

AVAILABLE FOR SALE

16,092 SF ON  
38,668 SF LOT

22017-22029 S. FIGUEROA ST.,

CARSON | CALIFORNIA



FOR MORE INFORMATION, CONTACT:

**CHUCK BRILL**

Executive Vice President | Principal

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CA DRE License # 00974881



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## PROPERTY HIGHLIGHTS

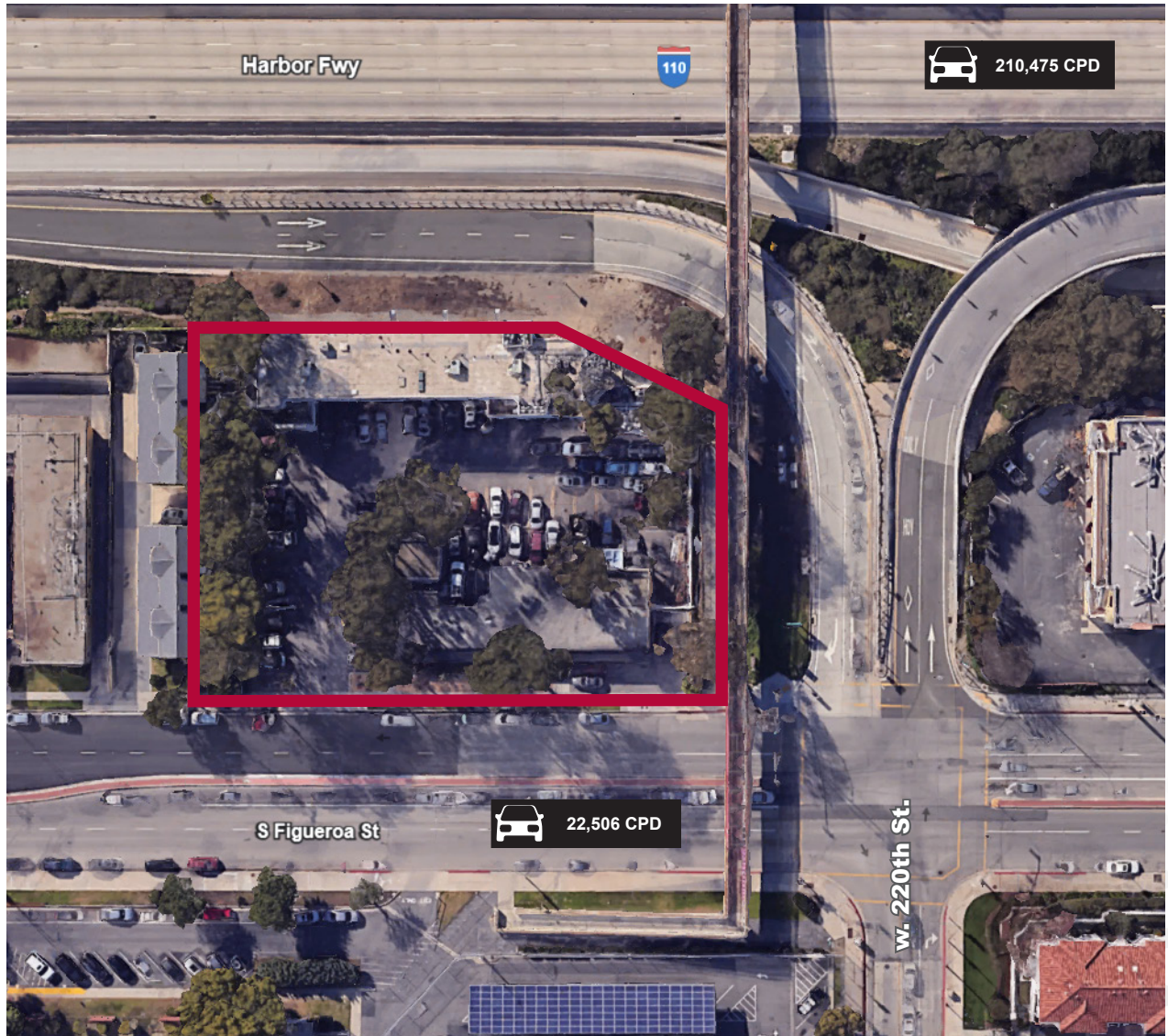
- Prime 110 Freeway Identity at an On/Off Ramp
- Current Commercial Uses Include Office, Retail, and Automotive
- Most Tenants on MTM Leases
- Abundant Parking
- Well Appointed Office Space
- Three Cell Tower Leases Available for Purchase at an Additional Cost

