

AVAILABLE FOR SALE

16,092 SF ON  
38,668 SF LOT

22017-22029 S. FIGUEROA ST.,

CARSON | CALIFORNIA



FOR MORE INFORMATION, CONTACT:

**CHUCK BRILL**

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CA DRE License # 00974881



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All maps courtesy of Google Maps, Bing, and Google Earth. D/AQ Corp. # 01129558



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## PROPERTY HIGHLIGHTS

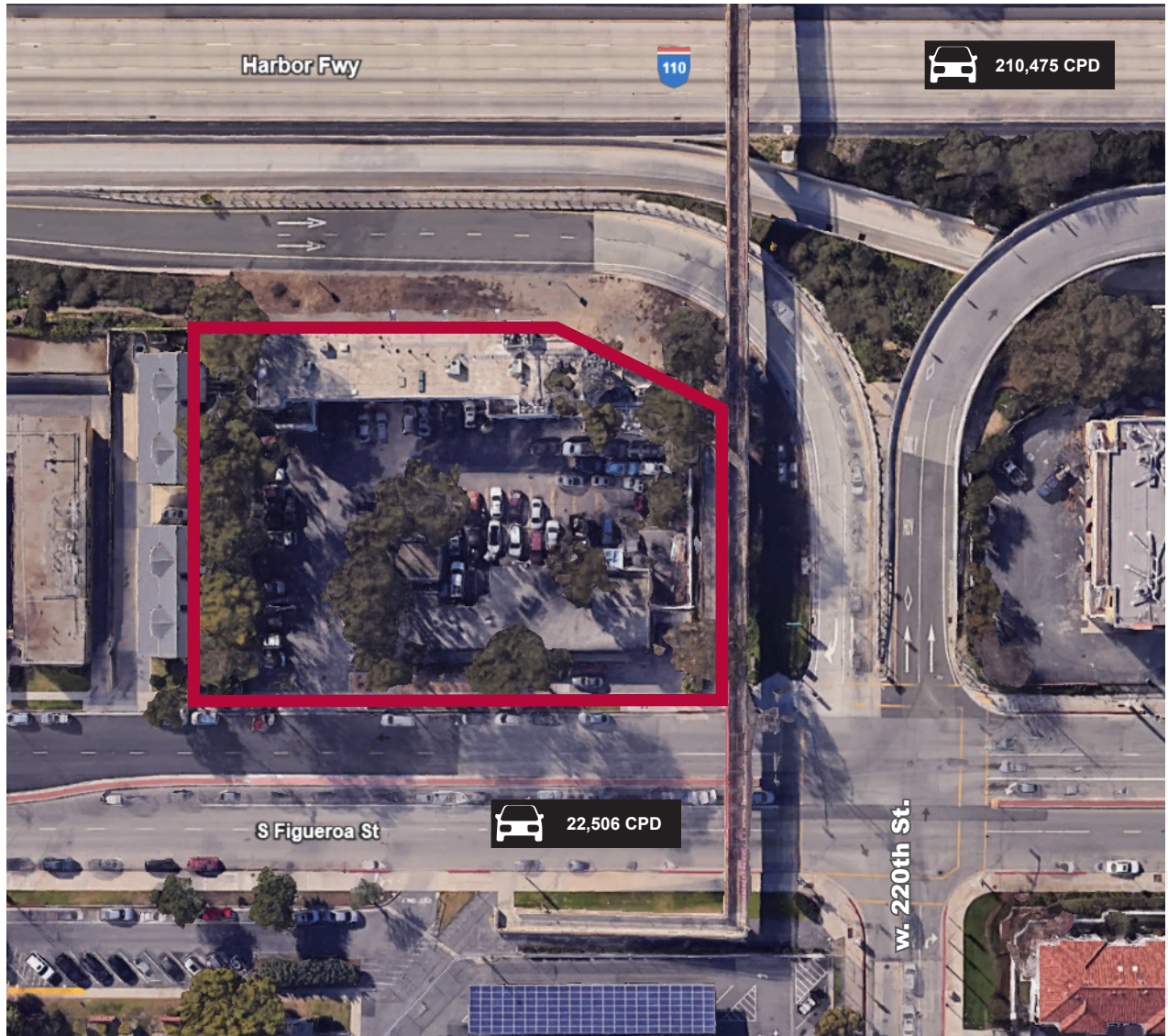
- Prime 110 Freeway Identity at an On/Off Ramp
- Current Commercial Uses Include Office, Retail, and Automotive
- Most Tenants on MTM Leases
- Abundant Parking
- Well Appointed Office Space

