650,000**

## PROPERTY OVERVIEW

2-Story Office/Retail/Professional Building (RUBY PLAZA) with Elevator. Centrally located in Rowland Heights. Near Fullerton Rd. & Colima Rd. Well maintained building. Across street to HK2 market and shopping center. Ample Parking. Experience the ideal setting for your retail venture at this prime property in Rowland Heights. Boasting a modern, well-maintained exterior and highly visible storefronts, the 12,322 SF building offers a versatile layout to cater to a variety of retail needs. With ample parking for customers and employees, the property is strategically located for optimal exposure and foot traffic. Zoned LCC3BE\* for flexible commercial use, it provides an attractive and inviting space for a diverse range of retail businesses. Benefit from updated amenities and infrastructure, alongside an established tenant base, in this sought-after location at the heart of Rowland Heights.

## PROPERTY HIGHLIGHTS

- Highly visible storefronts for maximum exposure
- Modern architecture and well-maintained exterior

Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert

O: 626 975 2521

kevin.lee@bhhsccaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# PROPERTY DESCRIPTION

FOR SALE



## PROPERTY DESCRIPTION

PROFESSIONAL 2-STORY OFFICE OR RETAIL BUILDING (RUBY PLAZA) for Sale. 13 Units with Great Tenant Mixed. 12,322 SF Building Size and 25,226 SF Lot Size. 1 Elevator and 2 Staircases. Total Parking Space: 42 (37 Surface Parking Spaces and 5 Covered Gated Parking Spaces). Gated Covered Parking Area available for rent to generate extra income. Across street to HK2 market and shopping center. Ample Parking. Experience the ideal setting for your retail venture at this prime property in Rowland Heights. Boasting a modern, well-maintained exterior and highly visible storefronts, the 12,322 SF building offers a versatile layout to cater to a variety of retail needs. With ample parking for customers and employees, the property is strategically located for optimal exposure and foot traffic. Zoned LCC3BE\* for flexible commercial use, it provides an attractive and inviting space for a diverse range of retail businesses. Benefit from updated amenities and infrastructure, alongside an established tenant base, in this sought-after location at the heart of Rowland Heights.

## LOCATION DESCRIPTION

Located in the vibrant city of Rowland Heights, the area surrounding the property is a thriving hub for business and commerce. With its convenient proximity to major transportation routes, including the nearby Pomona Freeway, the location offers excellent accessibility. The area is surrounded by a variety of amenities, including popular dining establishments, retail centers, and recreational facilities. Notable points of interest nearby include Schabarum Regional Park, Pathfinder Community Regional Park, and Puente Hills Mall. This bustling commercial district attracts a diverse and dynamic community of businesses, making it an ideal location for potential office building investors seeking a prime commercial real estate opportunity.

## SITE DESCRIPTION

2 Story Retail/ Office Building with 42 Surface Parking Spaces (37 Open Air + 5 Covered/Gated).

Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert

O: 626 975 2521

kevin.lee@bhhsccaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# COMPLETE HIGHLIGHTS

FOR SALE



## PROPERTY HIGHLIGHTS

- - 84% Occupied with Long Term Stable Tenants
- - Current Rent Rate below Market. Approx. 25-30% Upside in Rent Growth.
- - Highly visible storefronts for maximum exposure
- - Modern architecture and well-maintained exterior
- - Versatile layout to accommodate diverse retail needs
- - Ample parking for customers and employees
- - Zoned LCC3BE\* for flexible commercial use
- - Attractive landscaping and curb appeal
- - Proximity to transportation and foot traffic
- - Established tenant base for consistent footfall
- - Prime location in the heart of Rowland Heights
- - Updated amenities and infrastructure

Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhscaprops.com

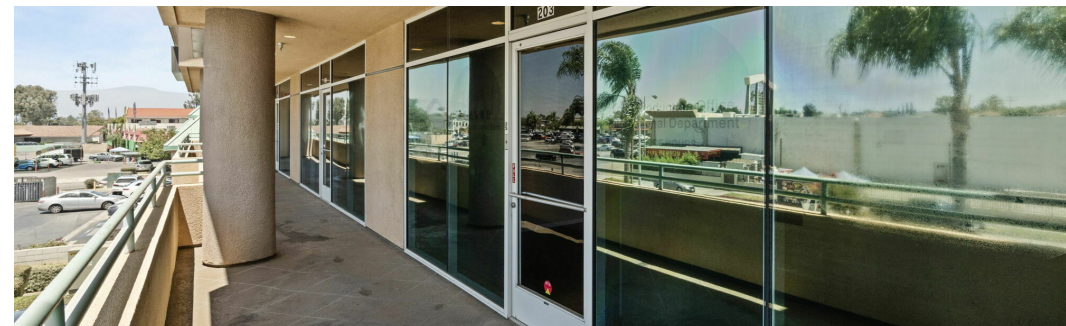
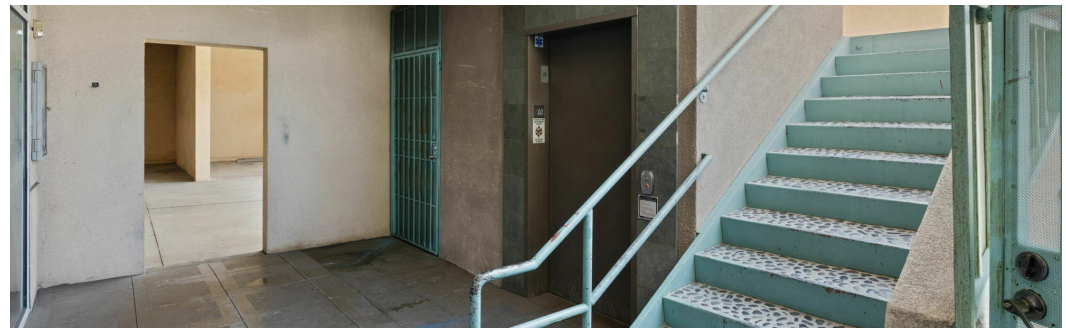
**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# ADDITIONAL PHOTOS