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Figueroa St	W 220th St N	22,506	2022	0.05 mi
I- 110	W 223rd St S	11,408	2022	0.16 mi
Figueroa St	S Figueroa St N	10,295	2022	0.25 mi
S Figueroa St	W 218th St S	20,885	2022	0.26 mi
W 223rd St	S Vermont Ave W	28,164	2022	0.28 mi
110	W Carson St S	213,451	2022	0.29 mi

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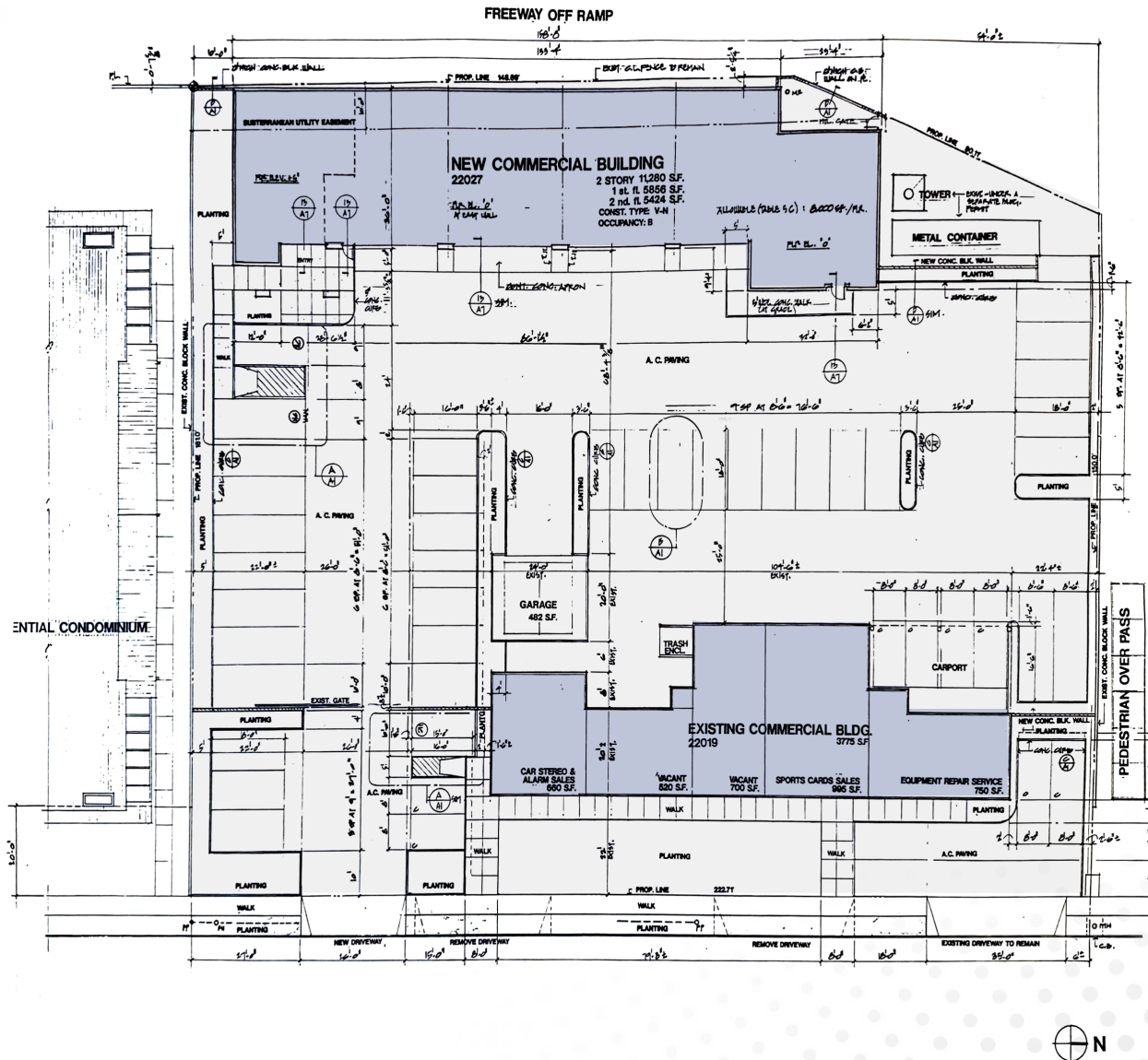
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## SITE PLAN