## 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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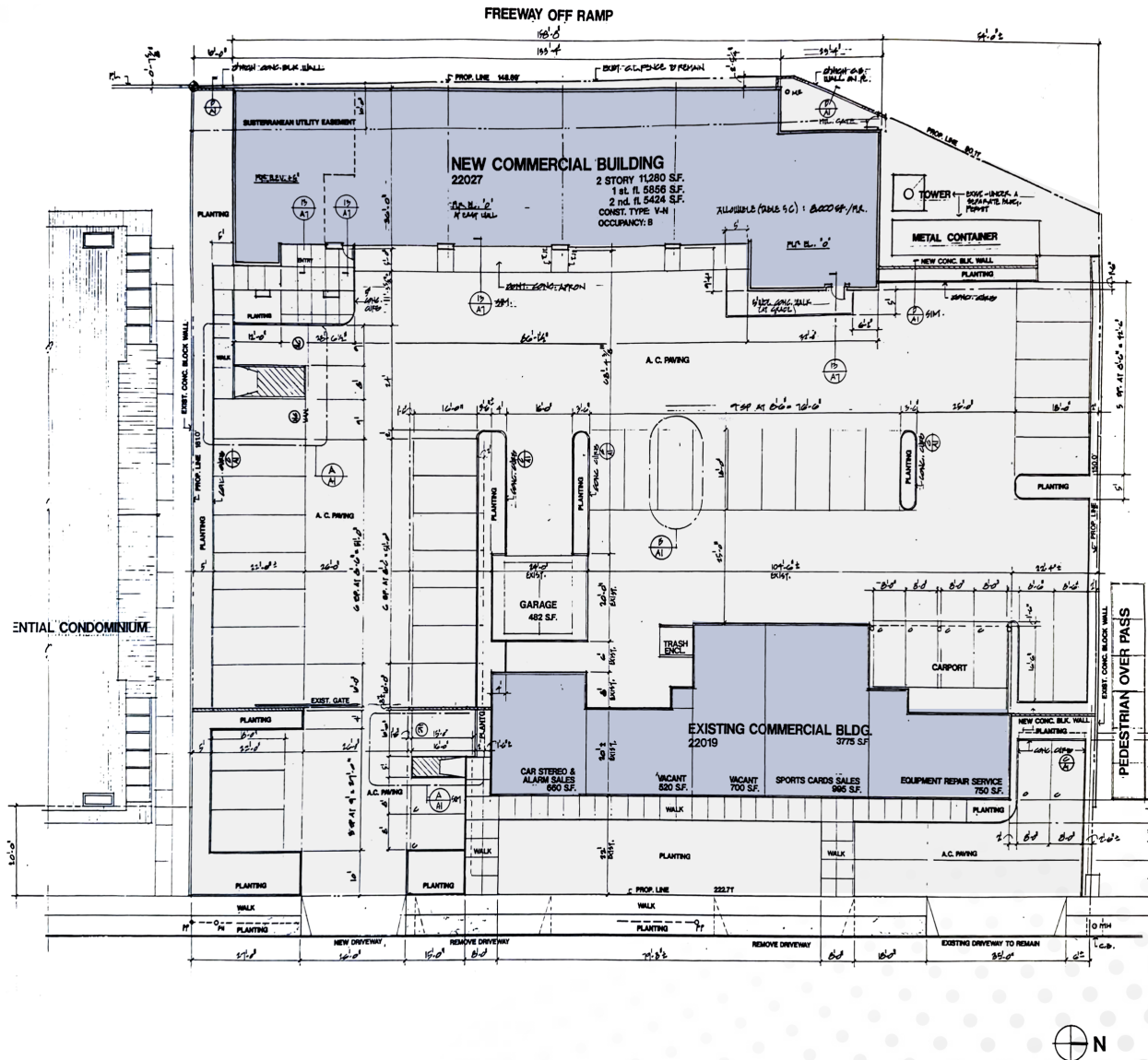


