

Triple net investments For Sale | Triple Net / Sale | Industrial

## 2304 Sawtelle Boulevard . West Los Angeles , CA 90064

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**Rare Retail/Warehouse in a highly visible location. Facing the 10 freeway and next door to the Olympic exit and featuring an additional 75 feet of frontage along Sawtelle Boulevard. There is a monument billboard present that can be renegotiated immediately. The subject location consists of an 8,375 SF structure currently leased to a NNN single tenant. The said structure sits on a 12,908 SF lot zoned LAM2 (Tier 3 TOC). The offering features 10 parking spaces, 2 roll-up doors, 3 separate entrances, and 12'-14' ceiling heights. This property can be partitioned to function as multiple retail locations. The property will be sold with the current tenant in place. For more information contact the listing agent julio ruiz [ziuroiluj@gmail.com](mailto:ziuroiluj@gmail.com) 310-666-2246**

### Listing Info

Listing ID: 3292

Available

For Sale

**\$14,000,000**

Listing Presented  
by

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Posted: 01/23/2023 1:42 pm | On HOMEiZ: 459 days | Updated: 4 months ago | Views: 751

**Location Map**

## Property Type

Property status	Available
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## Property Price

Asking Price	\$14000000
Last Sold Price	\$ N/A

## Property Location & Description

Listing Headline	Rare Retail/Warehouse in a highly visible location. Facing the 10 freeway and next door to the Olympic exit and featuring an additional 75 feet of frontage along Sawtelle Boulevard. There is a monument billboard present that can be renegotiated immediately. The subject location consists of an 8,375 SF structure currently leased to a NNN single tenant. The said structure sits on a 12,908 SF lot zoned LAM2 (Tier 3 TOC). The offering features 10 parking spaces, 2 roll-up doors, 3 separate entrances, and 12'-14' ceiling heights. This property can be partitioned to function as multiple retail locations. The property will be sold with the current tenant in place. For more information contact the listing agent julio ruiz <a href="mailto:ziuroiluj@gmail.com">ziuroiluj@gmail.com</a> 310-666-2246
Property Description	West Los Angeles. Facing the 10 freeway and next door to the Olympic Blvd. Exit and featuring an additional 75 feet of frontage along Sawtelle Boulevard.

## Tenant Information

Tenant Overview	Private Company
No. of Locations	1
Credit Rating	N/A

Total Revenue	N/A
Net Worth	N/A
Headquarters	N/A
Tenant Business	Retail/Warehouse
Tenant/Company Website	N/A
Store #	N/A

## Tenancy Type

Tenancy	Single
Tenant is a Franchise	No
Number of Tenants	1

## Corporate Overview

Stock Symbol	N/A
Total Assets Value	\$0

## Property Overview

Year built	1961
Overall Property Condition	Good
Construction Status	Exist
Total Building Sq. Ft.	8375
Total Lot Size	12908 Sq. Ft.
Net Leasable Area	8375 Sq. Ft.

APN#	4260-021-014
Parking Type	On-street Off-street Assigned Parking
Distressed	No
Zoning	LAM2
Number of Floors	1
Foundation Type	Cement

## Income

Commission split %	Contact listing agent%
Price per Sq. Ft.	\$1672
Cap Rate	0%
NOI	\$0
Rent to sales ratio	0%
Annual Property Tax Rate for this property	1.25%
Responsibility for Property Tax increase	Tenant

## Lease overview

Lease Expiration	05/23/2022
Lease Remaining Years	
Renewal Options	

Annual Rent Increase %	No Data%
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## Lease Guarantor

## Lease Structure

Lease Type	100% Absolute Triple Net Lease (NNN 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

Highlights	10 parking spaces
	12'-14' ceiling heights
	This property can be partitioned to function as multiple retail locations.
	The property will be sold with the current tenant in place.

## More information

MLS URL of this listing to link to your own site or brokerage site	
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