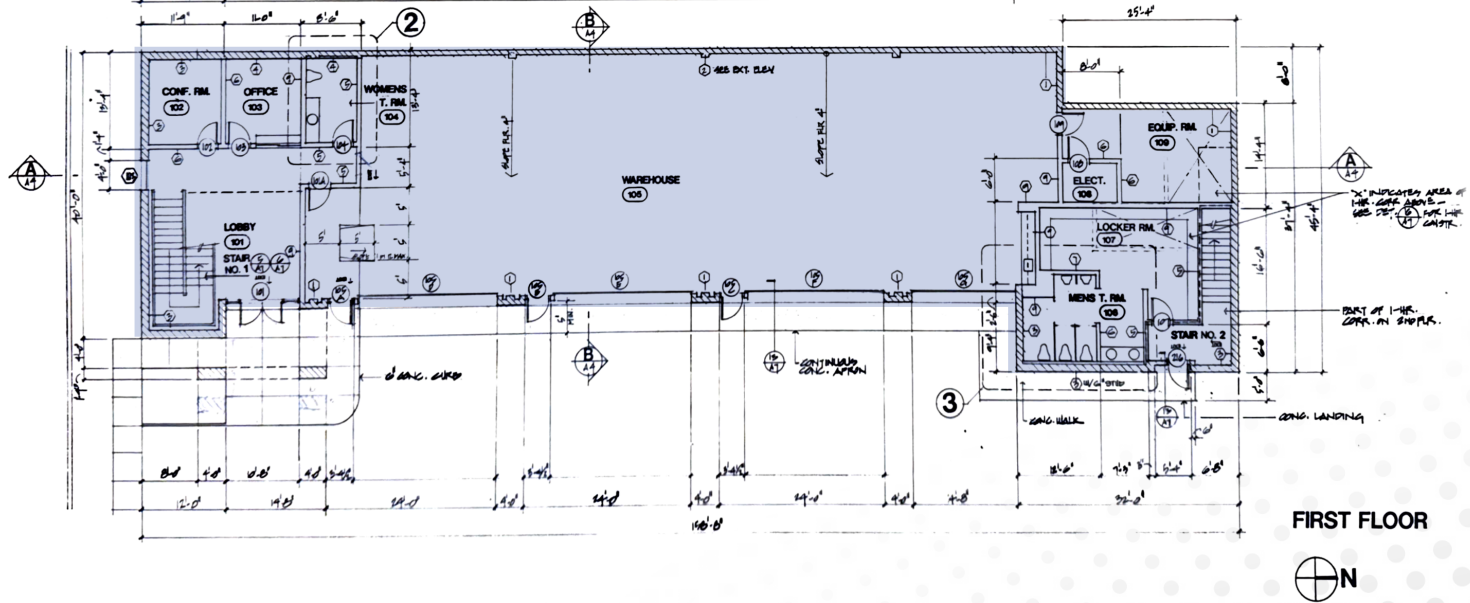
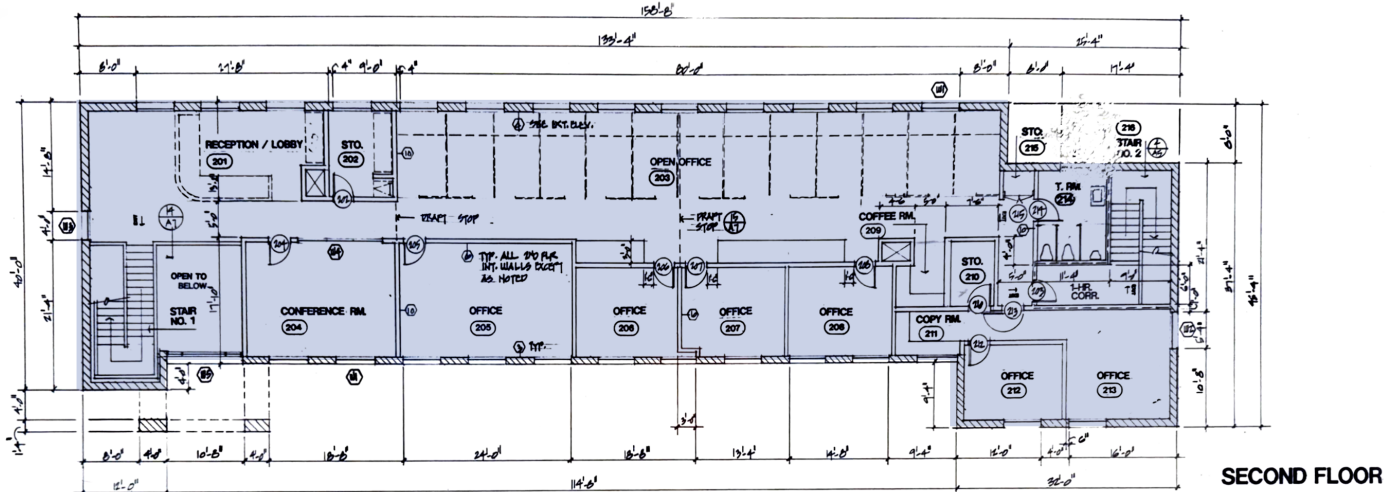