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## SITE PLAN

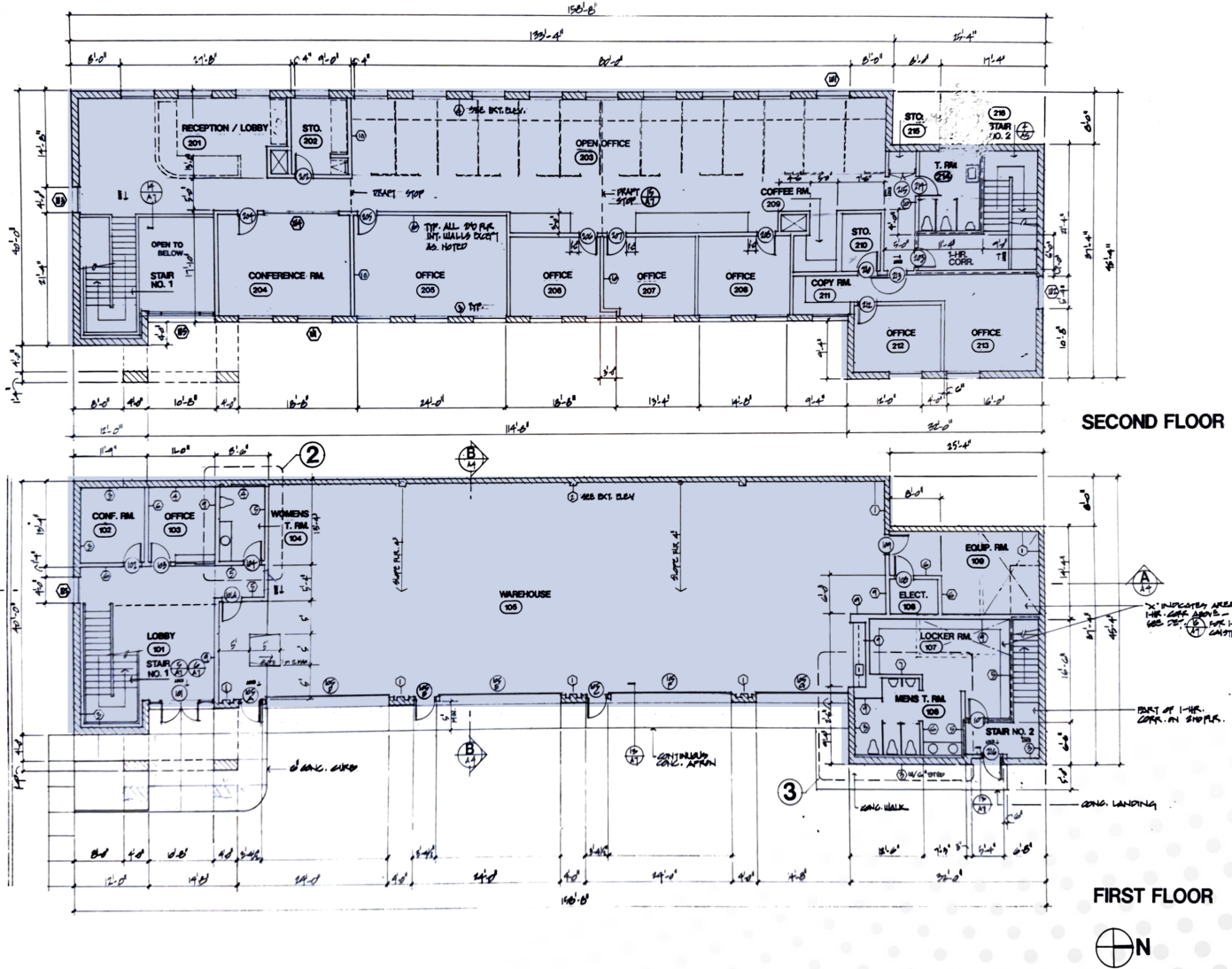


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## FLOOR PLAN



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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

