

1965 POTRERO GRANDE DRIVE, MONTEREY PARK, CA 91755



FOR SALE - MULTI-TENANT RETAIL / INDUSTRIAL USE BUILDING

INDUSTRIAL RETAIL INVESTMENT PROPERTY LOCATED IN MONTEREY PARK, CA

±30,025 SF

Exclusively
Marketed By:



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PROPERTY SUMMARY

OVERVIEW

One Stop Financial Consulting, Inc. is pleased to offer the rare opportunity to acquire a 30,025 square foot multi-tenant Retail/Industrial investment building. The property has total of 14 units, occupied by 7 tenants in its current configuration.

The buyer can occupy more than 50% of the building with SBA/504 financing arrangement, or buy the building as an investment property with an upside potential rental income.

The subject property is located on a 1.63-acre lot in Monterey Park with 85 parking spaces and ideal location for multi-unit apartment or senior housing projects.

Built in 1990, this is a unique retail investment/owner user opportunity in the surrounding area near Monterey Park.

LOCATION

The subject property is located on the southwest quadrant of Potrero Grande Drive and Kenton Drive in Monterey Park, CA. It is located with convenient access to the 60 freeway, and just 12 miles from Downtown Los Angeles.

The Monterey Park Marketplace, a 500,000 square foot power center is located about half a mile away from the subject property. It is home to retailers and eateries such Costco, The Home Depot, In-N-Out Burger, MOD Pizza, Chick-Fil-A, Starbucks, and Guitar Center, as well as a Chase Bank.

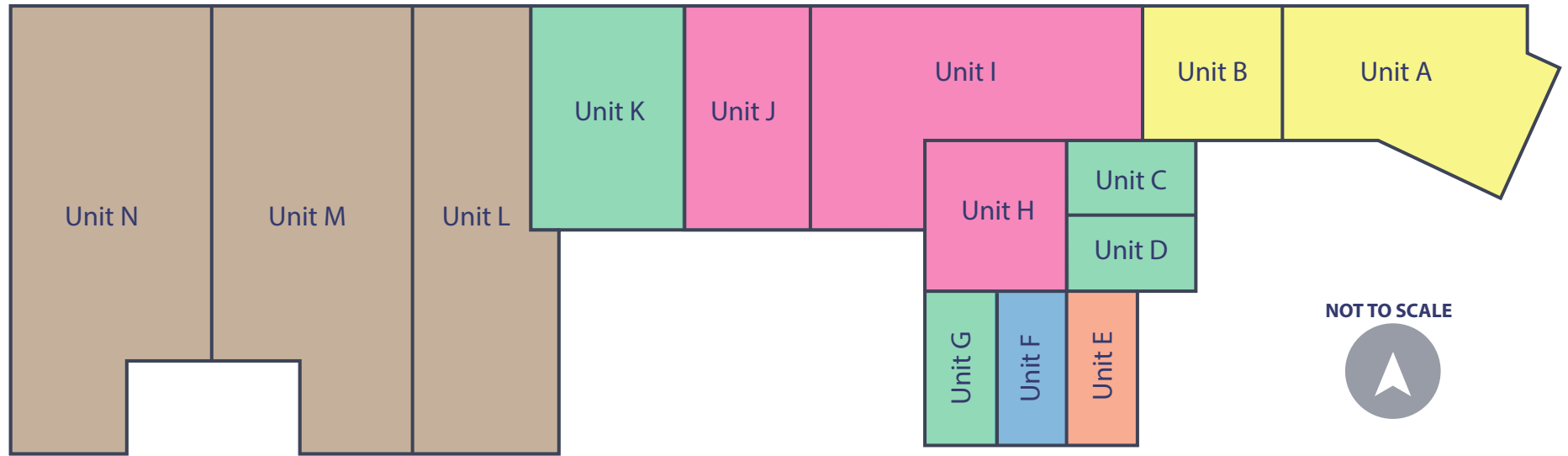
PROPERTY STATS

Sale Price:	\$7,500,000.00
Property Type:	Commercial (General)
Assessor's Parcel Number:	5276-022-022
Year Built:	1990
Zoning:	MPCM
Parking:	85 Spaces
Land Area:	1.63 AC
Total Building Size:	± 30,025 SF
Retail:	± 6,525 SF (7 Units)
Industrial:	± 23,500 SF (7 Units)
Stories:	1
Loading Docks:	7-Ground Level Doors
Cap Rate:	5.28% (Current) 6.10% (Pro-forma)



The information contained in this Brochure has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. All information is presented "as is" without representation or warranty of any kind. Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, type and age of building, ceiling clearance, power, zoning, permitted uses within the building, parking count, number and type of loading doors, sprinkler capacity, roof condition, any unpermitted improvements. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency. This Brochure describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. One Stop Financial Consulting, Inc. strongly recommends that the above items to be completely verified prior to waiver of any contingencies for a purchase.

