



BUILDING

- Approximately 1,800 sq. ft. free standing commercial / automotive building
- Approximately 14,822 sq. ft. parcel

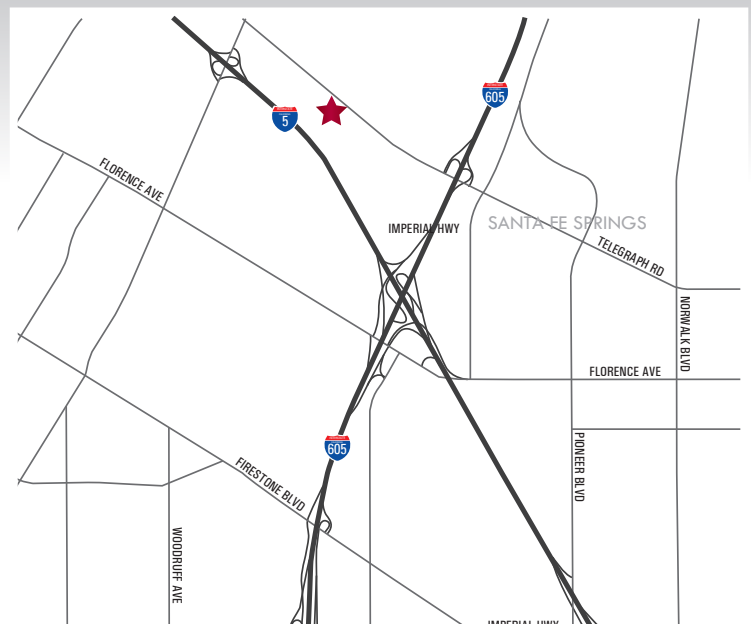
LEASE DETAILS

- Leased to Eagle Smog Check
- Lease expires June 30, 2020
- Scheduled Rent: 6/1/16 - 6/30/17 (\$3,664/Mo., Net)
7/1/17 - 6/30/20 (\$3,925/Mo., Net)
- One (1) Five-Year option to renewal at Fair Market Value

PROFORMA

- \$3,925/mo. x 12 = \$47,100 annualized net rent

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

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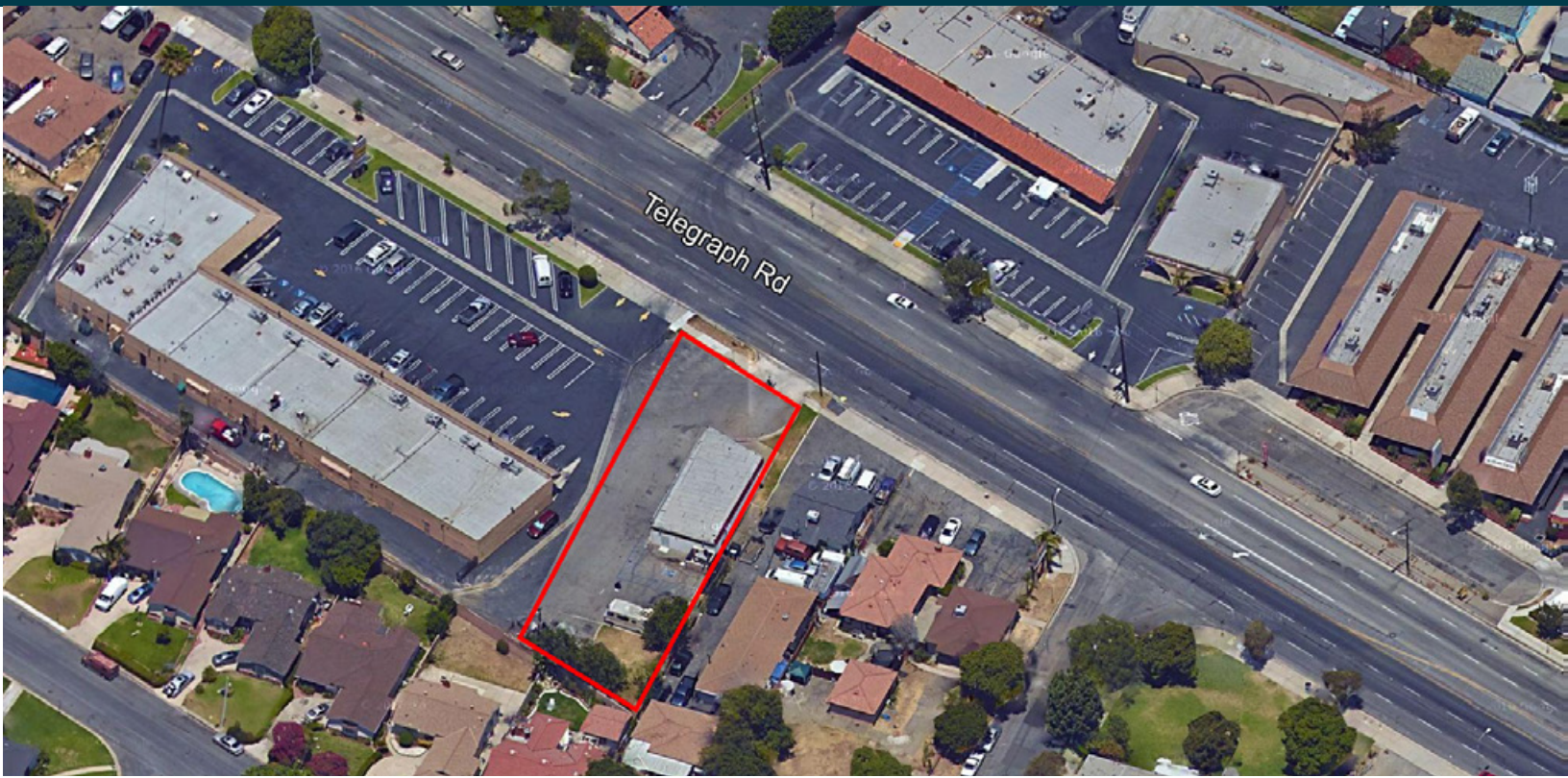


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LEASED INVESTMENT FOR SALE

±1,800 SQ. FT. FREESTANDING BUILDING

9476 TELEGRAPH ROAD | DOWNEY, CA



TRAFFIC COUNT:

Telegraph Road: Cars/Day

DEMOGRAPHICS

	<u>Population</u>	<u>Median HH Income</u>
1 Mile	25,096	\$74,225.99
3 Miles	206,902	\$65,081.12
5 Miles	658,182	\$60,972.63



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