BUILDING INCOME		Monthly	Current Annual	Proforma	
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	\$0.00
Annual Gross Revenue	\$1.24	\$19,885.00	\$238,620.00	\$1.50	\$289,656.00

BUILDING EXPENSES		Monthly	Current Annual	Proforma	
Property Taxes	1.16%	\$0.26	\$4,263.76	\$0.26	\$51,165.10
Other Expenses		\$0.10	\$1,609.20	\$0.10	\$19,310.40
Total Expenses		\$0.36	\$5,872.96	\$0.36	\$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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Asking Price	Price PSF	Cap Rate	Proforma Cap Rate
<b>\$4,425,300.00</b>	<b>\$275.00</b>	<b>3.80%</b>	<b>4.95%</b>

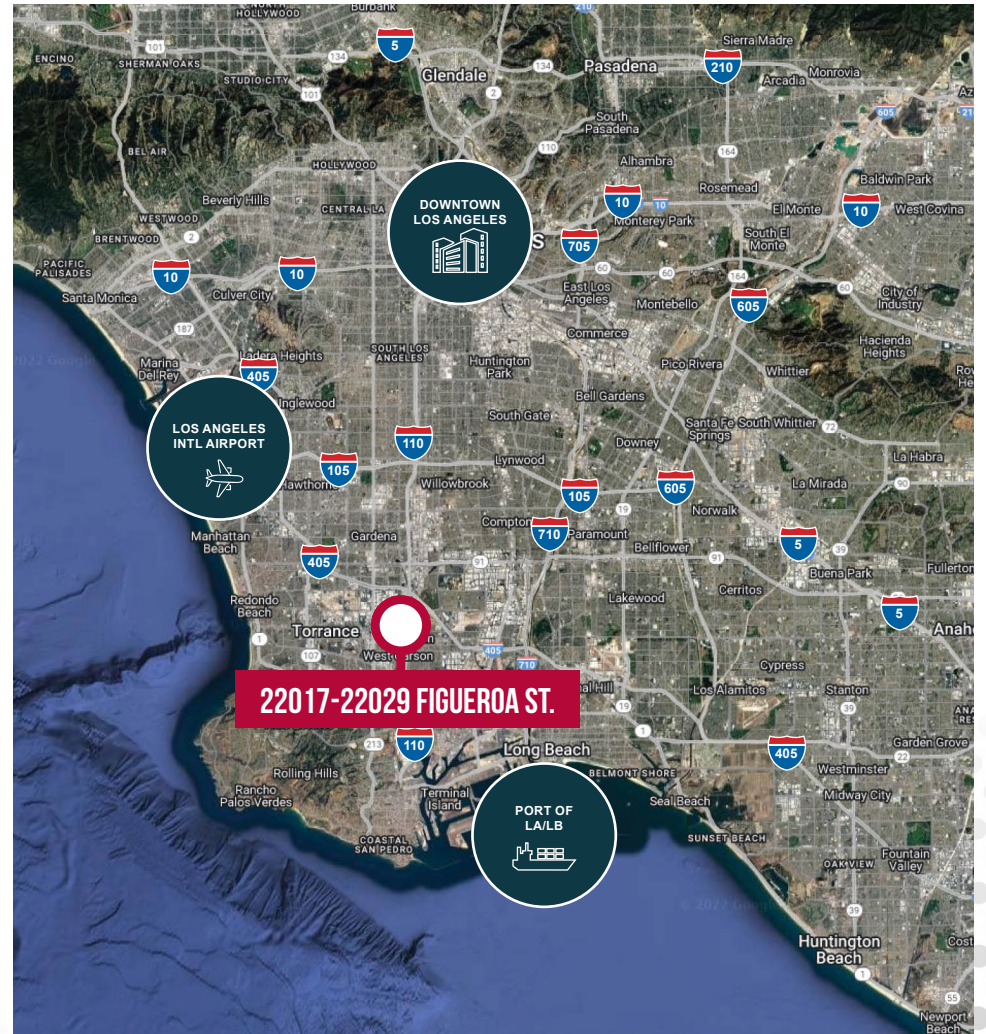
