

Suzie Davie & Al Khosravi

Ontario Shopping Center

Ontario CA, 91764

FOR SALE



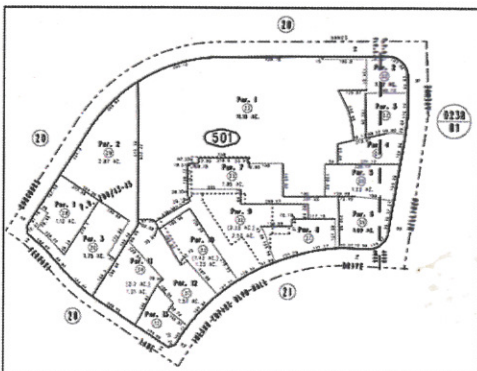
310-482-7171
310-967-9530



Four Great Location in one center
buy all for **\$20,000,000**
or individual total of **\$21,000,000**

Call today for more info

Cap Rate: can be 6-12 % ?
Near by Businesses



Sept/2015



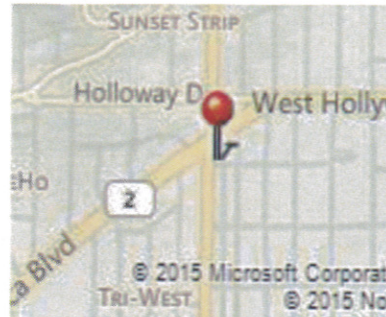
Suzie Davie & Al Khosravi

STATUS: Active

ADDRESS: 980 LA CIENEGA , LOS ANGELES 90069

LP: \$13,500,000

13,500,000



FOR SALE



310-482-7171
310-967-9530

COMM SALE	AREA: (34) Los Angeles Southwest	MLS#: 15-903779	MAP: 592/J6	APN: 5529-007-041
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF:	PROP SUBTYPE: Retail
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 15,890/OW	ACCT TYPE:
GRS OP INC:	OCCU TYPE:	#TENANTS:	#TOTAL PARK:	BLDG STATUS:
OP EXPENSE:	INVEST Y/N:	#UNITS:	#CVRD PARK:	ELECTRICITY: Standard
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS:

BUSINESS URL:

CROSS STREETS / DIRECTIONS: locations in Los Angeles around Beverly Center to the south. Map of 980 N La Cienega Blvd, Los Angeles, CA 90069 for 980 N La Cienega Blvd. (Los Angeles County)

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: The Best Location... This Building Divided in two Parcels And Located in 2 Cities , North Side is City of West Hollywood Zoned R3-C with APN # 5529 -007-040 & South Side Is City of Los Angeles Zoned LA-C2 APN # 5529-007-041 Located on the Corner Of Two Major Street (Santa Monica & La Cienega Blvd.) There is An Alley On It's Northern Portion. Also There Are Billboards on the Property Which Bring More Income per Month. This Building is 2 Story retail & Office An Has Approx. 23,505 Sqf. of Building Size according To The Title Company & Lot Size Approx. Is 15890 Sqf Of Land According To Assessors's Office. It Is In The Heart Of Entertainments With a Lots Of Restaurant And Walk Ins.....

SHOWING REMARKS: Call Listing Agent.....

ASSET CLASS: Retail

DISCLOSURES: As Is

FINANCING:

IND TYPES:

LAUNDRY:

LOT FEATURES:

ROOFING:

SECURITY:

SURVEY:

WATER SOURCE:

BLDG FEATS:

EXT CONST:

HEATING:

LAND USE: Office, Retail

LISTING TERMS:

OCC/SHOW: Call First

SALE TYPE: Standard

SIGNAGE:

UTILITIES:

LP: \$13,500,000	DOM: 40	LD: 05/08/2015	SP:	SSP:	BLOG Y/N: Yes	LP/SF:
OLP: \$13,500,000	CDOM:	CD:	SD:	WD:	AVM Y/N: Yes	SP/SF:
LA1: Suzie Davie	DRE: 01777486		LA2: Ali Khosravi			DRE: 01968694
PH: 310-482-7171	CELL: 310-482-7171	FAX: 310-693-2619	PH: 310-967-9530	CELL: 310-967-9530		FAX: 310-693-2619
LO1: Beverly Hills Real Estate Co.	PH: 310-550-5550 x 212		LO2: Beverly Hills Real Estate Co.			PH: 310-550-5550
sdavierealtor@gmail.com			photo@goldencolor.com			