SITE PLAN



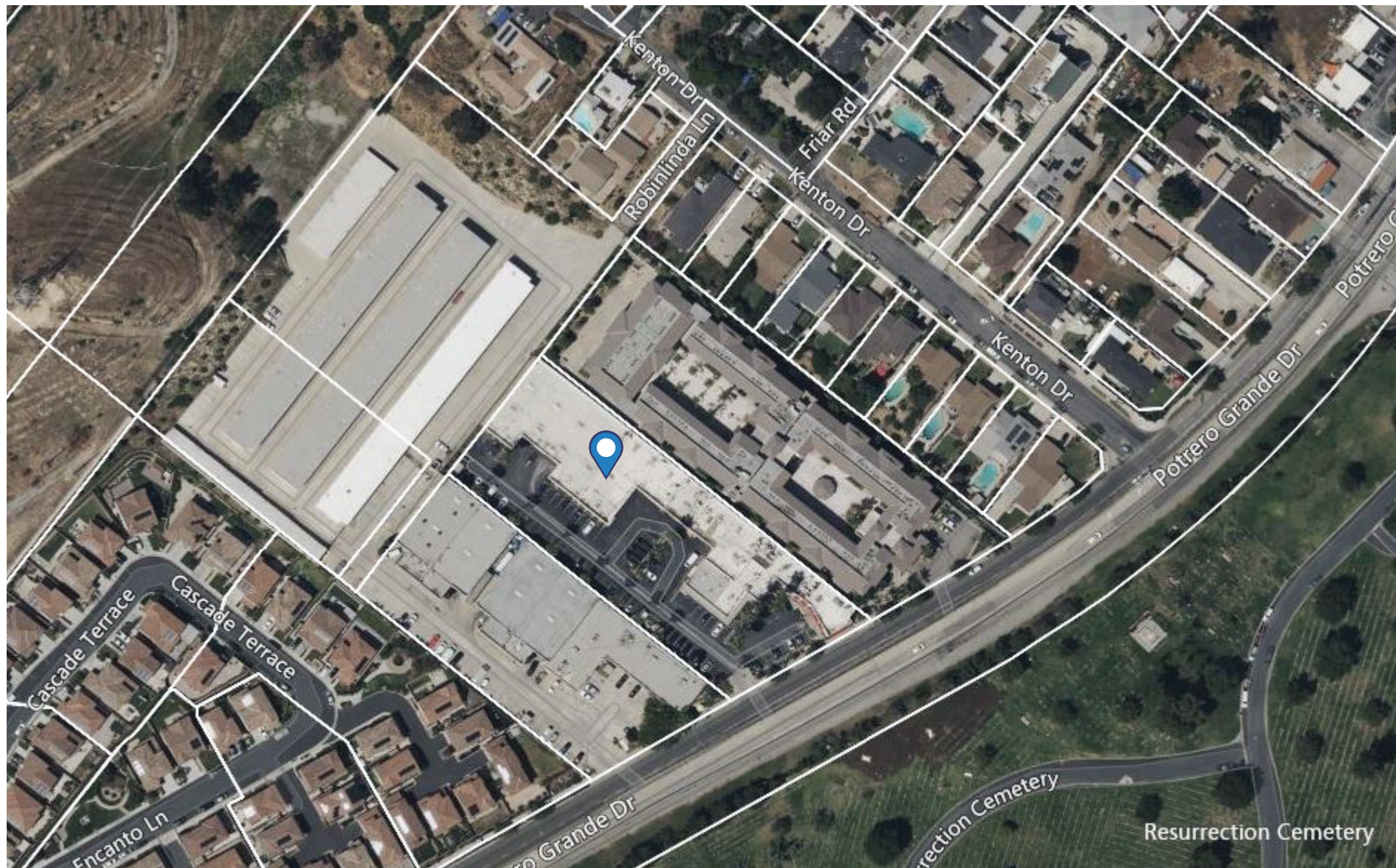
Suite	Tenant
A, B	Restaurant
C,D,G,K	Cemetary Service
E	Office
F	Pet Grooming
H,I,J	Food Processing
L - Owner Unit	Owner - Service and Maintenance
M - Owner Unit	
N - Owner Unit	

RENT ROLL (CURRENT)

