

SAN DIMAS GROVE STATION

380 S. San Dimas Ave.
a ±9,658 SF fully occupied Retail & Office Building



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PROPERTY FEATURES:

Building Size (Per Assesor):	±10,663 SF
Rentable Building Area:	±9,680 SF
Site Area:	0.41 Acres
Unit Sizes:	±1,439 - 5,133 SF
Year Built:	2009

FINANCIAL SUMMARY

Pro Forma Income

Annual Rent (modified gross lease)	\$ 216,528
CAM Income (approximately \$0.22)	\$ 25,908

Annual Income \$ 236,436

Estimated Expenses

• Management (5%)	\$11,750
• Property Taxes	\$38,500
• Insurance (2021)	\$7,399
• Miscellaneous Repair Reserve	\$1,500
• Telephone & Alarm Monitoring	\$5,372
• HVAC & Lighting Maintenance	\$3,260
• Electricity, Trash, Water & Gas (2021)	\$18,170
• Elevator Service	\$3,247
• Landscaping/Window Washing/Pest Control	\$8,531
• Business License	\$225
• Janitorial (Common Area)	\$12,705
• Security Patrol (estimated)	\$20,000

Total Expenses \$ 130,659

Proforma Net Income \$105,777

Offered Price \$3,000,800.00

TWO STORY OFFICE & RETAIL BUILDING

- 100% Occupied with a Great Tenant Mix
- New Building (2009) in Excellent Condition
- Adjacent to the New San Dimas Metrolink Station and Ride Share Lot
- Within the Expanded Downtown Walking District
- Direct Street Frontage in a Very High Density Residential Area
- Outdoor Eating Area in City Owned Right of Way
- Great Walkability with Dense Residential in the Immediate Area
- Parking is Over 4.9/1000 with Additional Head in Parking Directly in Front of the Building
- Secured Parking Garage for Employees with Elevator Service



COMMERCIAL REAL ESTATE SERVICES

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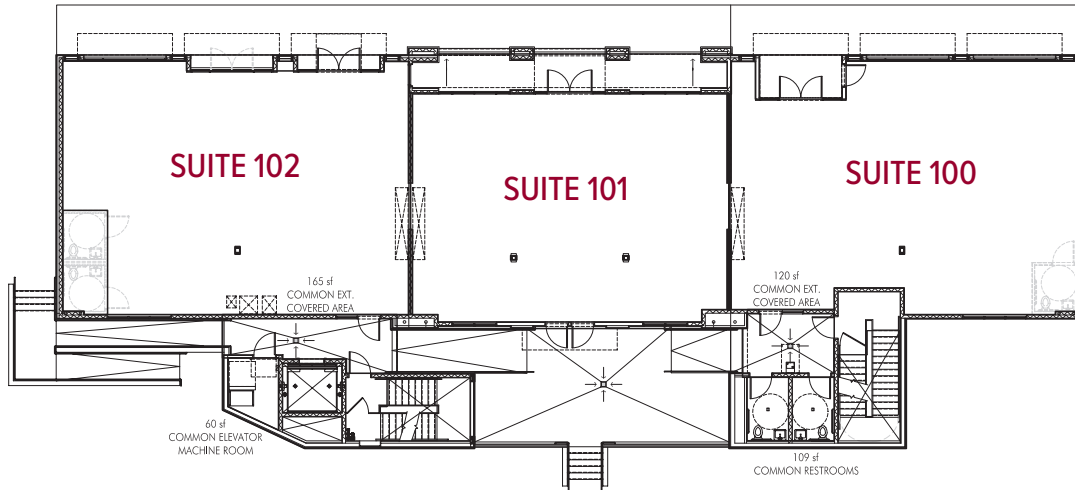
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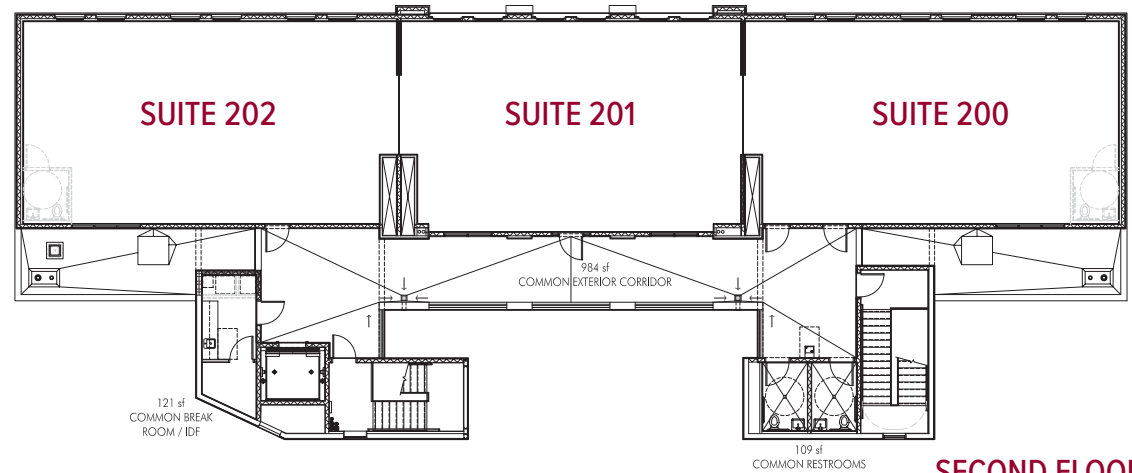
380 S. San Dimas Avenue (as of October 2022) RENT ROLL							
Suite	TENANT	SIZE	START DATE	CURRENT RENT	CAM	TERMINATION DATE	NOTES
100	Chic Nail & Spa	1,778 SF (1,622 usable)	5/1/2017	\$3,558.66 (\$2.00 psft)	\$391.16 (\$0.22 psft)	Month-to-Month	• 18.37% of operating expenses
101	Tropical Sun Tanning Resort, LLC	1,539 SF (1,426 usable)	5/1/2012	\$2,623.00 (\$1.70 psft)	\$338.58 (\$0.22 psft)	Month-to-Month	• 15.9% of operating expenses • This unit may be 1,561 SF rentable
102	Café Las Pupusas	1,860 SF (1,697 usable)	10/1/2017	\$3,342.18 (\$1.84 psft)	\$409.20 (\$0.225 psft)	9/30/2025	• 19.22% of operating expenses • 3 year Option to Extend • Rent shown is October 1 rent • Current rent is \$3,244.89
200	Dr. Hoyt DDS	1,521 SF (1,267 usable)	5/1/2019	\$3,822.69 (\$2.51 psft)	\$368.87 (\$0.24 psft)	7/31/2029	• Increases to FMV on 8/24 • Fixed CAM fee with increases • Lessee also responsible for HVAC Maintenance and water • This is rent beginning 8/1/22 • 1 Option to Extend (60 months)
201	Team Tenacity	1,439 SF (1,193 usable)	8/1/2021	\$2,044.98 (\$1.42 psft)	\$316.58 (\$0.22 psft)	7/31/2023	• 13.49% of operating expenses
202	Purchase Green	1,521 SF (1,267 usable)	3/18/2020	\$2,130.00 (\$1.40 psft)	\$334.62 (\$0.22 psft)	3/31/2023	• 14.26% of operating expenses • Proforma Rent (8/1) (currently \$1,965.54)
		9,658 SF		\$17,521.51	\$2,159.01		