FOR SALE



Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhscaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

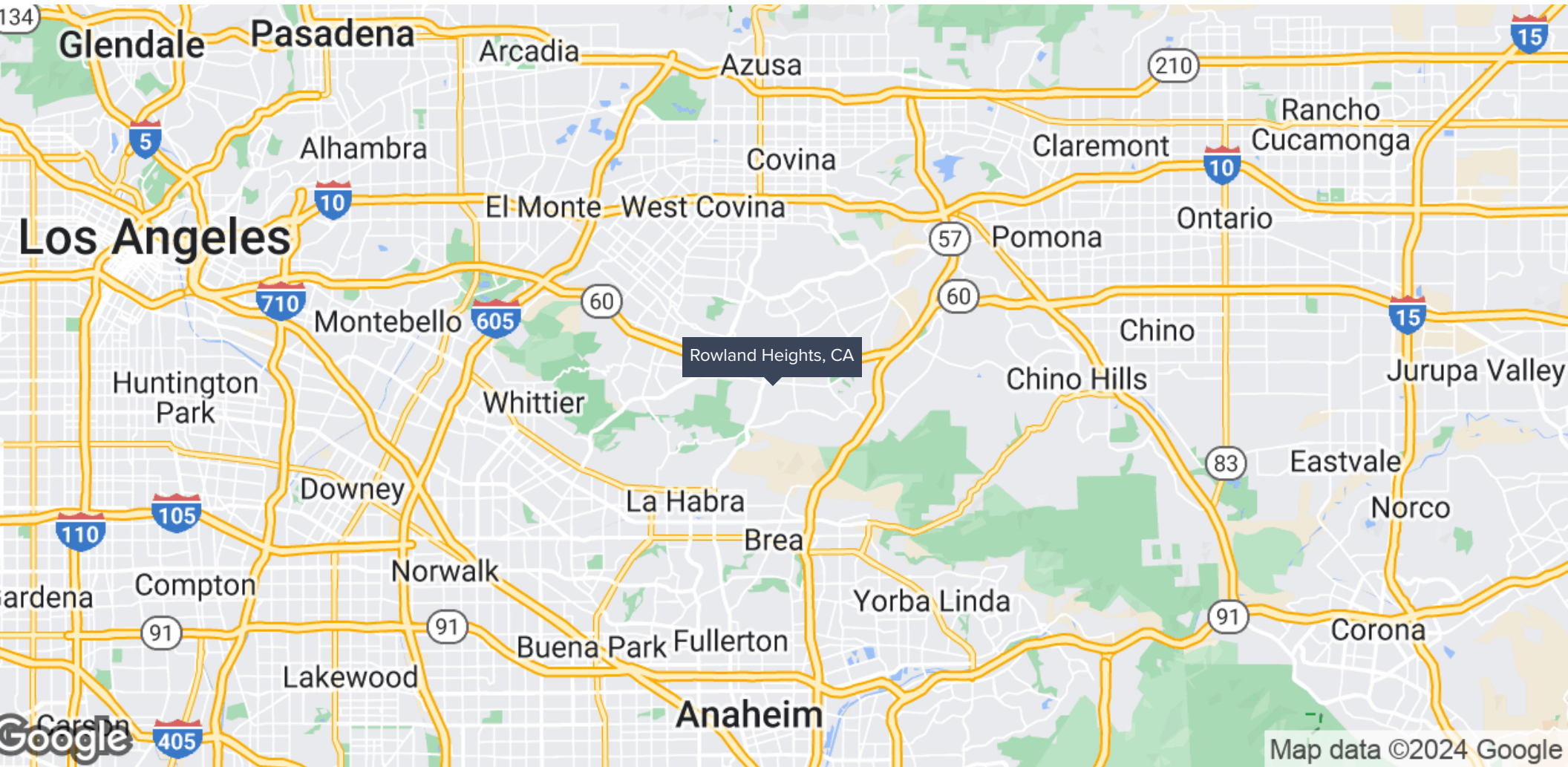
# LOCATION INFORMATION

Section 2



# REGIONAL MAP

FOR SALE



Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhhsccaprops.com

