



BUILDING

- Approximately 4,875 sq. ft. free standing retail / commercial building
- Exterior Truckwell

LEASE DETAILS

- Leased to El Remate Super Store
- Lease expires August 31, 2018
- Scheduled Gross Rent: 9/1/16 - 8/31/17 (\$4,020/Mo.)
9/1/17 - 8/31/18 (\$4,140/Mo.)
- Two (2) Five-Year options to renewal at market rate

PROFORMA

- Market Rate Option (Proforma) at \$1.15/SF, NNN
- 5% Cap Rate based \$5,606/Mo. NNN, in the event option is exercised by tenant

NOTE: Broker makes no warranty or representation as to the credit worthiness of the tenant or the future performance of this investment, or future market rental rates.



Exclusively listed by

KEVIN THOMAS

Senior Vice President/Principal
(949) 724-4732
kthomas@lee-associates.com
BRE# 01183029

CHRIS COYTE

Senior Vice President/Principal
(949) 724-4747
ccoyle@lee-associates.com
BRE# 01017328

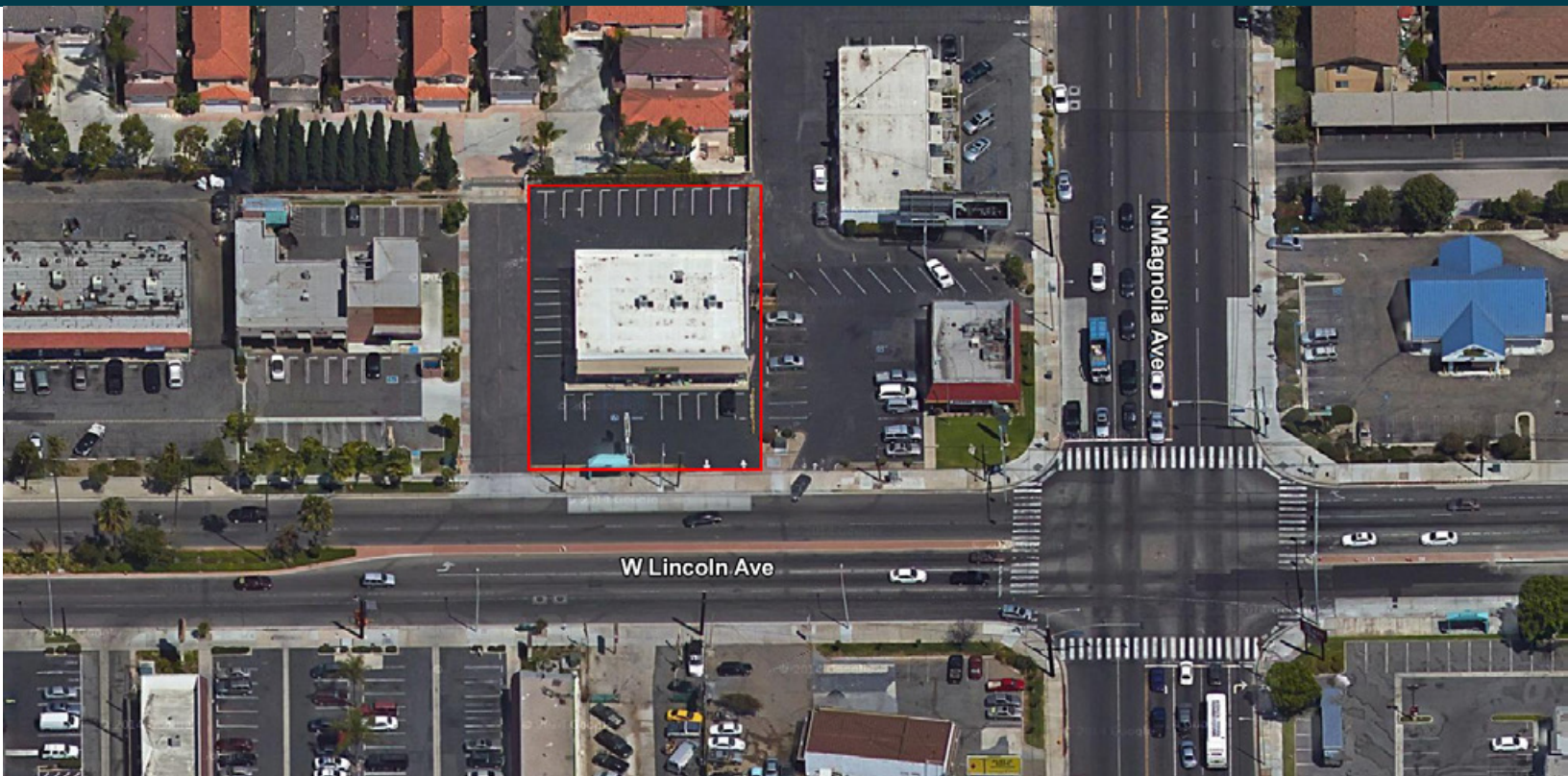


LEE & ASSOCIATES® - NEWPORT BEACH | Corporate ID#01197433
100 Bayview Circle, Suite 600, Newport Beach, California 92660
☎ 949.724.1000 | 📠 949.862.9048 | www.lee-associates.com

LEASED INVESTMENT FOR SALE

±4,875 SQ. FT. FREESTANDING BUILDING

2607 W. LINCOLN AVENUE | ANAHEIM, CA



TRAFFIC COUNT:

Lincoln Avenue: 23,000 Cars/Day
Magnolia Avenue: 26,000 Cars/Day

DEMOGRAPHICS

	<u>Population</u>	<u>Median HH Income</u>
1 Mile	37,505	\$56,367
3 Miles	292,544	\$59,401
5 Miles	676,548	\$67,038



Exclusively listed by

KEVIN THOMAS

Senior Vice President/Principal
(949) 724-4732
kthomas@lee-associates.com
BRE# 01183029

CHRIS COYTE

Senior Vice President/Principal
(949) 724-4747
ccoyle@lee-associates.com
BRE# 01017328



LEE & ASSOCIATES® - NEWPORT BEACH | Corporate ID#01197433
100 Bayview Circle, Suite 600, Newport Beach, California 92660
☎ 949.724.1000 | 📠 949.862.9048 | www.lee-associates.com

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.