

4501 West Slauson Avenue . South Los Angeles , CA 90043

CVS for sale. For more information please contact listing agent Vanessa Haddad. vanessa.haddad@cbre.com (909) 418-2143

Listing Info

Listing ID: 1966
Sold

Posted: 10/07/2019 9:25 am | On HOMeIZ: 1661 days | Updated: 4 years ago | Views: 2660

For Sale

Location Map

\$7,880,000

Listing Presented by

Property Type

Property status	Sold
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Property Price

Asking Price	\$7880000
Last Sold Price	\$7200000
Last Sold Date	10/02/2019

Property Location & Description

Listing Headline	CVS for sale. For more information please contact listing agent Vanessa Haddad. vanessa.haddad@cbre.com (909) 418-2143
Property Description	Los Angeles county.

Tenant Information

Tenant Overview	National Tenants (Public company)
No. of Locations	9,800
Credit Rating	Baa2
Total Revenue	194.579 billion
Net Worth	594 million
Headquarters	Woonsocket, RI

Tenancy Type

Tenancy	Single
Tenant is a Franchise	No
Number of Tenants	1

Corporate Overview

Stock Symbol	CVS
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Property Overview

Year built	2002
Overall Property Condition	Very good
Construction Status	Exist
Total Building Sq. Ft.	16540
Total Lot Size	0.78 Acres
Net Leasable Area	0
APN#	5009-003-060, 5009-003-062
Parking Type	On-street Off-street
Distressed	No
Zoning	LCC2YY
Number of Floors	1

Income

Commission split %	Contact listing agent%
Price per Sq. Ft.	\$476
Cap Rate	5%
NOI	\$394000
Rent to sales ratio	0%
Annual Property Tax Rate for this property	1.25%
Responsibility for Property Tax increase	Tenant

Lease overview

Initial Lease term / Month	25
Rent Commencement	07/09/2003
Lease Expiration	07/08/2028
Lease Remaining Years	years: 8 months: 8
Renewal Options	5 year option
Annual Rent Increase %	10 every 5 years%
Termination Clause	Tenant Option
Income tax free State	No
Any Restrictive CC&RS	Yes
Roof & Structure Responsibility	Tenant
Options to Purchase	NO

Lease Guarantor

Guarantee Type	Cooperate Personal
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Lease Structure

Lease Type	Double Net Lease (NN Lease)
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Sewer

Type of Sewer	Sewer System (Public)
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Investment Overview

Type of use	Investor
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Ownership Overview

Ownership Type	Fee simple absolute
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Property Highlights

More information

MLS URL of this listing to link to your own site or brokerage site	http://www.cbre.us/real-estate-services/teams/corporate%20teams/capital%20markets/invinlandempireretail?utm_source=CampaignLogic&utm_medium=email&utm_campaign=Just+Closed%3a+CVS+%2b+Available+STNL+Properties_10%2f07%2f2016
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