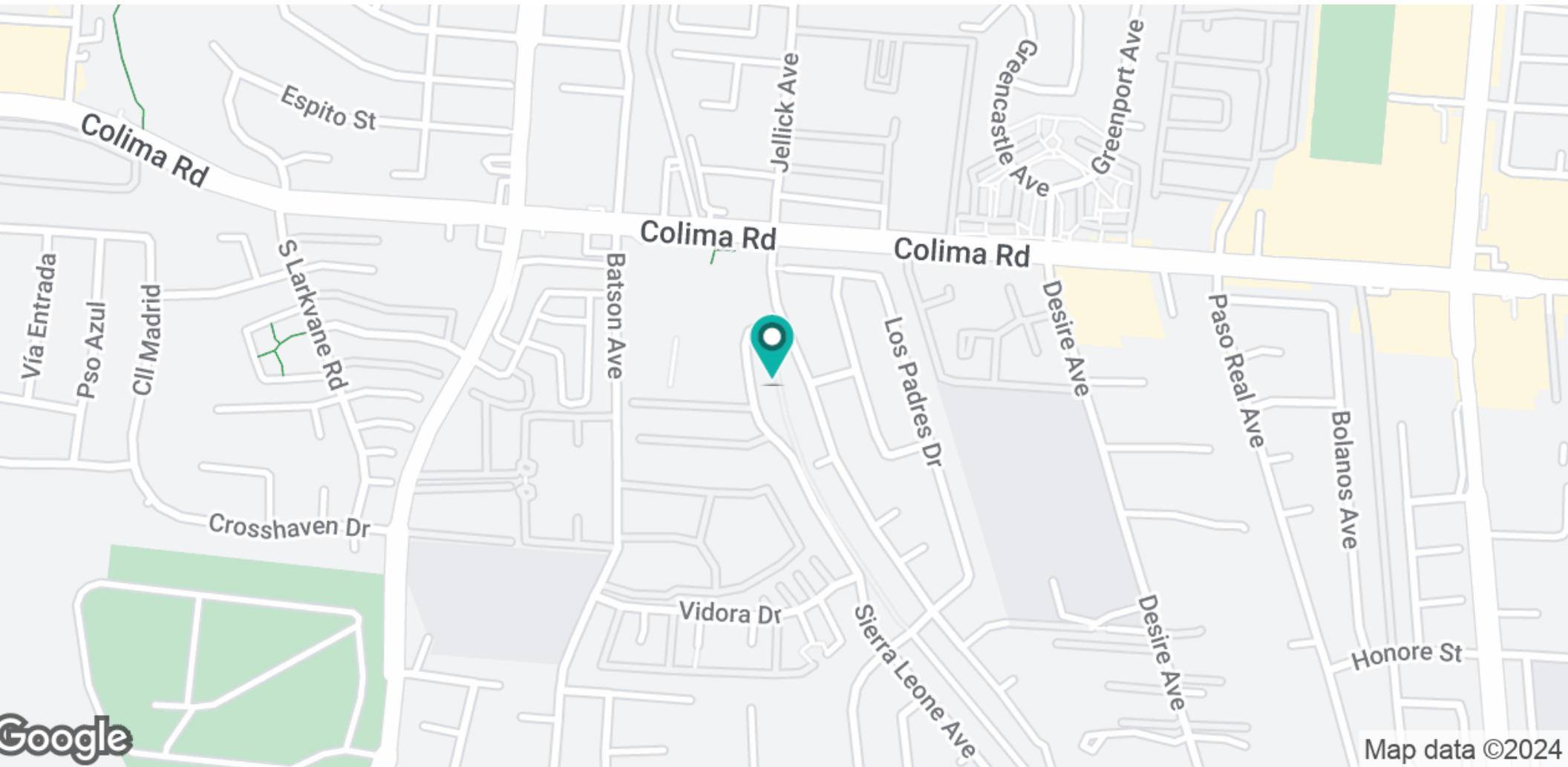
**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LOCATION MAP

FOR SALE



Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhscaprops.com

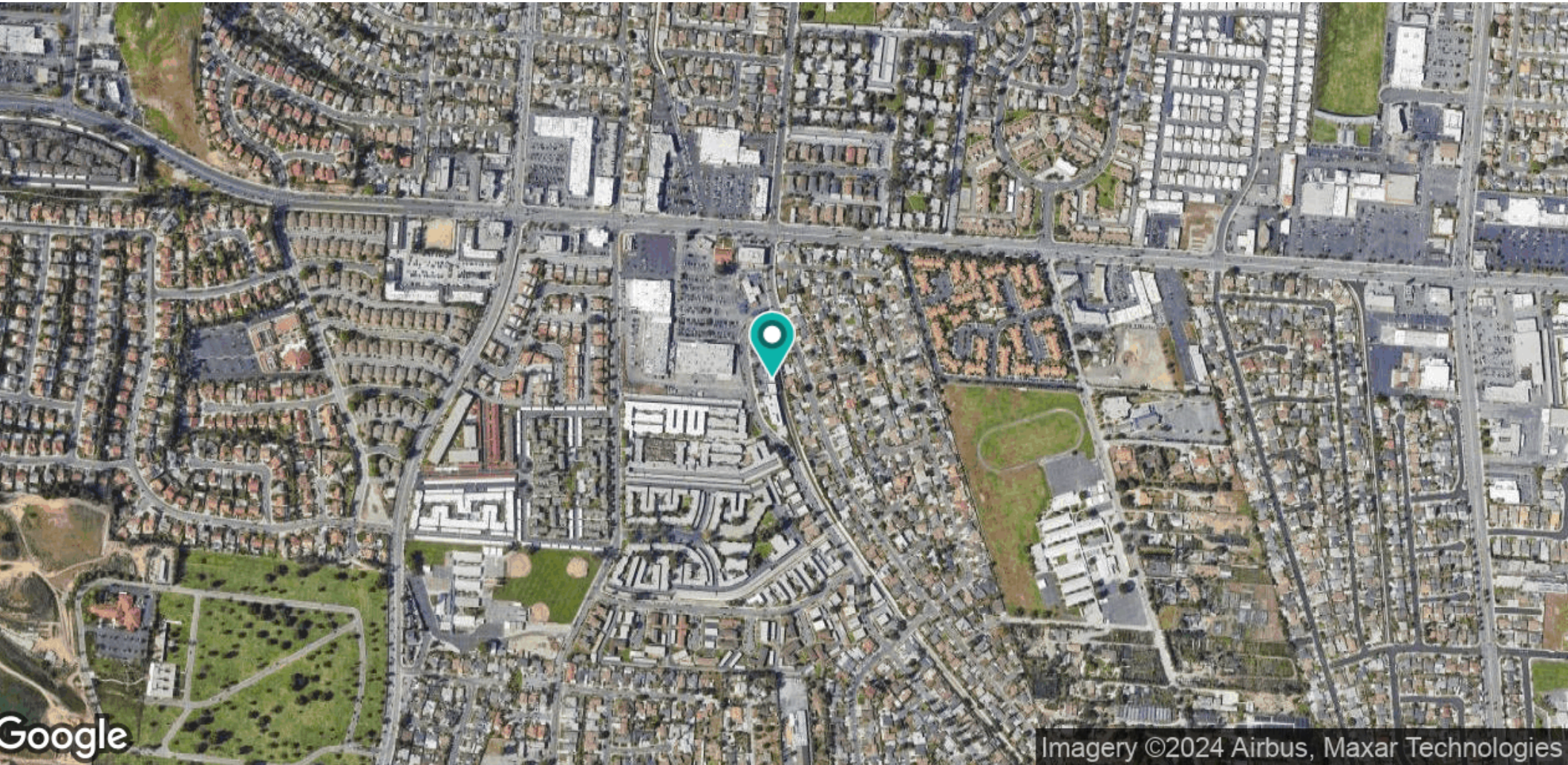
**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# AERIAL MAP

