

NNN Credit Tenant Investment

1075 E. Pacific Coast Highway, Long Beach, CA 90804

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime NNN investment opportunity at 1075 E. Pacific Coast Highway, Long Beach, CA, 90804. This premier Retail / Strip Center property boasts a 10,624 SF building with 5 units, offering a lucrative investment proposition. Built in 2005 and zoned LBCHW, the property showcases modern construction and 100% occupancy, ensuring immediate returns for potential investors. Strategically positioned in the thriving Long Beach area, this property presents a compelling opportunity for those seeking a stable income stream and long-term growth potential.

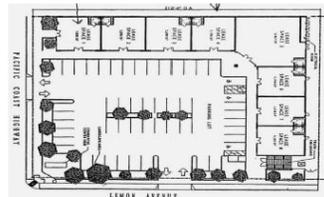
PROPERTY HIGHLIGHTS

- 10,624 SF building with 5 units
- DaVita, T-Mobile, Little Caesars, Veronica's Insurance
- Hard Corner Signalized Intersection
- Pacific Coast Hwy Frontage with 35,000 VPD
- Constructed in 2005
- Zoned LBCHW
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$7,362,220
Number of Units:	5
Lot Size:	0.788 Acres
Building Size:	10,634 SF
NOI:	\$368,111.00
Cap Rate:	5.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,174	3,759	20,955
Total Population	4,045	12,827	66,571
Average HH Income	\$76,879	\$77,596	\$73,359



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