CSO: 0.75% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** Yes **PROBATE:** No
DUAL VAR COMP: N/A

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2015 by TheMLS.com. Information deemed reliable but not guaranteed. Presented by: Suzie Davie CalBRE# 01777486

Suzie Davie & Al Khosravi

Ontario Shopping Center

Ontario CA, 91764

30,000 sf one Ceiling

Near by Businesses



STATUS: Active

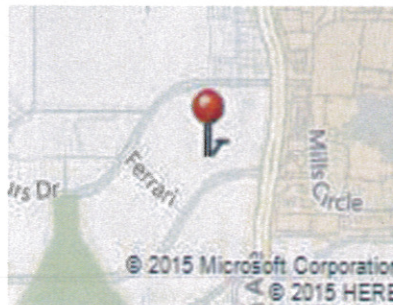
ADDRESS: 4195 INLAND EMPIRE, ONTARIO 91764

LP: \$50,000

\$50,000 RENT



[Add'l Photos](#)



[View Larger Map](#)

FOR SALE



310-482-7171
310-967-9530

COMM LEASE	AREA: (1543) Ontario	MLS#: 15-945189	MAP:	APN: 0210-501-32-0000
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF: 30,000/VN	PROP SUBTYPE:
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 109,771/VN	ACCT TYPE:
GRS OP INC:	OCCU TYPE:	#TENANTS:	#TOTAL PARK:	BLDG STATUS:
OP EXPENSE:	INVEST Y/N:	#UNITS:	#CVRD PARK:	ELECTRICITY:
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS:

CROSS STREETS / DIRECTIONS: Hwy 10 & 15

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: THIS PROPERTY IS LOCATED IN THE HEART OF ALL THE MAJOR BUSINESSES SUCH AS : COSTCO,TARGET, AMC,STAPLES,BED&BATH BEYOND, MARSHAL, ONTARIO MALLS MALL, SAM'S CLUB , ARCO, KHOL's, ORTTHO MATTRESS, CORT FURNITURE,US BANK, MCDONALD.&.....INTERSECTION OF TWO MAJOR Hwy10&15 TENANT IS MONTH TO MONTH BASE. THE BEST INCOME PROPERTY !!

SHOWING REMARKS:

ASSET CLASS:

DISCLOSURES: As Is

FINANCING:

IND TYPES:

LAUNDRY:

LESSEE PROVIDES:

LOT FEATURES:

ROOFING:

SECURITY:

SURVEY:

WATER SOURCE:

BLDG FEATS:

EXT CONST:

HEATING:

LAND USE:

LISTING TERMS:

LESSOR PROVIDES:

OCC/SHOW:

SALE TYPE: Standard

SIGNAGE:

UTILITIES:

LP: \$50,000

DOM: 0

LD: 09/27/2015

SP: **SSP:**

BLOG Y/N: Yes

LP/SF: \$1.67

OLP: \$50,000

CDOM:

CD:

SD: **WD:**

AVM Y/N: Yes

SP/SF:

LA1: [Suzie Davie](#)

DRE: [01777486](#)

LA2: Ali Khosravi

DRE: [01968694](#)

PH: 310-482-7171

CELL: 310-482-7171

FAX: 310-693-2619

PH: 310-967-9530

CELL: 310-967-9530

FAX: 310-693-2619

LO1: Beverly Hills Real Estate Co.

PH: 310-550-5550 x 212

LO2: Beverly Hills Real Estate Co.

PH: 310-550-5550

sdavierealtor@gmail.com

photo@goldencolor.com

CSO: 50%

LT: ER

LBA:

BAC: Yes

LS: No

EO: No

PROBATE: No

DUAL VAR COMP: N/A

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Suzie Davie & Al Khosravi

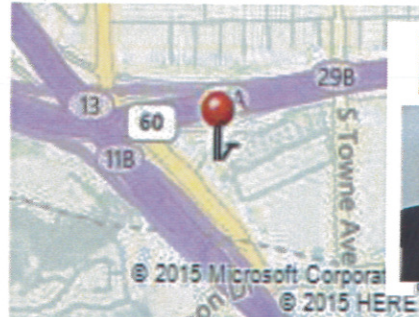
310-482-7171 310-967-9530

\$3,500,000 Gas Station Pomona

STATUS: Active

ADDRESS: 2741 TOWNE AVE , POMONA 91766

LP: \$3,500,000



FOR SALE



[Add'l Photos](#)