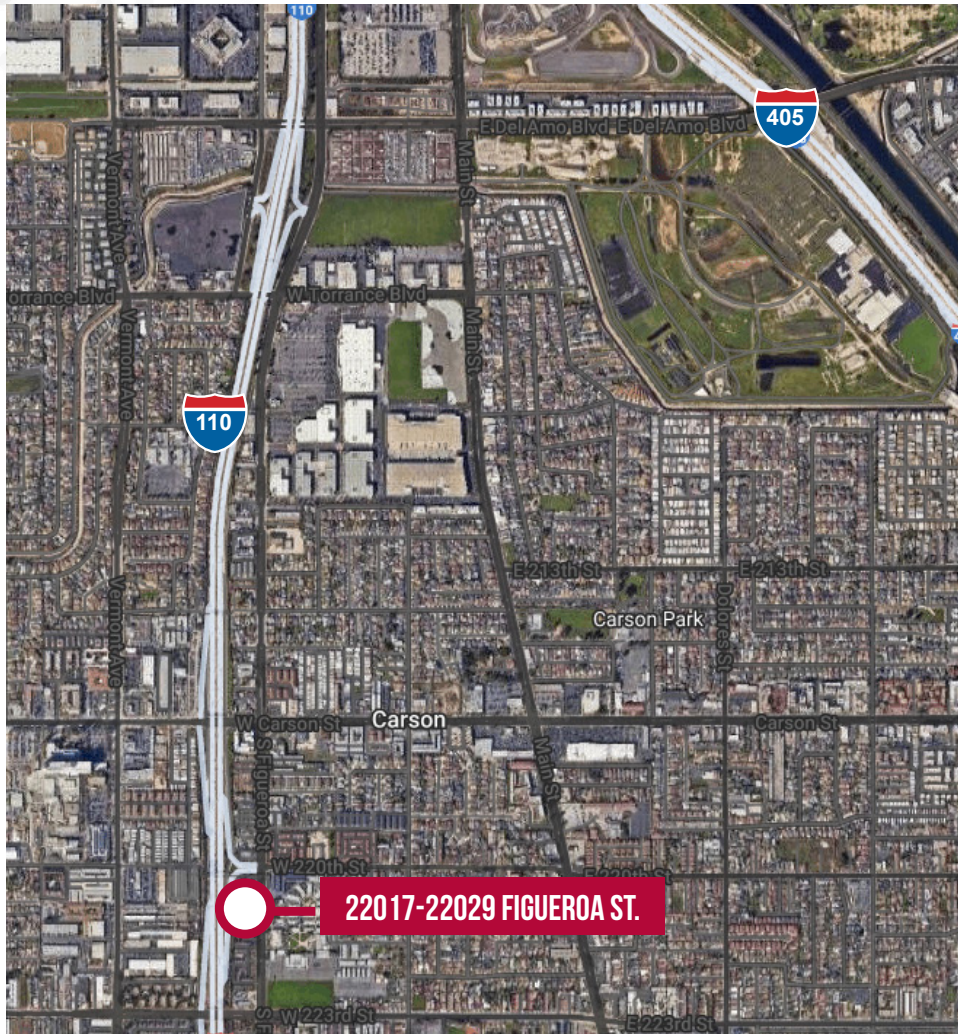
Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, and other factors, which should be evaluated by your tax, financial and legal advisors. You and your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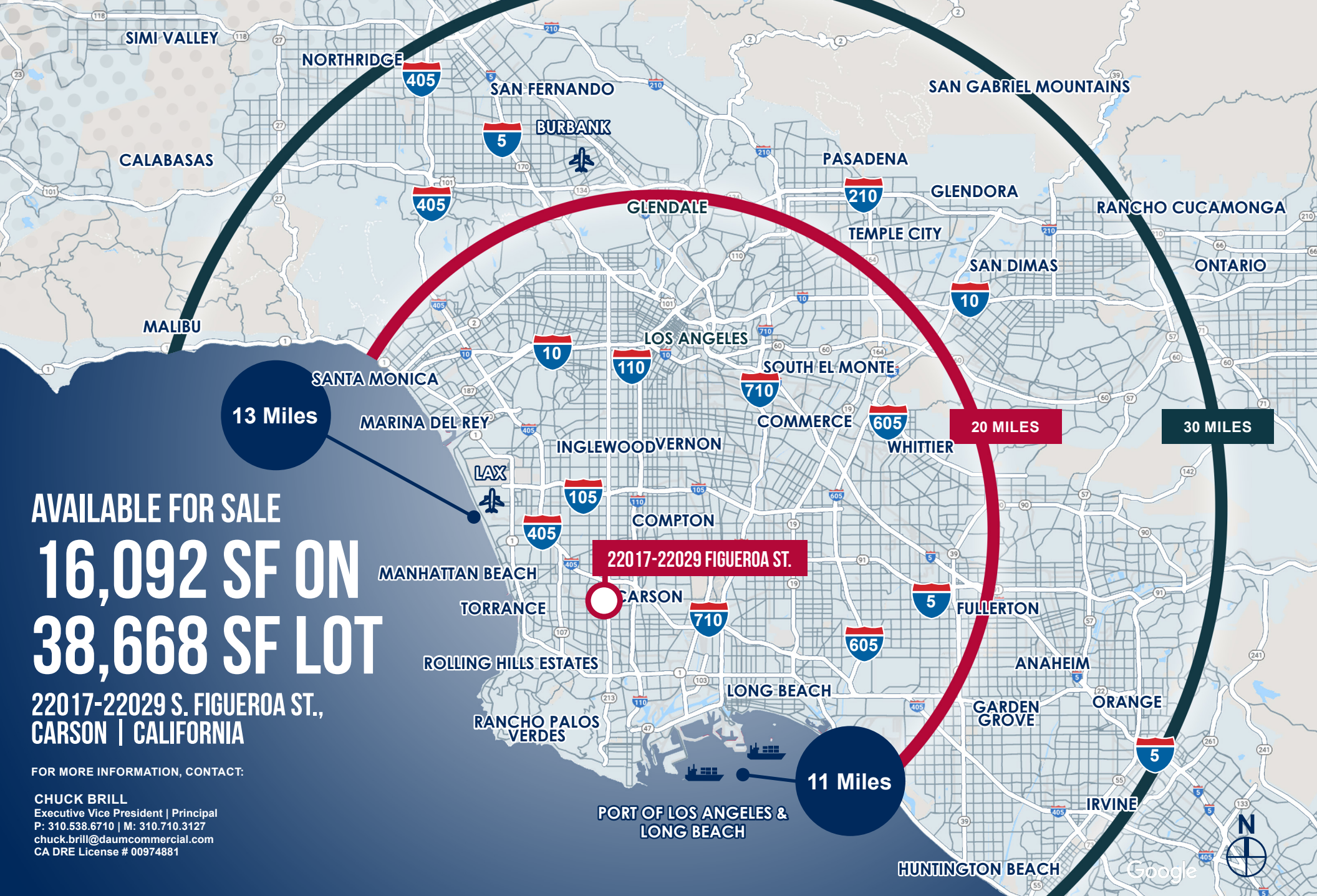
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