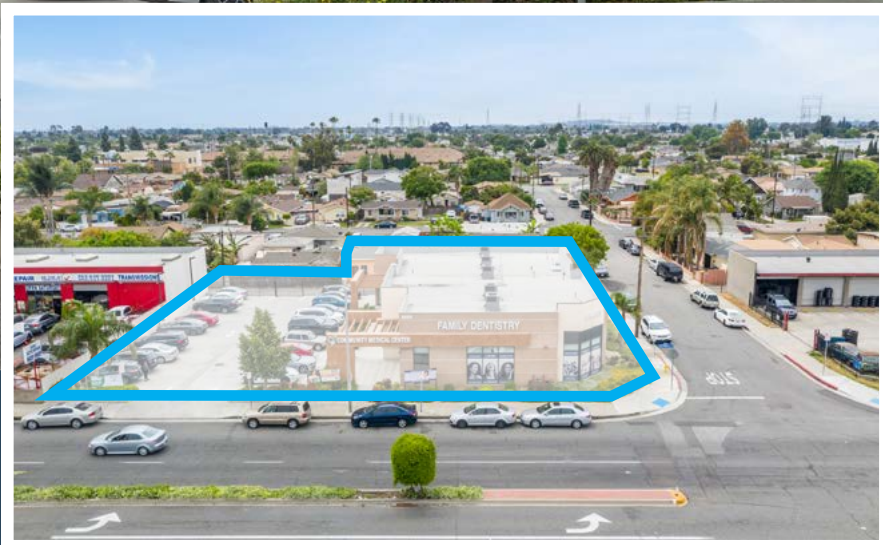


OFFERING MEMORANDUM // LONG-TERM NNN LEASED INVESTMENT



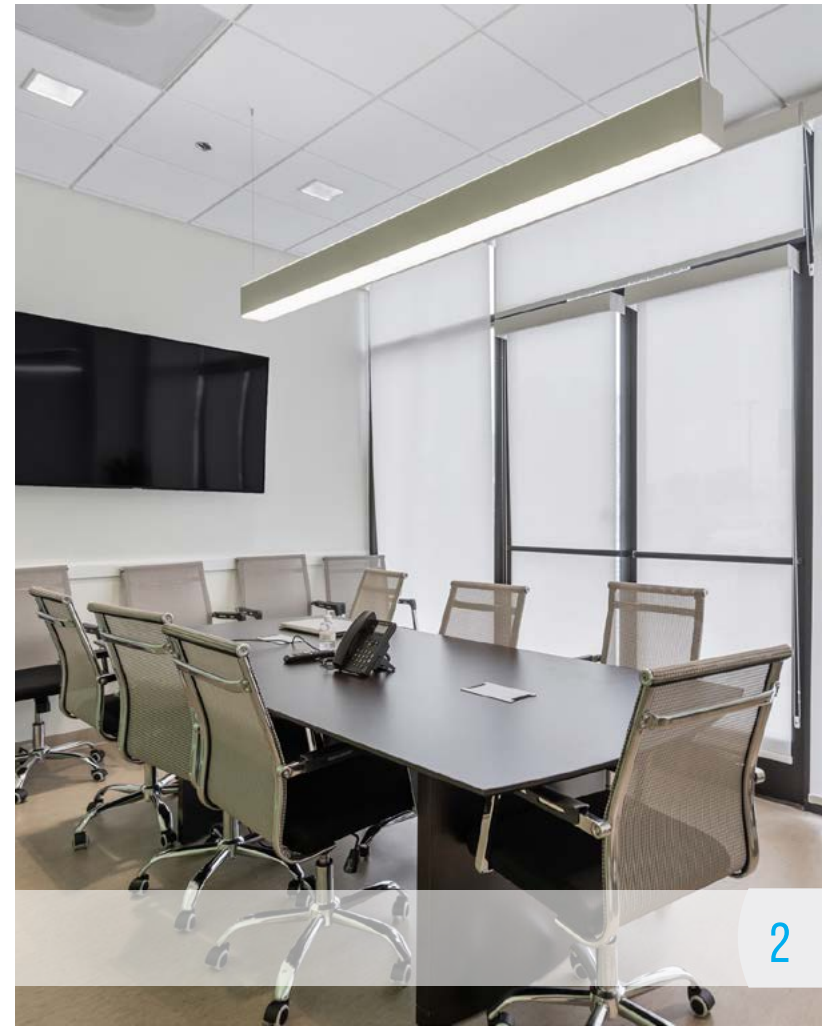
8800 ALONDRA BLVD.
Bellflower, CA

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services, as exclusive advisor, is pleased to present for sale 8800 Alondra Blvd., Bellflower, CA 90706 (the "Property"). The property is located in a densely populated area of Los Angeles County, approximately one mile from the 91 freeway. This newly constructed neighborhood center offers excellent cash flow and long-term NNN leases with well established recession resistant tenants. This is irreplaceable multi-tenant NNN medical office/retail real estate on a hard corner in beautiful Southern California.