[View Larger Map](#)

COMM SALE	AREA: (469) Pomona	MLS#: 15-920201	MAP:	APN: 8331-016-020
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF: 46,830 sft	PROP SUBTYPE: Industrial
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 3154 sft	ACCT TYPE:
GRS OP INC:	OCCU TYPE:	#TENANTS:	#TOTAL PARK:	BLDG STATUS:
OP EXPENSE:	INVEST Y/N:	#UNITS:	#CVRD PARK:	ELECTRICITY:
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS:

CROSS STREETS / DIRECTIONS: Located on S. Towne Ave. , Pomona , CA. 91766 . Just off the 60 Fwy

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: 2741 S Towne Ave, Pomona is already is a +/- 3,154 SF gas station and C-Store on a +/-47,349 SF lot. The tenant currently operates a successful Shell station and convenience store.(The lease is over with Gas Station and they moving out) Great visibility and accessibility, just off the 60 Fwy. This is an excellent space for maintenance , repair and body shop to increase the income.... Located on S Towne Ave, just off the 60 Fwy

SHOWING REMARKS:

ASSET CLASS:

DISCLOSURES: As Is

FINANCING:

IND TYPES:

LAUNDRY:

LOT FEATURES:

ROOFING:

SECURITY:

SURVEY:

WATER SOURCE:

BLDG FEATS:

EXT CONST:

HEATING:

LAND USE:

LISTING TERMS:

OCC/SHOW:

SALE TYPE: Standard

SIGNAGE:

UTILITIES:

LP: \$3,500,000	DOM: 0	LD: 07/04/2015	SP:	SSP:	BLOG Y/N: Yes	LP/SF:
OLP: \$3,500,000	CDOM:	CD:	SD:	WD:	AVM Y/N: Yes	SP/SF:
LA1: Suzie Davie		DRE: 01777486	LA2: Ali Khosravi			DRE: 01968694
PH: 310-482-7171	CELL: 310-482-7171	FAX: 310-693-2619	PH: 310-967-9530	CELL: 310-967-9530		FAX: 310-693-2619
LO1: Beverly Hills Real Estate Co.		PH: 310-550-5550 x 212	LO2: Beverly Hills Real Estate Co.			PH: 310-550-5550
sdavierealtor@gmail.com			photo@goldencolor.com			

CSO: 1% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:** No
DUAL VAR COMP: N/A

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Suzie Davie & Ali Khosravi

Near by Businesses

Ontario Shopping Center Ontario CA, 91764



STATUS: Active **ADDRESS:** 4195 INLAND EMPIRE , ONTARIO 91764

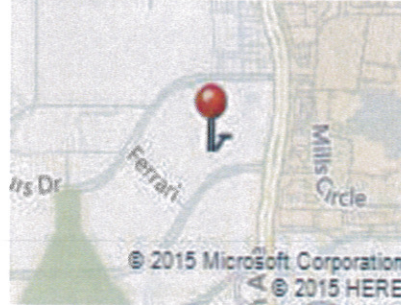
LP: \$7,000,000

7,000,000

**Sam Furniture
Easy Life**



[Add'l Photos](#)



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FOR SALE



310-482-7171
310-967-9530

COMM SALE	AREA: (1543) Ontario	MLS#: 15-945143	MAP:	APN: 0210-501-32-0000
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF: 30,000/VN	PROP SUBTYPE:
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 109,771/VN	ACCT TYPE:
GRS OP INC:	OCCU TYPE:	#TENANTS:	#TOTAL PARK:	BLDG STATUS: Existing
OP EXPENSE:	INVEST Y/N:	#UNITS:	#CVRD PARK:	ELECTRICITY:
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS:

BUSINESS URL:

CROSS STREETS / DIRECTIONS: Hwy 10 & 15 41951 Inland Empire Blvd. Ontario, Ca. 91764 Intersection Hwy 10 & 15

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: THIS PROPERTY IS LOCATED IN THE HEART OF ALL THE MAJOR BUSINESSES SUCH AS : COSTCO, TARGET, AMC, STAPLES, BED & BATH BEYOND, MARSHAL, ONTARIO MALLS MALL, SAM'S CLUB, ARCO, KHOL'S, ORTTHO MATTRESS, CORT FURNITURE, US BANK, MCDONALD & INTERSECTION OF TWO MAJOR HWY 10 & 15 TENANT PAYS month to month . RENT CAN BE UP TO \$75000 PER MONTH THE BEST INCOME PROPERTY !! Property can be divisible....