FOR SALE



Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhhsccaprops.com

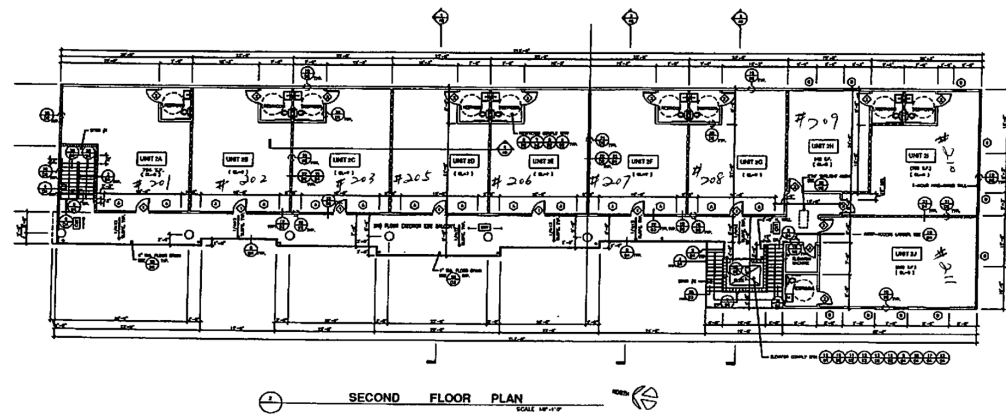
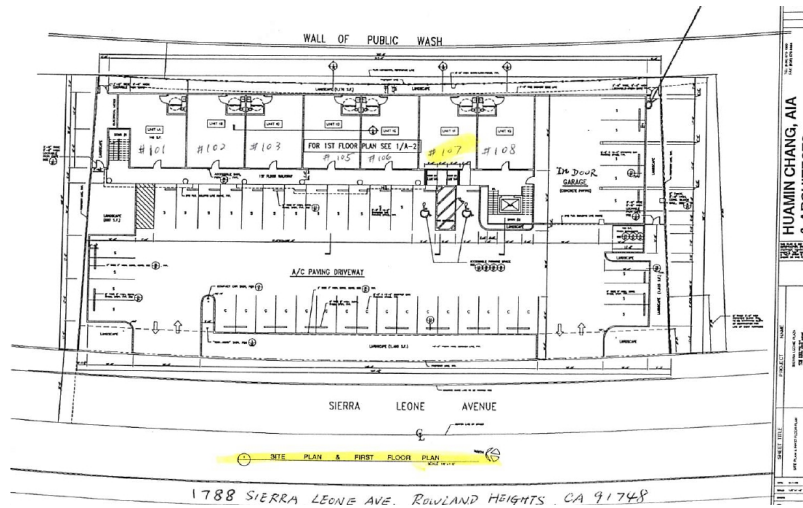
**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SITE PLANS

FOR SALE



1788 SIERRA LEONE AVE., ROWLAND HEIGHTS, CA 91748

Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhscaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FINANCIAL ANALYSIS

Section 3

OFFERING MEMORANDUM

# FINANCIAL SUMMARY

FOR SALE

## INVESTMENT OVERVIEW

Price	\$4,650,000
Price per SF	\$389
Price per Unit	\$357,692
GRM	18.54
CAP Rate	5.01%
Cash-on-Cash Return (yr 1)	2.34%
Total Return (yr 1)	\$80,310
Debt Coverage Ratio	1.27

## INVESTMENT OVERVIEW

## OPERATING DATA

Gross Scheduled Income	\$250,851
Other Income	\$78,944
Total Scheduled Income	\$329,795
Gross Income	\$329,795
Operating Expenses	\$96,889
Net Operating Income	\$232,906
Pre-Tax Cash Flow	\$48,904

## INVESTMENT OVERVIEW

## FINANCING DATA

Down Payment	\$2,092,500
Loan Amount	\$2,557,500

## INVESTMENT OVERVIEW

Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhhsccaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FINANCIAL SUMMARY