Disclosure: This Rent Roll has been prepared for discussion purposes only. Buyer is responsible to review actual leases in detail in order to make any valuation determinations.

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FIRST FLOOR



SECOND FLOOR



**LEE &
ASSOCIATES**

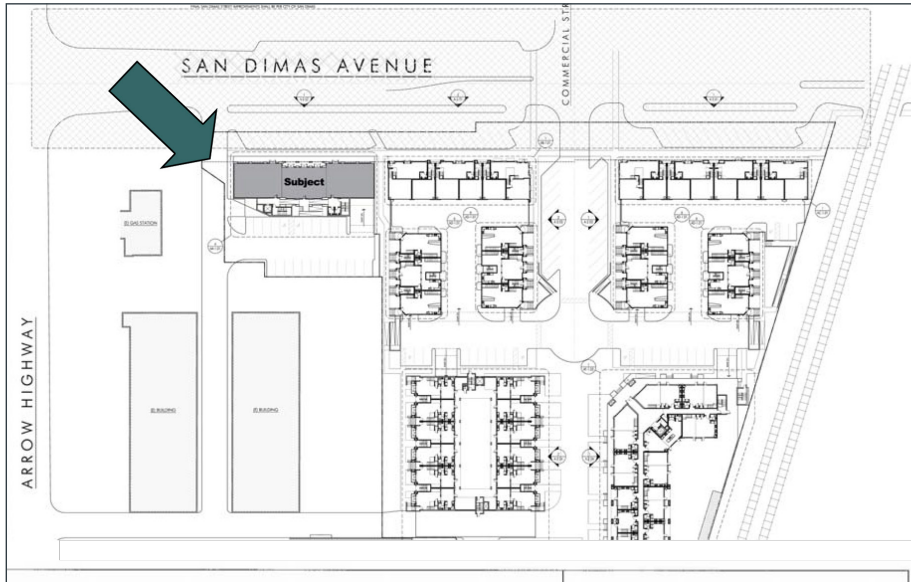
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