SHOWING REMARKS: Pl. Call Listing Broker

ASSET CLASS:

DISCLOSURES: As Is

FINANCING: Cash

IND TYPES:

LAUNDRY:

LOT FEATURES:

ROOFING:

SECURITY:

SURVEY:

WATER SOURCE:

BLDG FEATS:

EXT CONST:

HEATING:

LAND USE:

LISTING TERMS:

OCC/SHOW:

SALE TYPE: Standard

SIGNAGE:

UTILITIES:

LP: \$7,000,000	DOM: 33	LD: 08/25/2015	SP:	SSP:	BLOG Y/N: Yes	LP/SF: \$233.33
OLP: \$7,000,000	CDOM:	CD:	SD:	WD:	AVM Y/N: Yes	SP/SF:
LA1: Suzie Davie		DRE: 01777486	LA2: Ali Khosravi			DRE: 01968694
PH: 310-482-7171	CELL: 310-482-7171	FAX: 310-693-2619	PH: 310-967-9530	CELL: 310-967-9530		FAX: 310-693-2619
LO1: Beverly Hills Real Estate Co.		PH: 310-550-5550 x 212	LO2: Beverly Hills Real Estate Co.			PH: 310-550-5550
sdavierealtor@gmail.com			photo@goldencolor.com			

CSO: 1% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:** No
DUAL VAR COMP: N/A

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Suzie Davie & Al Khosravi

Near by Businesses

Ontario Shopping Center Ontario CA, 91764



STATUS: Active **ADDRESS:** 4155 INLAND EMPIRE , ONTARIO 91764

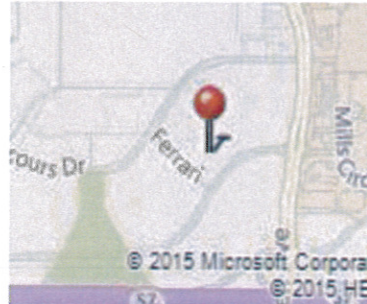
LP: \$3,500,000

3,500,000

**Cort
Furniture**



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[View Larger Map](#)

FOR SALE



310-482-7171
310-967-9530

COMM SALE	AREA: (1666) San Bernardino	MLS#: 15-945147	MAP:	APN: 0210-501-31-0000
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF: 8,037/VN	PROP SUBTYPE: Retail
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 68,389/VN	ACCT TYPE:
GRS OP INC:	OCCU TYPE:	#TENANTS:	#TOTAL PARK:	BLDG STATUS:
OP EXPENSE:	INVEST Y/N:	#UNITS:	#CVRD PARK:	ELECTRICITY:
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS:

BUSINESS URL:

CROSS STREETS / DIRECTIONS: 4155 Inland Empire Blvd. Ontario, CA, 91764 Intersection of HWY 10 & 15

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: THIS PROPERTY IS LOCATED IN THE HEART OF ALL THE MAJOR BUSINESSES SUCH AS : COSTCO, TARGET, AMC, STAPLES, BED&BATH BEYOND, MARSHAL, ONTARIO MALLS MALL, SAM'S CLUB , ARCO, KHOL'S, ORTHO MATTRESS, CORT FURNITURE, US BANK, MCDONALD & INTERSECTION OF TWO MAJOR Hwy 10 & 15 TENANT PAYS \$ \$13920.00 PER MONTH THE BEST INCOME PROPERTY !!