FOR SALE

Debt Service	\$184,002
Debt Service Monthly	\$15,333
Principal Reduction (yr 1)	\$31,406

Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhscaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# INCOME & EXPENSES

FOR SALE

## INCOME SUMMARY

## INVESTMENT OVERVIEW

Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$329,795</b>

## EXPENSES SUMMARY

## INVESTMENT OVERVIEW

Property Tax (1.1578%)	\$53,837
Insurance	\$4,011
CAM - Landscaping	\$1,800
CAM - Utilities	\$18,049
CAM - Repairs and Maintenance	\$2,719
CAM - Elevator Service	\$3,931
Property Management	\$12,542
<b>OPERATING EXPENSES</b>	<b>\$96,889</b>
<b>NET OPERATING INCOME</b>	<b>\$232,906</b>

Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhhscaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# RENT ROLL

FOR SALE

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / MONTH	MARKET RENT	MONTHLY RENT	LEASE END
101	Style Salon	745 SF	6.23%	\$2.44	\$2.65	\$1,818	12/31/2024
102	Baiyo Herbs	690 SF	5.77%	\$2.25	\$2.65	\$1,553	12/31/2025
103	Daily Body Care Inc.	690 SF	5.77%	\$2.56	\$2.65	\$1,766	05/31/2027
105-106	Daily Body Care Inc.	1,380 SF	11.55%	\$2.30	\$2.65	\$3,174	06/30/2028
107	My Blue Designer	690 SF	5.77%	\$2.32	\$2.65	\$1,601	01/31/2026
108	Jing Bian	690 SF	5.77%	\$2.36	\$2.65	\$1,628	07/31/2028
201	Flora Beauty Center	794 SF	6.64%	\$2.12	\$2.25	\$1,683	08/31/2025
202-203	LA Pinnacle Insurance	1,380 SF	11.55%	\$1.75	\$2.25	\$2,415	12/31/2025
205	O'My Beauty	690 SF	5.77%	\$2.05	\$2.25	\$1,415	(MTM)
206	New Hope Specialty Medicine Inc.	690 SF	5.77%	\$1.75	\$2.25	\$1,208	06/30/2027
207	Unique Dental Labs College	690 SF	5.77%	\$1.91	\$2.25	\$1,318	09/30/2026
208	Lin DDS Inc.	690 SF	5.77%	\$1.91	\$2.25	\$1,318	09/30/2026
209-211	VACANT	2,133 SF	17.85%	-	\$2.25	-	-
<b>TOTALS</b>		<b>11,952 SF</b>	<b>99.98%</b>	<b>\$25.72</b>	<b>\$31.65</b>	<b>\$20,896</b>	
<b>AVERAGES</b>		<b>919 SF</b>	<b>7.69%</b>	<b>\$2.14</b>	<b>\$2.64</b>	<b>\$1,741</b>	

Exclusively Represented By:  
**Kevin Lee**  
 Commercial Real Estate Expert  
 O: 626 975 2521  
 kevin.lee@bhhsccaprops.com

**BERKSHIRE HATHAWAY** | California Properties  
 HOMESERVICES

COMMERCIAL ADVISORS

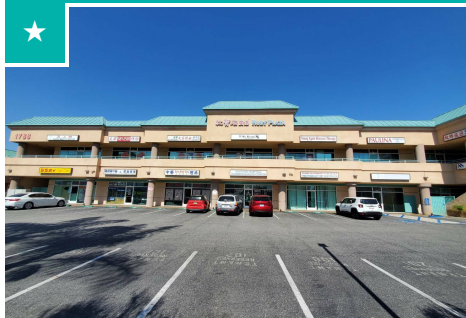
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SALE COMPARABLES

Section 4

# SALE COMPS

FOR SALE



## RUBY PLAZA

1788 Sierra Leone Ave, Rowland Heights, CA 91748

Subject Property

Price: \$4,650,000 Bldg Size: 11,952 SF  
Lot Size: 25,226 SF No. Units: 13  
Cap Rate: 5.01% Year Built: 2007

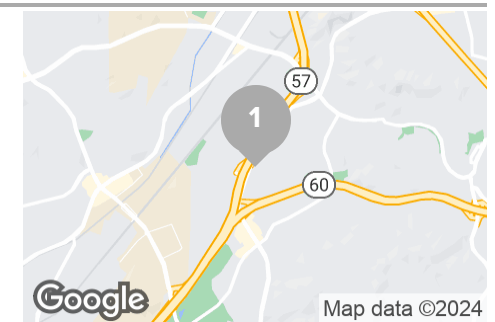


## SUNSET PLAZA

560-588 N Diamond Bar Blvd, Diamond Bar, CA 91765

Sold 5/28/2024

Price: \$3,000,000 Bldg Size: 8,999 SF  
Lot Size: 30,492 SF Cap Rate: 5.84%  
Year Built: 1968



## WHITTIER PLAZA

8230-8240 Norwalk Blvd, Whittier, CA 90606

Sold 10/31/2024

Price: \$4,512,000 Bldg Size: 16,150 SF  
Lot Size: 61,420 SF Cap Rate: 7.50%  
Year Built: 1979



Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhhsccaprops.com

**BERKSHIRE HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SALE COMPS

FOR SALE



## 1005-1017 E AMAR ROAD

West Covina, CA 91792

Sold 9/27/2024

Price: \$5,555,000 Bldg Size: 14,895 SF  
 Lot Size: 54,014 SF Cap Rate: 5.61%  
 Year Built: 1975