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## FLOOR PLAN



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

PHOTOS



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# INVESTMENT ANALYSIS

22017-22029 S. FIGUEROA ST.,

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Building SF	16,092
Land SF	38,668

CELL TOWER INCOME	Monthly	Current Annual	Proforma
Verizon Cell Tower	\$7,934.18	\$97,749.10	\$97,749.10
Crown & Castle	\$4,498.00	\$53,976.00	\$53,976.00
AT&T	\$3,064.38	\$37,599.94	\$37,599.94
<b>Total Cell Tower Income</b>	<b>\$15,496.56</b>	<b>\$189,325.04</b>	<b>\$189,325.04</b>

BUILDING INCOME					
Tenant Rental Income	\$1.24	\$19,885.00	\$238,620.00	\$1.50	\$289,656.00
Vacancy & Loss	0%	\$0.00	\$0.00		\$0.00
Annual Gross Revenue	\$1.24	\$19,885.00	\$238,620.00		\$289,656.00

BUILDING EXPENSES					
Property Taxes	1.16%	\$0.26	\$4,263.76	\$51,165.10	\$51,165.10
Other Expenses		\$0.10	\$1,609.20	\$19,310.40	\$19,310.40
Total Expenses		\$0.36	\$5,872.96	\$70,475.50	\$70,475.50

<b>BUILDING NOI</b>	<b>\$0.87</b>	<b>\$14,012.04</b>	<b>\$168,144.50</b>	<b>\$1.14</b>	<b>\$219,180.50</b>
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<b>TOTAL NOI</b>		<b>\$29,508.60</b>	<b>\$357,469.54</b>		<b>\$408,505.54</b>
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Building Value	Value PSF	Cap Rate	Proforma Cap Rate
\$4,425,300.00	\$275.00	3.80%	4.95%