SHOWING REMARKS:

ASSET CLASS:

DISCLOSURES: As Is

FINANCING:

IND TYPES:

LAUNDRY:

LOT FEATURES:

ROOFING:

SECURITY:

SURVEY:

WATER SOURCE:

BLDG FEATS:

EXT CONST:

HEATING:

LAND USE:

LISTING TERMS:

OCC/SHOW:

SALE TYPE:

 Standard

SIGNAGE:

UTILITIES:

LP: \$3,500,000	DOM: 33	LD: 08/25/2015	SP:	SSP:	BLOG Y/N: Yes	LP/SF: \$435.49
OLP: \$3,500,000	CDOM:	CD:	SD:	WD:	AVM Y/N: Yes	SP/SF:
LA1: Suzie Davie		DRE: 01777486	LA2: Ali Khosravi			DRE: 01968694
PH: 310-482-7171	CELL: 310-482-7171	FAX: 310-693-2619	PH: 310-967-9530	CELL: 310-967-9530		FAX: 310-693-2619
LO1: Beverly Hills Real Estate Co.		PH: 310-550-5550 x 212	LO2: Beverly Hills Real Estate Co.			PH: 310-550-5550
sdavierealtor@gmail.com			photo@goldencolor.com			

CSO: 1%	LT: ER	LBA:	BAC: Yes	LS: No	EO: No	PROBATE: No
DUAL VAR COMP: N/A						

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Suzie Davie & Al Khosravi

Ontario Shopping Center

Ontario CA, 91764



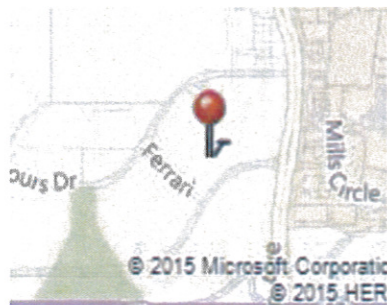
STATUS: Active **ADDRESS:** 4175 INLAND EMPIRE , ONTARIO 91764

LP: \$7,000,000

7,000,000
Bassett
Furniture



[Add'l Photos](#)



[View Larger Map](#)

FOR SALE



310-482-7171
310-967-9530

COMM SALE	AREA: (1666) San Bernardino	MLS#: 15-945129	MAP:	APN: 0210-501-33-0000
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF: 15,995/VN	PROP SUBTYPE:
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 53,579/VN	ACCT TYPE:
GRS OP INC:	OCCU TYPE: Occupied	#TENANTS:	#TOTAL PARK:	BLDG STATUS: Existing
OP EXPENSE:	INVEST Y/N: Yes	#UNITS:	#CVRD PARK: 10000	ELECTRICITY:
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS:

BUSINESS URL:

CROSS STREETS / DIRECTIONS: 4175 Inland Empire Blvd.Ca,91764, San Bernardino County Intersection Hwy 10&15

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: THIS PROPERTY IS LOCATED IN THE HEART OF ALL THE MAJOR BUSINESSES SUCH AS : COSTCO,TARGET, AMC,STAPLES,BED&BATH BEYOND, MARSHAL, ONTARIO MALLS MALL, SAM'S CLUB , ARCO, KHOL'S, ORTHO MATTRESS, CORT FURNITURE,US BANK, MCDONALD.&.....INTERSECTION OF TWO MAJOR Hwy10&15 TENANT PAYS \$ 36000.00 PER MONTH THE BEST INCOME PROPERTY !!

SHOWING REMARKS: Please call Listing Broker

ASSET CLASS:

DISCLOSURES: As Is

FINANCING: Cash

IND TYPES:

LAUNDRY:

LOT FEATURES:

ROOFING:

SECURITY:

SURVEY:

WATER SOURCE:

BLDG FEATS:

EXT CONST:

HEATING:

LAND USE:

LISTING TERMS:

OCC/SHOW:

SALE TYPE: Standard

SIGNAGE:

UTILITIES:

LP: \$7,000,000

DOM: 33

LD: 08/25/2015

SP: **SSP:**

BLOG Y/N: Yes

LP/SF: \$437.64

OLP: \$7,000,000

CDOM:

CD:

SD: **WD:**

AVM Y/N: Yes

SP/SF:

LA1: [Suzie Davie](#)

DRE: [01777486](#)

LA2: Ali Khosravi

DRE: [01968694](#)

PH: 310-482-7171

CELL: 310-482-7171

FAX: 310-693-2619

PH: 310-967-9530

CELL: 310-967-9530

FAX: 310-693-2619

LO1: Beverly Hills Real Estate Co.