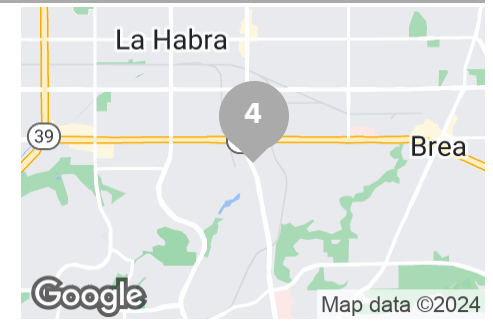


## 1450-1478 S HARBOR BLVD LA HABRA, CA 90631

La Harba, CA 90631

Sold 4/17/2024

Price: \$12,479,500 Bldg Size: 24,314 SF  
 Lot Size: 74,923 SF Cap Rate: 6.86%  
 Year Built: 1972



## 4550 N LARK ELLEN AVE

Covina, CA 91722

Sold 1/23/2024

Price: \$2,645,000 Bldg Size: 5,514 SF  
 Lot Size: 20,473 SF Cap Rate: 5.65%  
 Year Built: 2003



Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert

O: 626 975 2521

kevin.lee@bhscaprops.com

**BERKSHIRE HATHAWAY** | California Properties  
 HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# SALE COMPS

FOR SALE



## SUNRISE PLAZA

20540 E Arrow Hwy, Covina, CA 91724

Sold 11/22/2022

Price:	\$10,550,000	Bldg Size:	45,416 SF
Lot Size:	79,715 SF	Cap Rate:	6.40%
Year Built:	1987		



Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhscaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

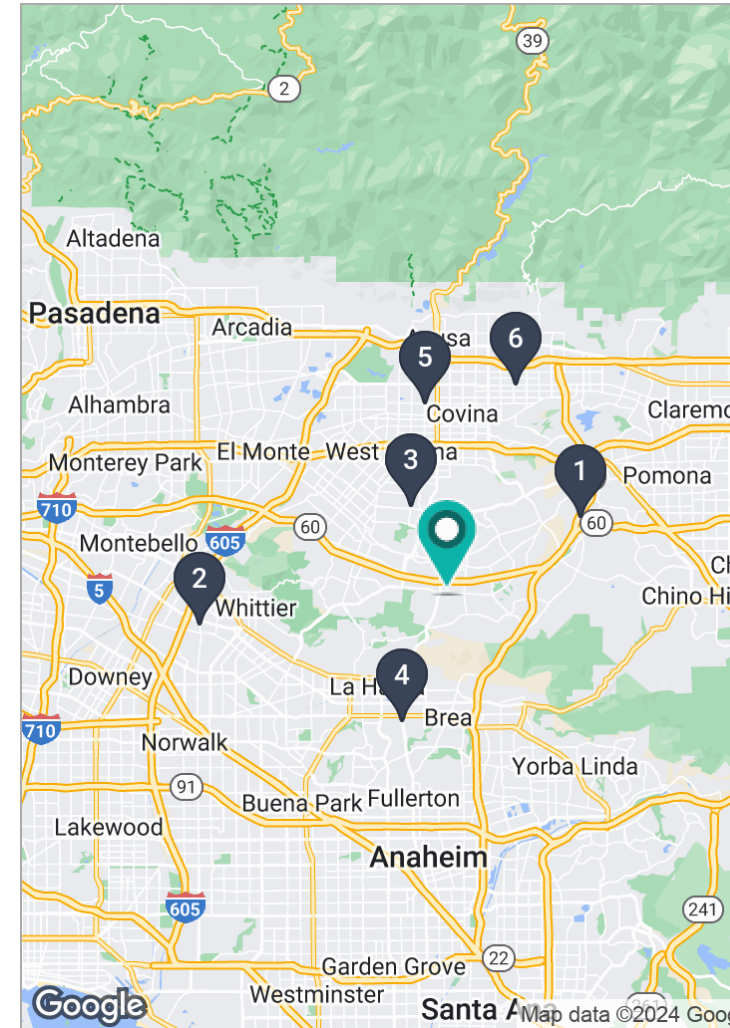
# SALE COMPS MAP & SUMMARY

FOR SALE

## ★ RUBY PLAZA

1788 Sierra Leone Ave  
Rowland Heights, CA

	NAME/ADDRESS	PRICE	DEAL STATUS	CAP RATE	PRICE/SF
1	<b>Sunset Plaza</b> 560-588 N Diamond Bar Blvd Diamond Bar, CA	\$3,000,000	SOLD 05/28/24	5.84%	\$333.37
2	<b>Whittier Plaza</b> 8230-8240 Norwalk Blvd whittier, CA	\$4,512,000	SOLD 10/31/24	7.50%	\$279.38
3	<b>1005-1017 E Amar Road</b> West Covina, CA	\$5,555,000	SOLD 09/27/24	5.61%	\$372.94
4	<b>1450-1478 S Harbor Blvd La Habra, CA 90631</b> La Harba, CA	\$12,479,500	SOLD 04/17/24	6.86%	\$513.26
5	<b>4550 N Lark Ellen Ave</b> Covina, CA	\$2,645,000	SOLD 01/23/24	5.65%	\$479.69
6	<b>Sunrise Plaza</b> 20540 E Arrow Hwy Covina, CA	\$10,550,000	SOLD 11/22/22	6.40%	\$232.30
<b>AVERAGES</b>		<b>\$6,456,917</b>		<b>6.31%</b>	<b>\$368.49</b>



