



Tenant Rep Solutions

472-484 S. CITRUS AVE.
AZUSA, CA 91702

**WeTrust
Realty**
DRE: 02125613



OFFERING MEMORANDUM

FOR SALE
Multi-tenant Retail Center

OFFERING SUMMARY

472-484 S. Citrus Ave. Azusa, CA 91702

LOCATION

472-484 S. Citrus Ave. Azusa, CA 91702

OFFERING SUMMARY

Price:	\$2,390,000
Gross Operating Income:	\$108,444
NOI @ 100% occupancy:	\$125,424
NOI fully stabilized (Projected)	\$180,000
CAP rate	5.25%
Price Per Square Foot:	\$239
GLA:	10,000 SF
Year Built:	1962
Lot Size:	26,572 SF / 0.61 AC



INVESTMENT HIGHLIGHTS

472-484 S. Citrus Ave. Azusa, CA 91702

MULTI-TENANT RETAIL INVESTMENT:

- 7-unit retail strip mall
- Value-add investment opportunity
- Large parking lot
- Great visibility

EASE OF MANAGEMENT:

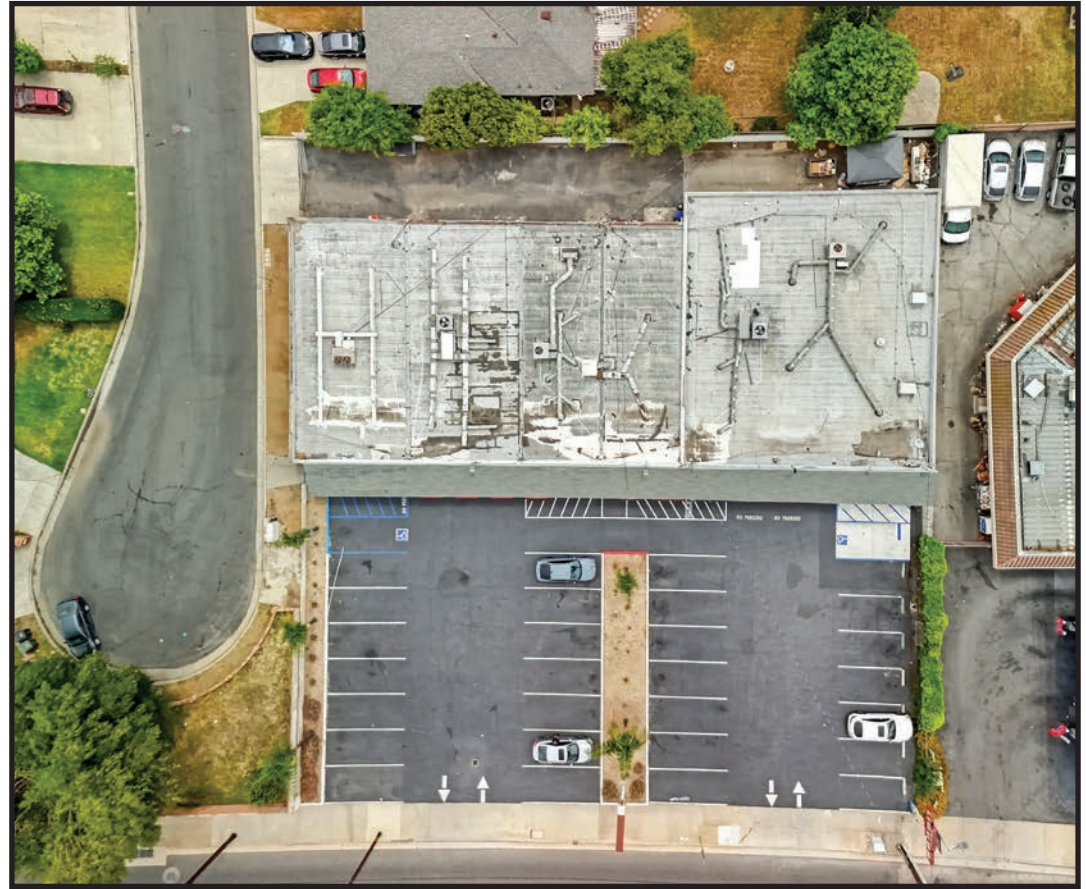
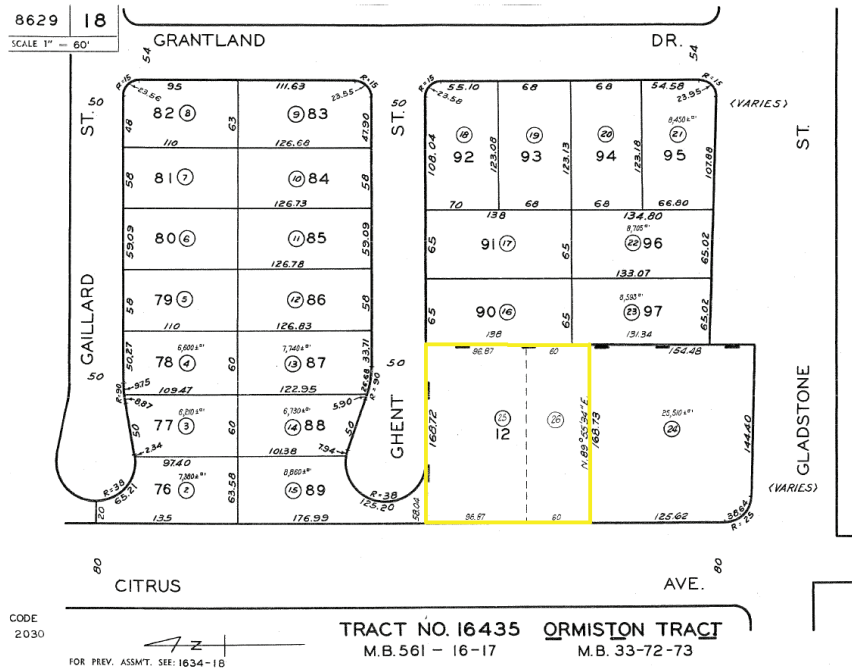
- Located on busy Citrus Avenue, a primary north/west thoroughfare through the city of Azusa.
 - Near Citrus College
- +/- 28,000 C.P.D.



RENT ROLL

472-484 S. Citrus Ave. Azusa, CA 91702

UNIT	SF	RATE/SF	RATE/SF
472	±1,700	Vacant	Vacant
474	±1,700	\$1.34	\$2,273 MG
476	±1,200	Vacant	Vacant
478	±1,200	\$1.39	\$1,664 MG
480	±1,172	\$1.28	\$1,500 MG
484	±3,028	\$1.19	\$3,600 MG



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