



RETAIL INVESTMENT

840 N Euclid St, Anaheim, CA 92801



Wally Courtney
Kott & Company, Inc.
1225 W Lincoln Ave, Anaheim, CA 92805
wtcourtney@aol.com
(714) 772-0602

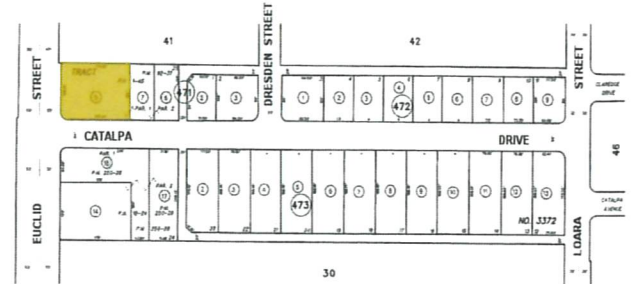


RETAIL INVESTMENT

\$2,195,000

7 Units in 2 single story buildings with excellent location on busy retail corridor. Easy access to 5 and 91 freeways.

BELOW MARKET RENTS. UPSIDE POTENTIAL !...



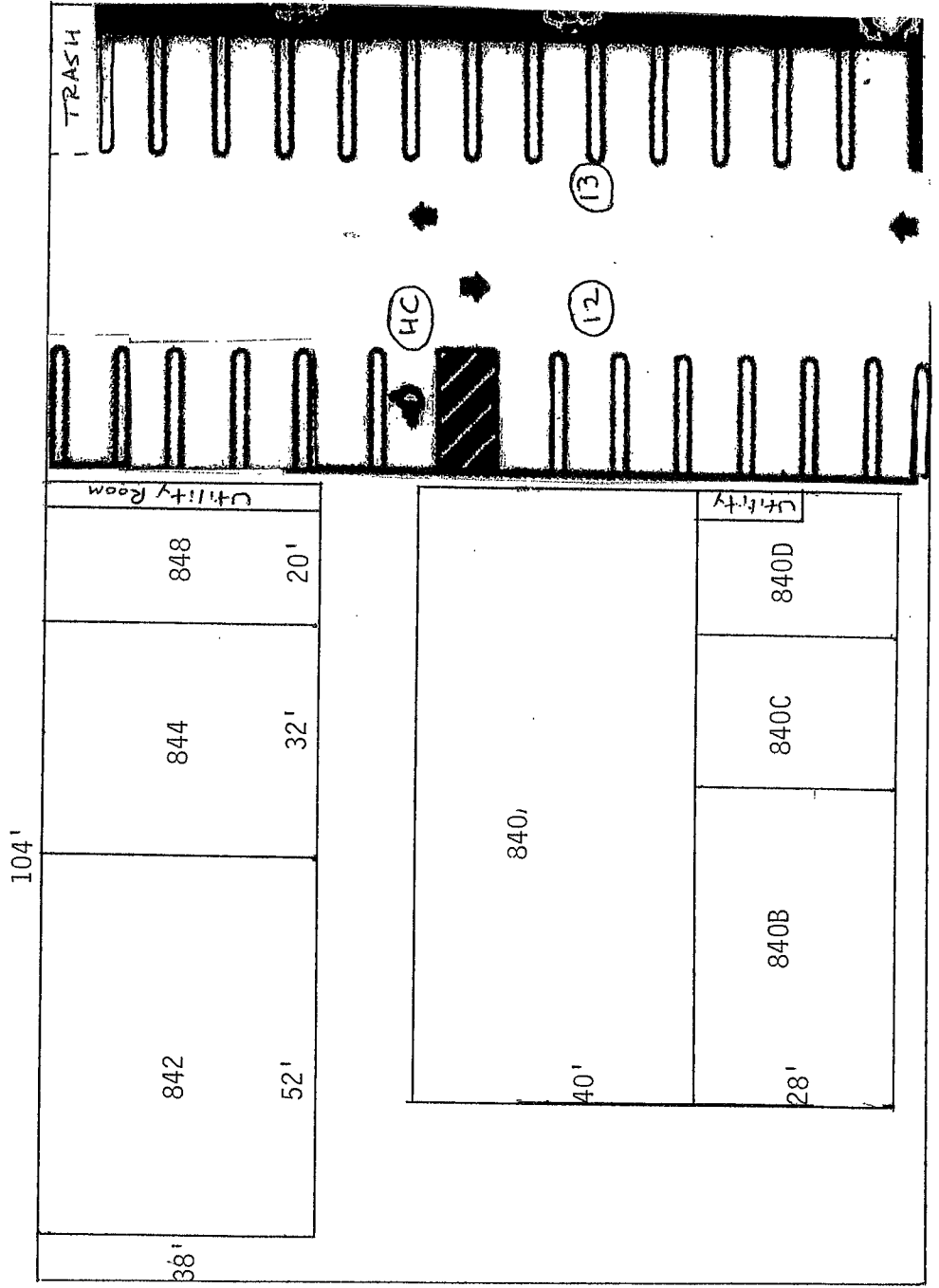
Price:	\$2,195,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Lot Size:	0.48 AC
Gross Building Area:	9,819 SF
No. Stories:	1
Year Built:	1965
Tenancy:	Multi
Parking Ratio:	2.55/1,000 SF
Zoning Description:	C-G
APN / Parcel ID:	034-471-05
Walk Score ®:	84 (Very Walkable)
Transit Score ®:	33 (Some Transit)