Exclusively Represented By:  
**Kevin Lee**  
Commercial Real Estate Expert  
O: 626 975 2521  
kevin.lee@bhhsccaprops.com

**BERKSHIRE HATHAWAY** HOMESERVICES | California Properties

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE COMPARABLES

Section 5

# LEASE COMPS

FOR SALE

1



## GOLDEN GALE PLAZA

17919 Gale Ave, City Of Industry, CA 91748

Lease Type: NNN

\$2.00 Rent/SF/Mo  
GLA Land Area: 33,932 (SF) , 1.86 (AC)  
9,419 (SF) Signed



2



## 3620-3642 S NOGALES STREET

West Covina, CA 91792

Lease Type: NNN

\$2.00 Rent/SF/Mo  
GLA Land Area: 16,100 (SF) , 1.37 (AC)  
1,620 (SF) Signed



3



## N. AZUSA AVE BUSINESS CENTER

515-525 N Azusa Ave, La Puente, CA 91744

Lease Type: NNN

\$1.65 Rent/SF/Mo



Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert

O: 626 975 2521

kevin.lee@bhhsccaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# LEASE COMPS

FOR SALE



## 1380-1388 FULLERTON ROAD

Rowland Heights , CA 91748

Lease Type: NNN

\$2.00 Rent/SF/Mo  
GLA Land Area: 33,932 (SF) , 1.86 (AC)  
9,419 (SF) Signed



## 18253 COLIMA ROAD

Rowland Heights , CA 91748

Lease Type: NNN

\$2.41 Rent/SF/Mo  
GLA Land Area: 16,000 (SF) , 1.21 (AC)  
1,450 (SF) Signed

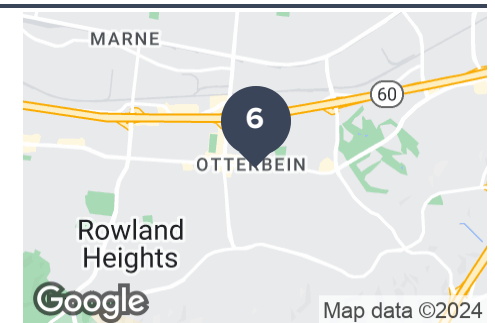


## 19228 - 19236 COLIMA ROAD

Rowland Heights , CA 91748

Lease Type: NNN

\$1.70 Rent/SF/Mo  
GLA Land Area: 5,408 (SF) , 0.40 (AC)  
1,400 (SF) Signed



Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert

O: 626 975 2521

kevin.lee@bhhsccaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE COMPS

FOR SALE



## 19811 COLIMA ROAD

Walnut, CA 91789

Lease Type:

NNN

\$1.65 Rent/SF/Mo

GLA Land Area: 64,846 (SF) , 2.17 (AC)

769 (SF) Signed



Exclusively Represented By:

**Kevin Lee**

Commercial Real Estate Expert

O: 626 975 2521

kevin.lee@bhhsccaprops.com

**BERKSHIRE  
HATHAWAY** | California Properties  
HOMESERVICES

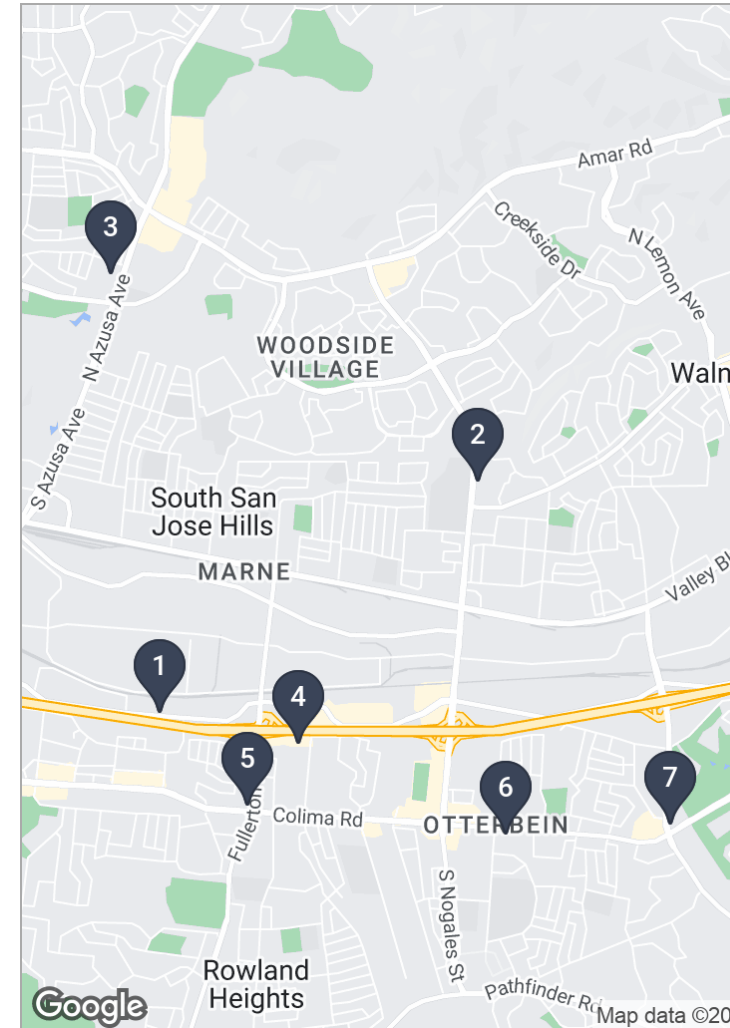
COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# LEASE COMPS MAP & SUMMARY

