

For Sale

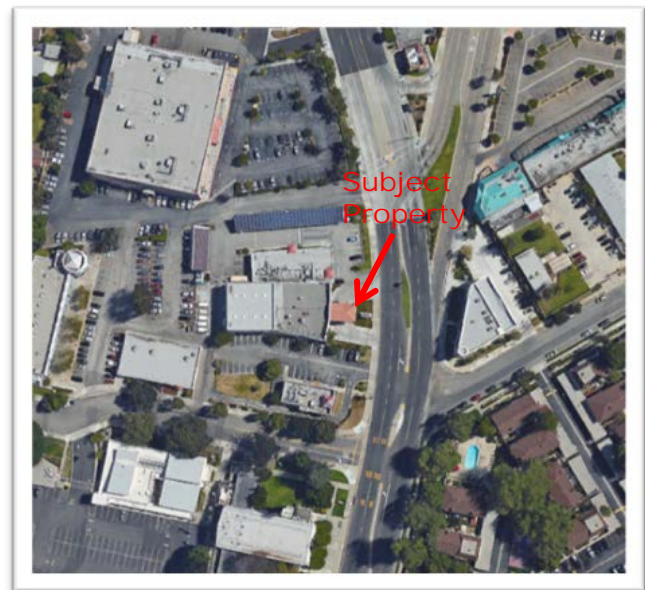
# Single-Tenant Net Leased Investment

537 Glendora Avenue, West Covina, CA



## Offering Summary

interPres Commercial Realty is pleased to offer for sale a 100% leased, single-tenant retail property located at 537 Glendora Avenue, West Covina, CA. The freestanding, pride of ownership property provides the astute investor a unique combination of exceptional cash flow, long term stability and ease of management. The Property is located on a major thoroughfare with direct access to the Interstate 10 (San Bernardino) freeway. The immediate trade area is composed of diverse uses including restaurant, professional services, street retail and a regional mall. Furthermore, the superb location, high quality finishes, excellent freeway access, strong local and regional demographics in the area will ensure a secure income stream in the short and long term.



## Property Specifications

<b>NAME:</b>	<b>537 Glendora Ave</b>
<b>PROPERTY TYPE:</b>	<b>Commercial- Retail</b>
<b>Tenant:</b>	<b>West Covina Cleaners</b>
<b>BUILDING SIZE:</b>	<b>15,893 SF</b>
<b>APN:</b>	<b>8475-007-020</b>
<b>USE:</b>	<b>Phoenix Textile Restoration</b>
<b>Zoning:</b>	<b>WCNC</b>
<b>YEAR BUILT:</b>	<b>1960 &amp; 2005</b>
<b>CONSTRUCTION:</b>	<b>Masonry</b>
<b>FRONTAGE:</b>	<b>Glendora Ave</b>
<b>Environmental:</b>	<b>Phase II</b>

\*Completed 2015 with no further investigation

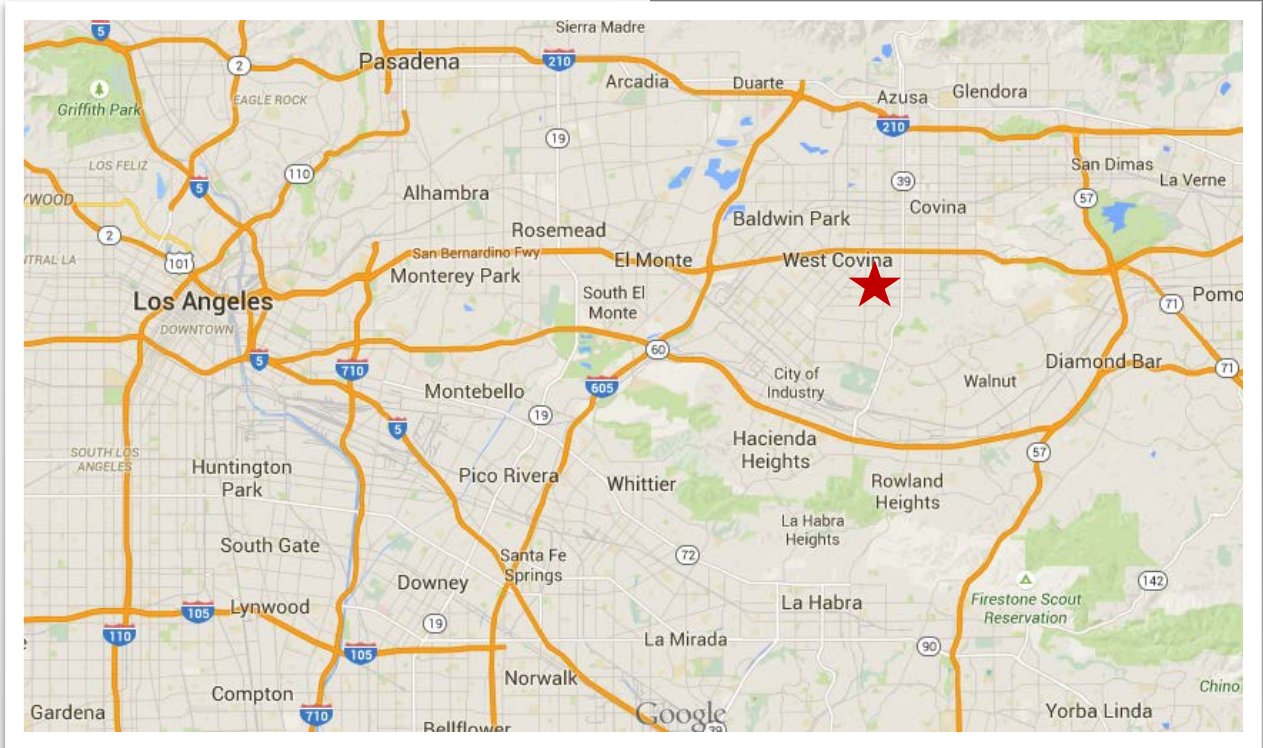
## Investment Summary

<b>OFFERING PRICE:</b>	<b>\$4,449,000 (\$279.94 psf)</b>
<b>ORIGINAL LEASE TERM:</b>	<b>10 Years</b>
<b>LEASE COMMENCEMENT:</b>	<b>June 1, 2015</b>
<b>LEASE EXPIRATION:</b>	<b>May 31, 2025</b>
<b>ANNUAL INCOME:</b>	<b>\$280,623.</b>
<b>RENT INCREASES:</b>	<b>Annual CPI</b>
<b>LEASE BASIS:</b>	<b>NNN - Absolute</b>
<b>OPTIONS:</b>	<b>(1)10 year @ FMV</b>
<b>OPERATING EXPENSES:</b>	
Management	Paid by Tenant
Property Tax/Insurance	Paid by Tenant
Utilities -Trash	Paid by Tenant
Janitorial	Paid by Tenant
Landscaping	Paid by Tenant
<b>VACANCY:</b>	<b>5%</b>
<b>ADJUSTED YEAR 1 NOI</b>	<b>\$266,951.</b>

**IN-PLACE CAP RATE 6.0%**



**Regional Map**



**Street View**



*Facing North*



*Facing South*

*Exclusively Offered By:*

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