840 - 848 N. Euclid Street, Anaheim, CA

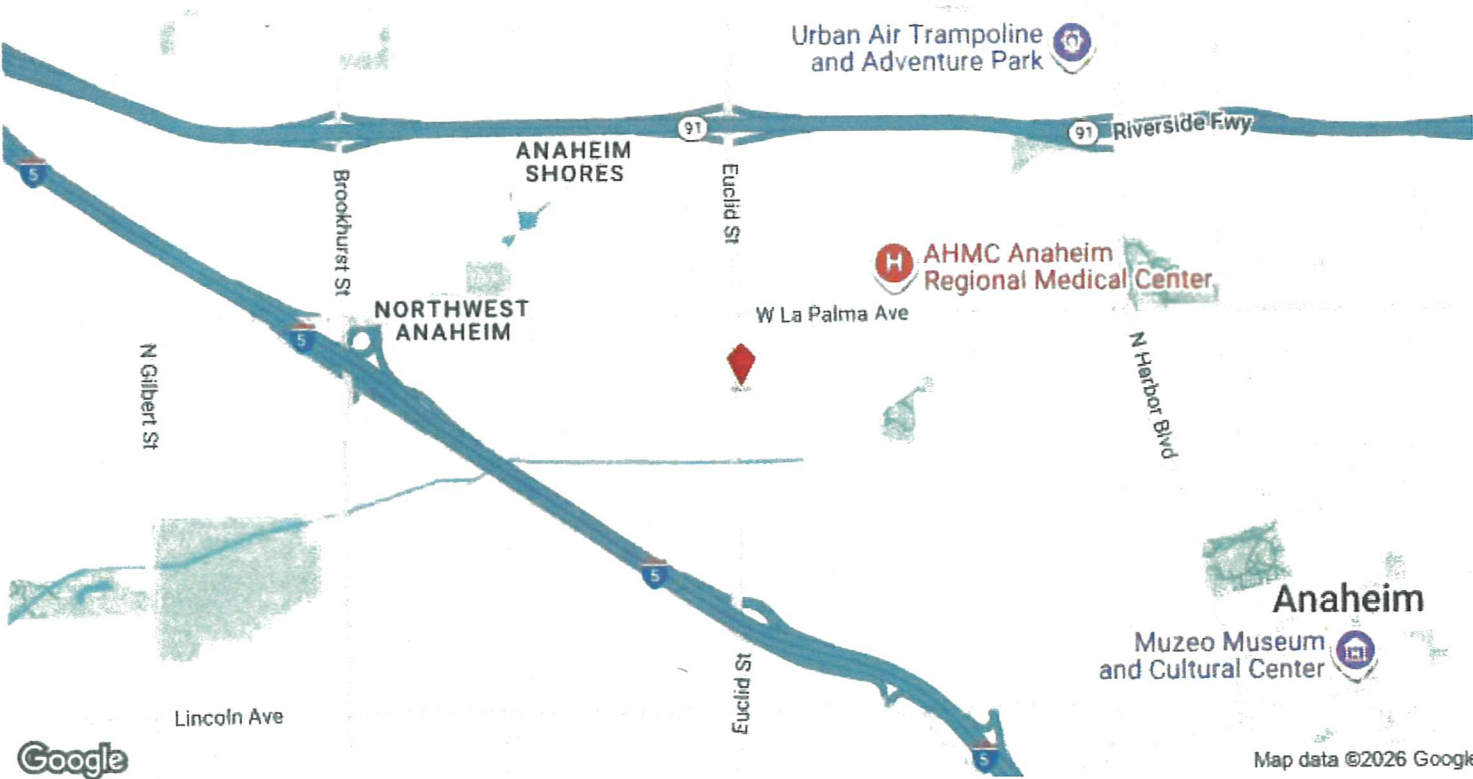
1/1/2026

Unit #	Tenants Names	Type of Business	SF	Lease Start	Lease Terminates	Base Rent	Lease Type
840	Jose Pitano	Thrift Shop	3480	9/1/2025	8/31/2028	\$4,000.00	GROSS
840 A	Maria Rivera	Candy Shop	1204	3/1/2020	12/31/2026	\$2,500.00	GROSS
840 B	Julia Casillas	Salon	784	1/1/2020	12/31/2027	\$1,975.00	GROSS
840 C	Petro Rabadan	Sport Shop	448	12/1/2020	11/30/2028	\$1,000.00	GROSS
842	Jose Pitano	Thrift Shop	1976	1/1/2021	12/31/2027	\$2,700.00	GROSS
844	Janet Ortiz	Tattoo Shop	1216	6/1/2020	12/31/2027	\$1,865.00	GROSS
848	Janet Ortiz	Ladies Salon	760	6/1/2020	12/31/2027	\$925.00	GROSS
TOTAL			9868			\$14,965.00	

840 - 848 N. Euclid St.
Anaheim, CA



Property Photos



840 N Euclid St, Anaheim, CA 92801