FOR SALE

	NAME/ADDRESS	LEASE RATE	LEASE TYPE
1	<b>Golden Gale Plaza</b> 17919 Gale Ave City Of Industry, CA	\$1.50	NNN
2	<b>3620-3642 S Nogales Street</b> West Covina, CA	\$2.00	NNN
3	<b>N. Azusa Ave Business Center</b> 515-525 N Azusa Ave La Puente, CA	\$1.65	NNN
4	<b>1380-1388 Fullerton Road</b> Rowland Heights , CA	\$2.00	NNN
5	<b>18253 Colima Road</b> Rowland Heights , CA	\$2.41	NNN
6	<b>19228 - 19236 Colima Road</b> Rowland Heights , CA	\$1.70	NNN
7	<b>19811 Colima Road</b> Walnut, CA	\$1.65	NNN
<b>AVERAGES</b>		<b>\$1.84</b>	



Exclusively Represented By:  
**Kevin Lee**  
 Commercial Real Estate Expert  
 O: 626 975 2521  
 kevin.lee@bhhsccaprops.com

**BERKSHIRE HATHAWAY** | California Properties  
 HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# DEMOGRAPHICS

Section 6

# DEMOGRAPHICS MAP & REPORT

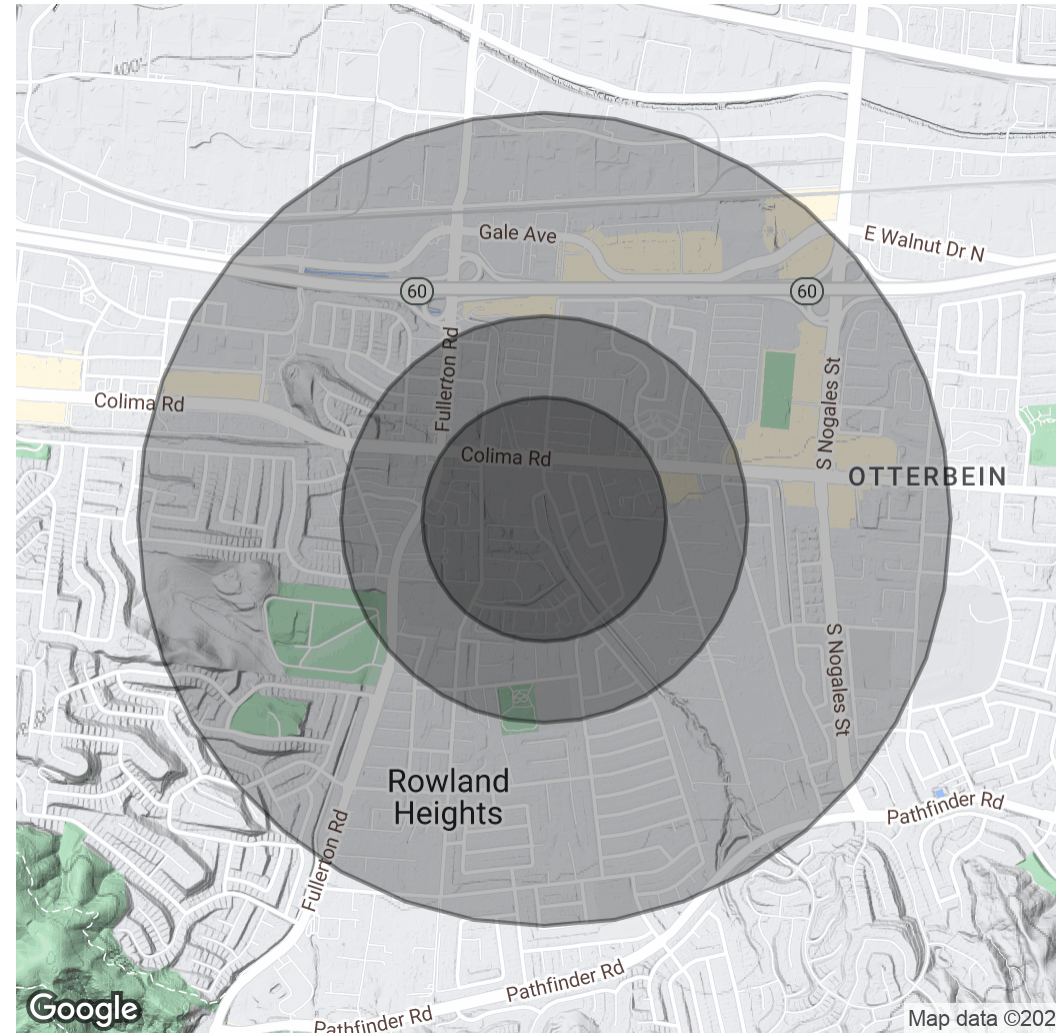
FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,270	11,122	24,724
Average Age	37	39	42
Average Age (Male)	36	38	40
Average Age (Female)	38	40	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,924	3,417	7,623
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$72,646	\$80,485	\$95,531
Average House Value	\$780,086	\$782,693	\$793,491

Demographics data derived from AlphaMap



Exclusively Represented By:  
**Kevin Lee**  
 Commercial Real Estate Expert  
 O: 626 975 2521  
 kevin.lee@bhscaprops.com

**BERKSHIRE HATHAWAY** | California Properties  
 HOMESERVICES

COMMERCIAL ADVISORS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.