

RETAIL INVESTMENT SALE

17,695 SF RETAIL



100% LEASED INVESTMENT OPPORTUNITY

2181-2191 LAKEWOOD BLVD
LONG BEACH, CA 90815

Voit

REAL ESTATE SERVICES

1025 WEST 190TH STREET | SUITE 350 |
LOS ANGELES, CALIFORNIA 90248 | 424.329.7500 | 424.233.0736 FAX

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PROPERTY FEATURES

- BUILDING AREA: 17,695 SF
- LAND AREA: 37,897 SF
- YEAR BUILT: 1944 R2014
- POWER: Heavy
- ZONING: CCP
- PARKING: 39 Cars
- SPRINKLERS: TBD
- WALK SCORE: Very Walkable (84)
- TRANSIT SCORE: Some Transit (45)

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INVESTMENT DETAILS

- **Sale Price:** \$5,500,000
- **Net Operating Income:** \$376,305
- **CAP Rate:** 6.84%
- **Price PSF Building:** \$311

Voit Real Estate Services is pleased to offer this fine retail investment property for sale.

Situated in the heart of Long Beach, this building is located at the signalized intersection of N. Lakewood Blvd and E. Stearns St with 171' of frontage on Lakewood.

The building is 17,695 square feet on 37,897 square feet of land, with 39 free surface parking spaces. The property has fantastic in-place income from its two long-term tenants, the Fortune 500 company, Dollar Tree and The Station.

In total, these retail spaces generate annual net rent of \$376,305. This is an incredible investment opportunity for a commercial investor looking to stable cash flow.



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TENANT: DOLLAR TREE

- SQUARE FEET: 9,895
- COMMENCEMENT: 6/12/16
- EXPIRATION: 6/11/31
- TYPE: NNN
- MONTHLY RENT: \$14,018
- ANNUAL INCREASE: N/A
- SECURITY DEPOSIT: \$0
- OPTION TO EXTEND: One 5 Year with 3% Increase at Start

TENANT: THE STATION

- SQUARE FEET: 7,800
- COMMENCEMENT: 7/1/23
- EXPIRATION: 11/30/38
- TYPE: Gross
- MONTHLY RENT: \$19,908
- ANNUAL INCREASE: 3% annual
- SECURITY DEPOSIT: \$47,461
- OPTION TO EXTEND: 5 Year

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INVESTMENT VALUE ANALYSIS

LEASE DETAILS

TENANT	SF	SHARE	TYPE	MONTHLY RENT	ANNUAL
Dollar Tree	9,895	56%	NNN	\$14,018	\$168,215
The Station	7,800	44%	Gross	\$19,908	\$238,896
	17,695	100%			\$407,111

Net Operating Income

Gross Rent	\$407,111
Property Tax	(\$38,887)
Insurance	(\$25,000)
Cleaning	(\$6,000)
Property Tax Dollar Tree Reimbursement	\$21,746
Insurance Dollar Tree reimbursement	\$13,980
Cleaning Dollar Tree Reimbursement	\$3,355