PH: 310-550-5550 x 212

LO2: Beverly Hills Real Estate Co.

PH: 310-550-5550

sdavierealtor@gmail.com

photo@goldencolor.com

CSO: 1%

LT: ER

LBA:

BAC: Yes

LS: No

EO: No

PROBATE:

DUAL VAR COMP: N/A

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Suzie Davie & Al Khosravi

Near by Businesses



Ontario Shopping Center Ontario CA, 91764

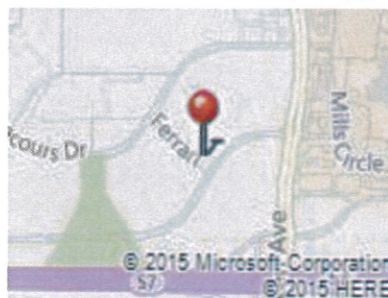
STATUS: Active

ADDRESS: 750 FERRARI, ONTARIO 91764

3,000,000
Ortho
Mattress



[Add'l Photos](#)



[View Larger Map](#)

FOR SALE



310-482-7171
310-967-9530

COMM SALE	AREA: (1543) Ontario	MLS#: 15-945149	MAP:	APN: 0210-501-13-0000
BLDG EXP:	OFFICE TYPE:	CAP RATE:	APX SF: 6,064/VN	PROP SUBTYPE: Retail
TOTAL EXP:	RETAIL TYPE:	#STORIES:	LOT SIZE: 33,000/VN	ACCT TYPE:
GRS OP INC:	OCCU TYPE: Occupied	#TENANTS:	#TOTAL PARK:	BLDG STATUS: Existing
OP EXPENSE:	INVEST Y/N:	#UNITS:	#CVRD PARK:	ELECTRICITY:
MIN DOWN:	COOLING Y/N:	BLDG NRA:	#CARPORT:	BLDG NAME:
PROP TAX:	HEATING Y/N:	H-T FLEX SF:	#UNCVRD PARK:	PROP TAX YEAR:

ANCHOR TENANTS:

CROSS STREETS / DIRECTIONS: Hwy 10 & 15

FINANCIAL REMARKS:

LP EXCLUDES:

LP INCLUDES:

REMARKS: THIS PROPERTY IS LOCATED IN THE HEART OF ALL THE MAJOR BUSINESSES SUCH AS : COSTCO,TARGET, AMC,STAPLES,BED&BATH BEYOND, MARSHAL, ONTARIO MALLS MALL, SAM'S CLUB , ARCO, KHOL'S, ORTTHO MATTRESS, CORT FURNITURE,US BANK, MCDONALD.&.....INTERSECTION OF TWO MAJOR Hwy10&15 TENANT PAYS \$ 15000 PER MONTH. THE BEST INCOME PROPERTY !!

SHOWING REMARKS: call Listing Broker

BUSINESS URL:

ASSET CLASS:

DISCLOSURES: As Is

FINANCING:

IND TYPES:

LAUNDRY:

LOT FEATURES:

ROOFING:

SECURITY:

SURVEY:

WATER SOURCE:

BLDG FEATS:

EXT CONST:

HEATING:

LAND USE:

LISTING TERMS:

OCC/SHOW:

SALE TYPE: Standard

SIGNAGE:

UTILITIES:

LP: \$3,000,000	DOM: 33	LD: 08/25/2015	SP:	SSP:	BLOG Y/N: Yes	LP/SF: \$494.72
OLP: \$3,000,000	CDOM:	CD:	SD:	WD:	AVM Y/N: Yes	SP/SF:
LA1: Suzie Davie		DRE: 01777486	LA2: Ali Khosravi			DRE: 01968694
PH: 310-482-7171	CELL: 310-482-7171	FAX: 310-693-2619	PH: 310-967-9530	CELL: 310-967-9530		FAX: 310-693-2619
LO1: Beverly Hills Real Estate Co.		PH: 310-550-5550 x 212	LO2: Beverly Hills Real Estate Co.			PH: 310-550-5550
sdavierealtor@gmail.com			photo@goldencolor.com			

CSO: 1%	LT: ER	LBA:	BAC: Yes	LS: No	EO: No	PROBATE: No
DUAL VAR COMP: N/A						

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