

4513

artesia LAWNDALE
CALIFORNIA
boulevard

OFFERING SUMMARY



\$3,495,000

ASKING PRICE



\$257,514

PRO FORMA NOI



7.36%

PRO FORMA CAP RATE



\$405

PRICE PER SF BUILDING



±8,617 SF

BUILDING SIZE



±16,493 SF

LAND SIZE

- Excellent location at the northwest corner of the signalized intersection of Artesia Boulevard and Redondo Beach Boulevard, just west of Hawthorne Boulevard.
- Across the street to the south of the property is the South Bay Galleria anchored by Kohl's, Macy's, AMC, Total Wine & More, Nordstrom's Rack, Sprouts and Living Spaces.
- Over 70,000 vehicles a day, average household income is \$135,000 and average home value is \$970K.

FOR MORE INFORMATION, PLEASE CONTACT:

David Ghermezian

Senior Managing Director

t 310-407-6573

david.ghermezian@nrmk.com

CA RE Lic. #01084422

Jonathan Dadourian

Associate Director

t 310-407-6567

jonathan.dadourian@nrmk.com

CA RE Lic. #01858129

Rebecca Linck

Transaction Services Specialist

t 310-407-6581

rebecca.linck@nrmk.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted 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 our principal.

Corporate License #01355491

nrmk.com