Net Operating Income \$376,305

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Cap Rate 6.84%

Price PSF Building \$311

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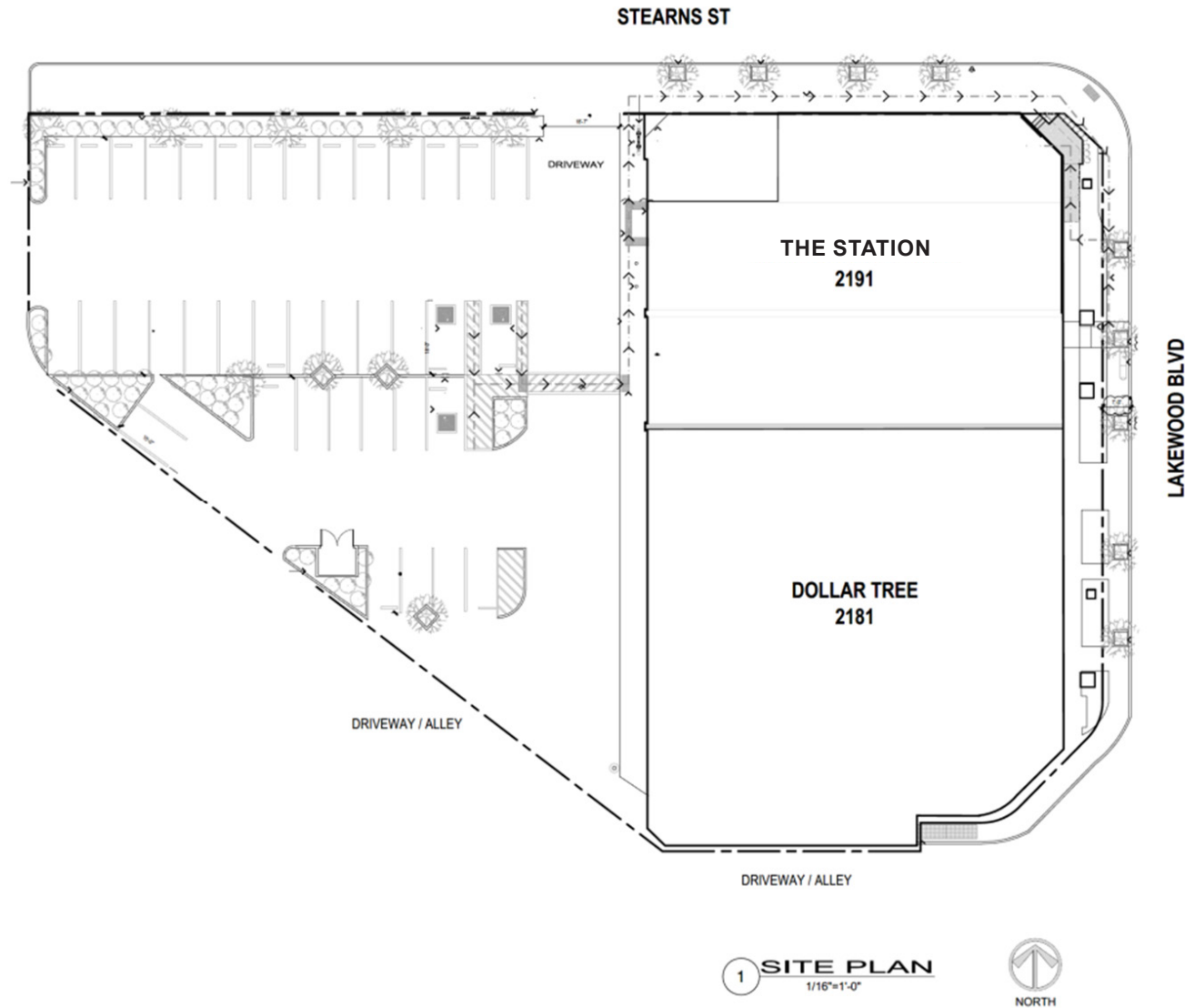
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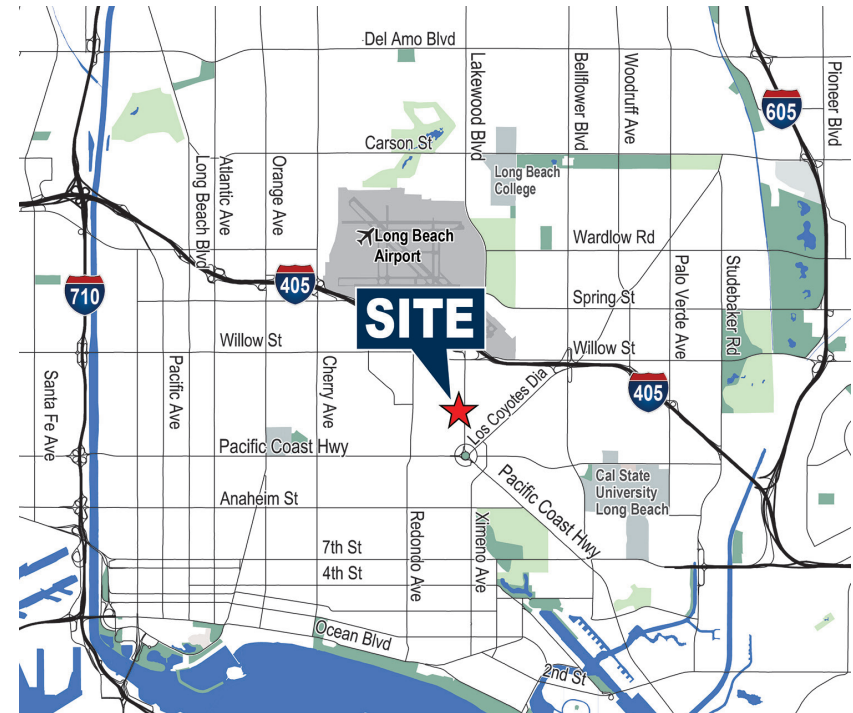
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