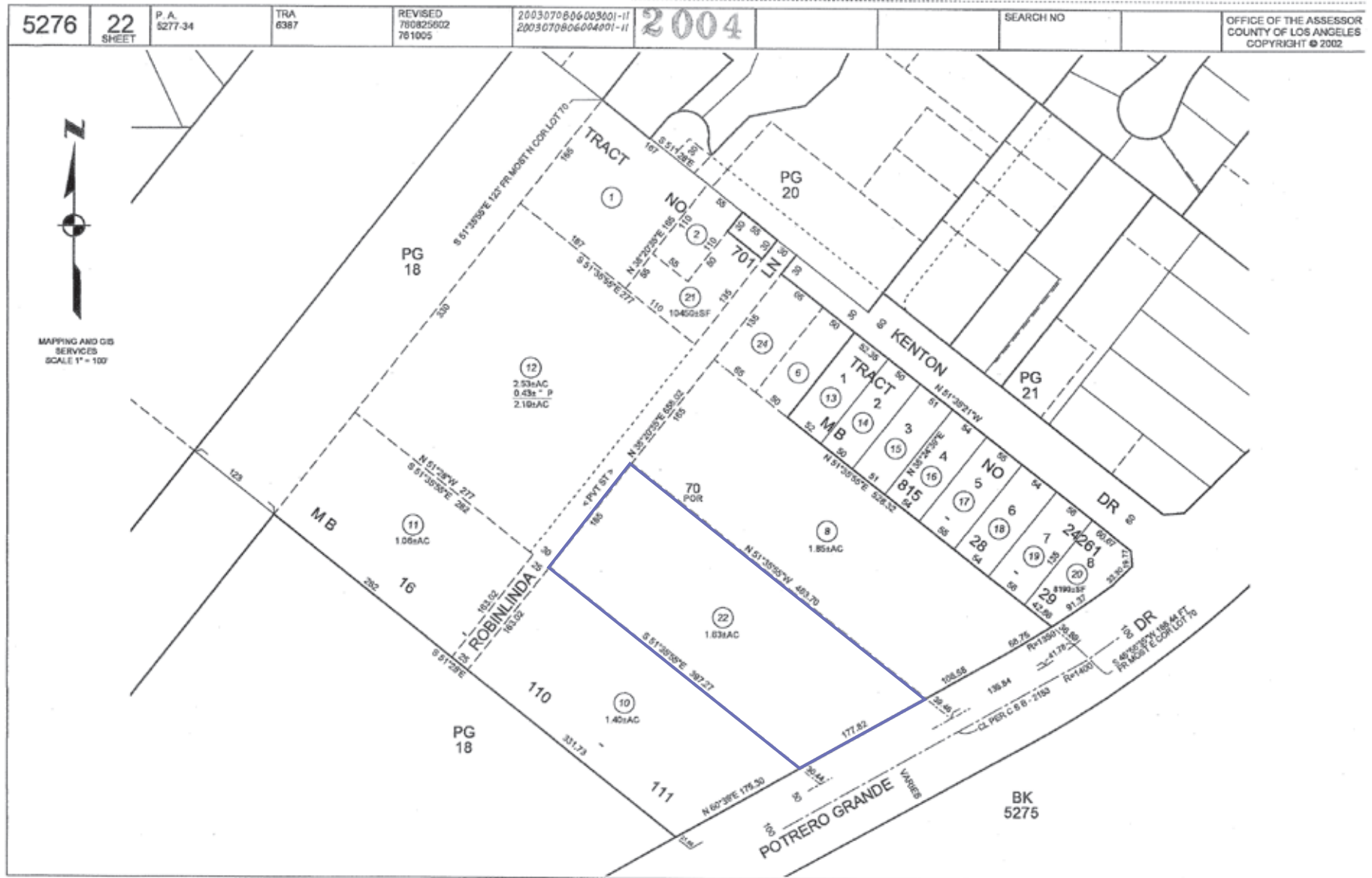
Suite	Square Feet	SF %	Occup. Start	Lease Start	Lease End	Lease Term	Monthly Rent	Monthly Rent/Sq.Ft	Proforma Rent	Proforma Monthly Rent /Sq.Ft
A,B	3,300	10.9%	10/01/24	10/01/24	09/30/2026	2	\$6,105.00	\$1.85	\$6,105.00	\$1.85
C,D,G,K	4,025	13.3%	12/15/14	01/07/21	06/30/2026	5	\$5,635.00	\$1.40	\$6,440.00	\$1.60
E	700	2.3%	04/01/14	04/01/23	03/31/2027	3	\$1,125.00	\$1.61	\$1,295.00	\$1.85
F	700	2.3%	07/01/23	07/01/23	06/30/2026	3	\$1,383.20	\$1.98	\$1,383.20	\$1.98
H,I,J	6,000	19.8%	01/12/13	03/01/25	02/28/2030	5	\$7,800.00	\$1.30	\$9,300.00	\$1.55
L - Owner Unit	3,562	11.8%	01/04/22	01/04/22	03/31/2025	3	\$4,986.80	\$1.40	\$5,521.10	\$1.55
M - Owner Unit	6,000	19.8%	01/04/22	01/04/22	03/31/2025	3	\$8,400.00	\$1.40	\$9,300.00	\$1.55
N- Owner Unit	6,000	19.8%	01/03/22	01/03/22	02/28/2025	3	\$8,100.00	\$1.35	\$9,300.00	\$1.55
TOTAL	30,287						\$43,535.00		\$48,644.30	

	Actual Rent	Actual Rent
Annual Gross Income	\$522,420.00	\$583,731.60
Operating Expenses	\$126,430.00	\$126,430.00
Net Operating Income	\$395,990.00	\$457,301.60
CAP Rate	5.28%	6.10%

AERIAL



PLAT MAP



SITE PHOTOS



UNIT A, B



UNIT C, D, E



UNIT E, F, G



UNIT H, I, J, K



UNIT H



UNIT H, I

SITE PHOTOS



UNIT L, M, N



UNIT M, N



UNIT L INTERIOR



UNIT M INTERIOR



UNIT N INTERIOR



COMMERCIAL KITCHEN UNIT