Building Area	± 6,000 Square Feet
Rentable Square Feet	± 5,949 Square Feet
Site Area	± 16,553 Square Feet
Current Occupancy	100%
Number of Tenants	Two (2)
Unit Sizes	± 2,422 & ± 3,527 Square Feet
Average Lease Term Remaining	Seven (7) Years
Lease Type	NNN
Net Operating Income	\$204,261.36
Asking Price	\$3,999,000 (\$666.50/SF)
CAP Rate	5.10%



PROPERTY DESCRIPTION

PROPERTY ADDRESS: 8800 Alondra Blvd., Bellflower, CA 90706

UNIT DIVISIONS: 2,422 Square Feet & 3,527 Square Feet (Divisible to five (5) units)

BUILDING AREA: ± 6,000 Square Feet

RENTABLE SQUARE FEET: ± 5,949 Square Feet

COVERAGE: ± 36%

FLOORS: 1

ASSESSOR PARCEL NUMBERS: 7107-020-001, 7107-020-002

LAND AREA: ± 16,553 Square Feet

ZONINGS: CG - Commercial General

PARKING: 20 Spaces (3.36:1,000 SF)

CURRENT OCCUPANCY: 100%

FRONTAGE: Approximately 150' Feet of frontage on Alondra Blvd.

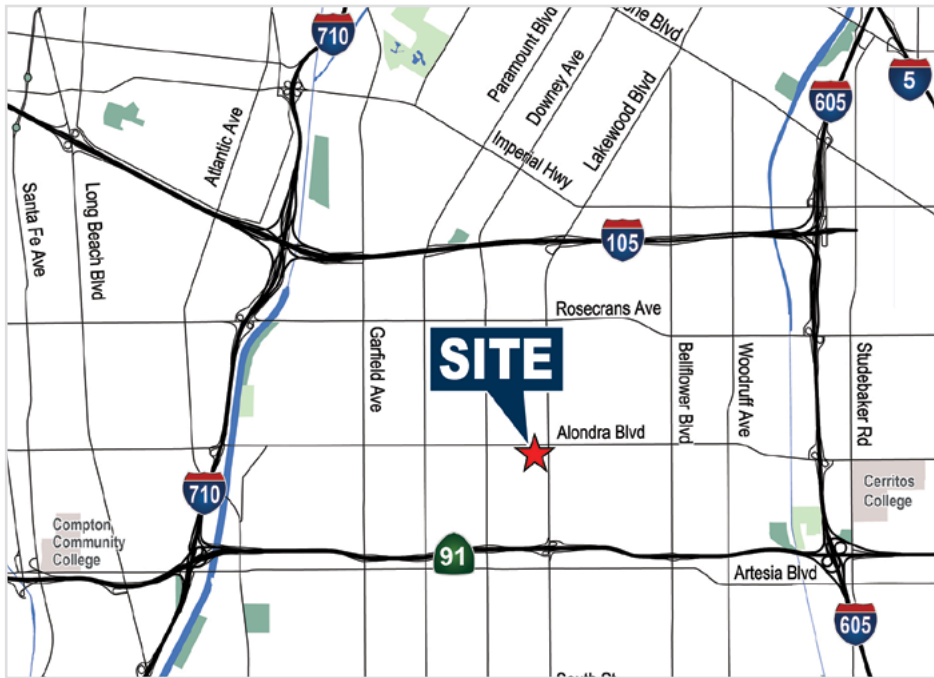
TRAFFIC COUNT: ±21,700 Cars Per Day

OTHER: Modern architectural design, upgraded landscaping, concrete parking lot



INVESTMENT HIGHLIGHTS

- Newly constructed neighborhood center with work completed in 2019.
- Immaculately maintained center with attractive architecture.
- 100% occupied with 7+ years left on the leases.
- Two (2) long term leases to established and successful tenants.
- Recession resistant medical tenants (Family Practice and Dental tenants).
- Annual rental increases.
- NNN leases minimize Landlord management, maintenance, and expenses.
- Strong cash flow, excellent 1031 exchange opportunity.
- Strong local demographics.
- Hard corner location near intersection of Lakewood Blvd. and Alondra Blvd.
- Approximately one (1) mile from the 91 freeway.



Voit

REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
 Anaheim, CA 92806
 714.978.7880
 714.978.9431 Fax
www.voidco.com
 Lic. #01991785

To view the full offering memorandum, please contact:

SALES ADVISORY TEAM:

ERIC SMITH
 Vice President
 714.935.2310
esmith@voidco.com
 Lic #01940591

MIKE BOUMA, SIOR
 Senior Vice President
 714.935.2340
mbouma@voidco.com
 Lic #01070753