<b>Cell Tower Value</b>		<b>4.00%</b>	<b>4.00%</b>
\$4,733,126.01			

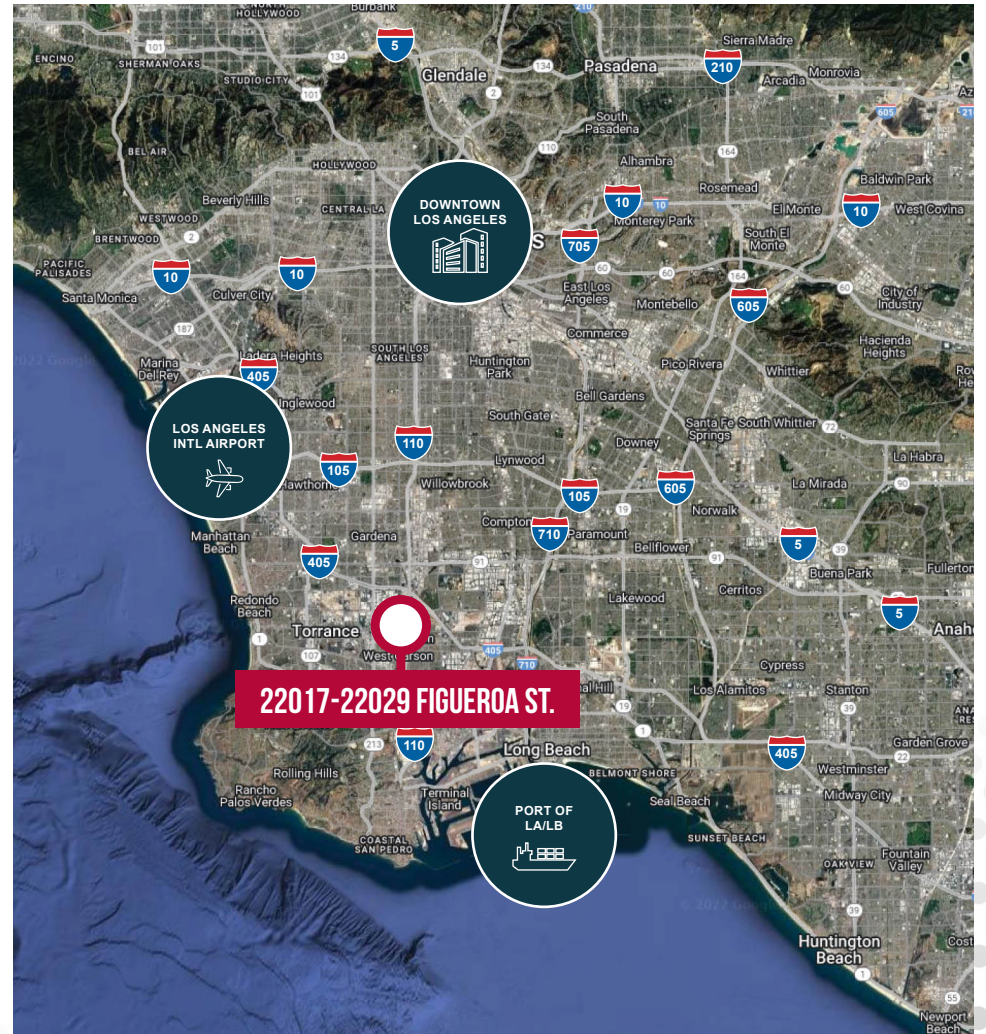
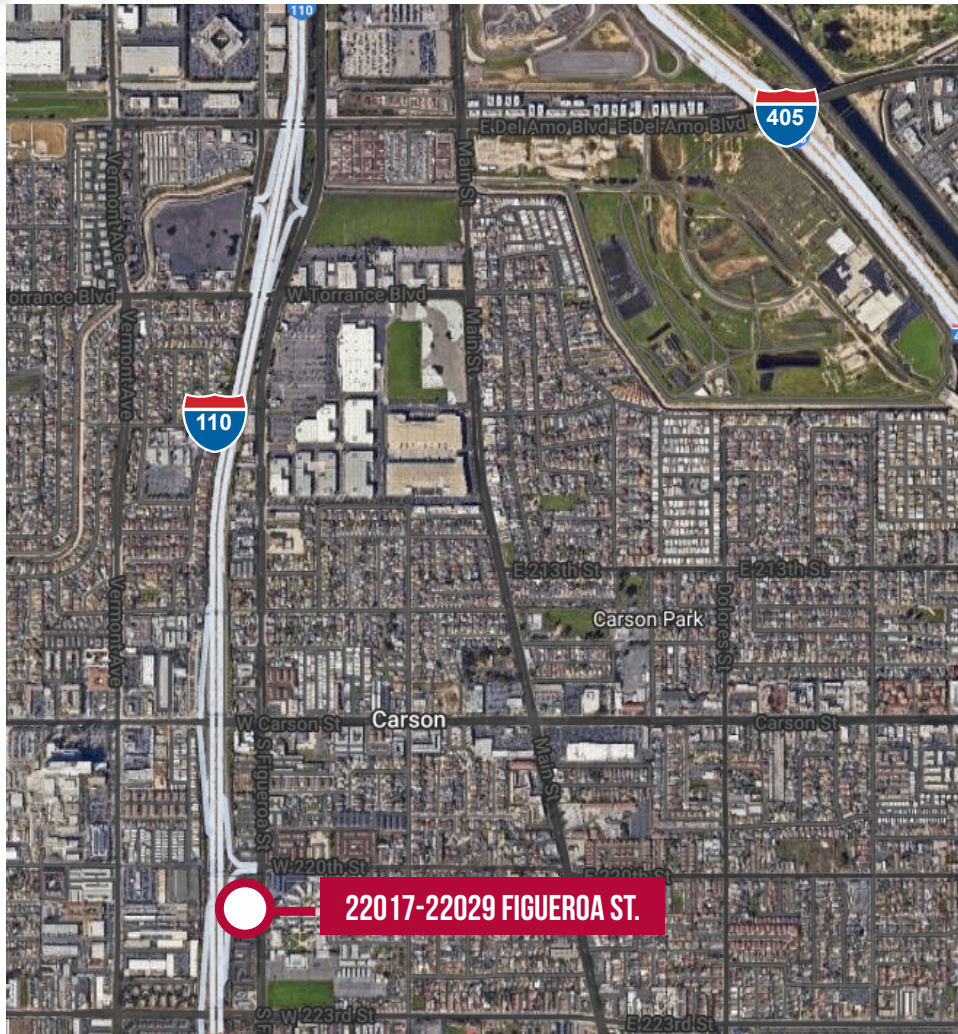
TOTAL VALUE	Value PSF	Cap Rate	Proforma Cap Rate
\$9,158,426.01	\$569.13	3.90%	4.46%

Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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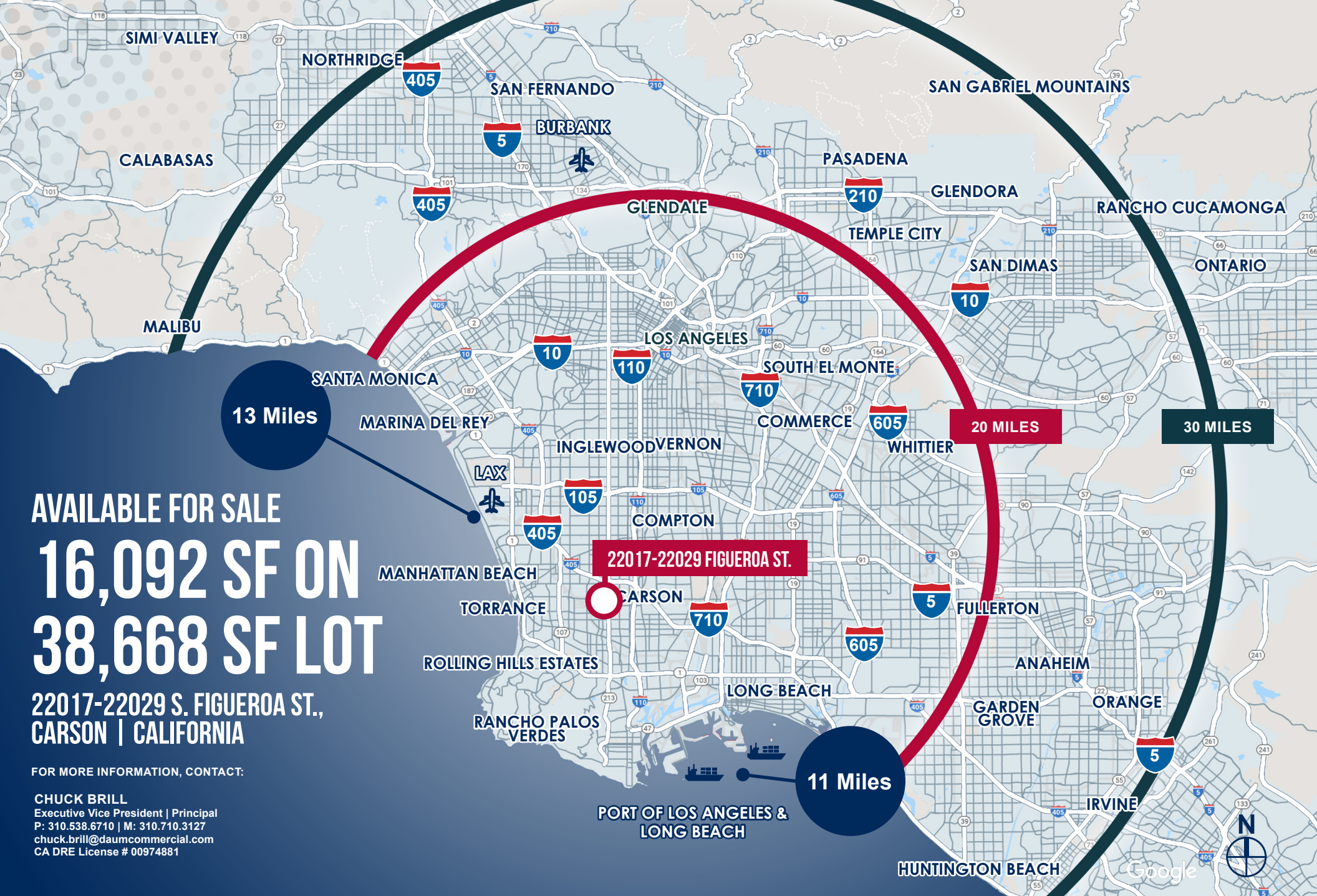
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13 Miles

20 MILES

30 MILES

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11 Miles

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PORT OF LOS ANGELES &  
 LONG BEACH

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