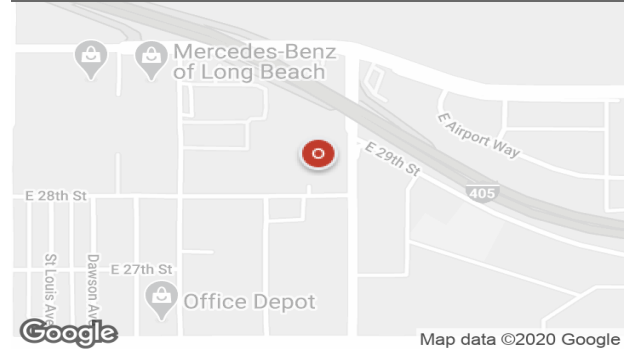




2825 Temple Ave
2825 Temple Ave
Signal Hill, CA 90755



PROPERTY DATA - Office

Building Size	10,000 SF	# Floors	2	Construction Type	
Specific Use	General	Elevators	No	Typical Floor Size	5,000 SF
Building Class	B	Condo	No	Parking	34 / 3.4:1,000
Building Status	Existing	Lot Size	POL	Owner	TEMPLE VENTURE LLC
Occupancy Type	Single-Tenant	Zoning	SHM2*	Market Area	Long Beach/Harbor Cities
Year Built / Renovated	1980 /	APN	7212-005-040	Load Factor	

Property Comments: Free standing office building with ample parking. Prime Signal Hill location. Excellent frontage and signage available. Close proximity to 405, 605 & 710 freeways,

Anthony Bergeman Daum Commercial abergeman@daumcommercial.com 310-538-6729	David Muir david.muir@daumcommercial.com 213-270-2244	David Moore dmoore@naicapital.com 951-346-0800	Amber Leigh aleigh@naicapital.com 909-243-7661
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AVAILABLE SPACE - For Lease

Type: Suite	Sublease	Vacant	Avail SF	Min SF	Rate	Date Avail
Office	No	No	10,000	10,000	\$1.75	30 Days

10,000 SF two story office building available for sale/lease.

AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Office	No	Available		Negotiable	10,000		COE

10,000 SF two story office building available for sale/lease.

