

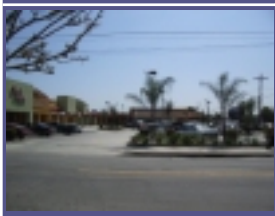


New Washington Mutual Single Tenant - 8524 Firestone Boulevard, Downey, CA 90241

Property Type:	Retail Free Standing Bldg	Price:	\$11,062,000
		Price/SF	\$552.00
Building Size:	20,040 SF	Cap Rate:	5.00%
Year Built:	2005	Occupancy:	100%

Property Description:

15 Year NNN Lease w/ a \$21 Billion Net Worth Co w/ \$323 Billion in Assets. Founded in 1889, Washington Mutual is one of the largest consumer banks in the United States with over 2,400 locations. With a Standard & Poors rating of "A-", Washington Mutual is one of the most financially stable companies a real estate investor will ever have as a tenant. The long term 15 year NNN lease has 10% increases every 5 years, giving the investor an increasing return on investment as well as potential value appreciation in the future. The building will be used as a retail mortgage office and a corporate training/office facility.



Green Plaza - 00 Montebello, Montebello, CA 90640

Property Type:	Shopping Center Strip Center	Price:	\$6,499,000
		Price/SF	\$246.15
Year Built:	1986	Cap Rate:	6.00%
GLA:	26,403 SF	Occupancy:	90%

Property Description:

Investment opportunity in the most dynamic market in the country . The subject property consists of 15 individual stores. Located in Montebello, California. Rare to find , 26400 sq ft building on 86000 sq ft Lot in Los Angeles, County.Nothing like it on the Market. Ideal for 1031/Exchange investor.

1526 S LOS ANGELES ST. - LOS ANGELES, CA 90015

Property Type:	Shopping Center Strip Center	Price:	\$5,500,000
		Price/SF	\$458.33
Year Built:	1952		
GLA:	12,000 SF		

Property Description:

LEGAL DESCRIPTION LOT: 192 BLOCK: 2 SUBDIVISION: MIGUEL SUBDIVISION PART OF VINEYARD, TRACT MAP REF: MR 53 PG 16.



8229 Van Nuys Blvd. - Panorama City, CA 91402

Property Type:	Retail Free Standing Bldg	Price:	\$3,000,000
		Price/SF	\$209.79
Building Size:	14,300 SF		
Year Built:	1965		

Property Description:

Highly visible free standing former catering hall on very busy Van Nuys Blvd. in the center of Panorama City. Could be used for retail, office or catering hall. Catering supplies, equipment and liquor license also available for sale.



6620 Telegraph Rd. - Commerce, CA 90040

Property Type:	Office	Price:	\$4,700,000
	Office Building	Price/SF	\$154.52
Building Size:	30,417 SF		
Year Built:	1964		

Property Description:

Santa Ana (5) Freeway Frontage; Great Freestanding 2-Story Building; Tremendous Retail Potential; 3.4/1000 Parking; Recently Refurbished



Prime Retail Center - 4165-4169 Beverly Blvd, Los Angeles, CA 90004

Property Type:	Shopping Center	Price:	\$5,320,000
	Strip Center	Price/SF	\$660.38
GLA:	8,056 SF	Cap Rate:	6.00%
		Occupancy:	100%

Property Description:

6% cap based on actual income effective 11/1/2005, NNN, always 100% leased since renovation in 1989, large property sign, seven units occupied by three tenants, easy mangement, plenty of parking on site (street parking allowed on our side), heavy vehicular & foot traffic, 1031 at no cost to buyer



Brand New Quizno's/UPS Anchored Center - 2201 N. Lakewood Blvd., Long Beach, CA 90815

Property Type:	Shopping Center	Price:	\$3,875,000
	Neighborhood Center	Price/SF	\$638.39
Year Built:	2004	Cap Rate:	5.75%
GLA:	6,070 SF		

Property Description:

The offering consists of one building comprised of 6,070 square feet of gross leasable space. The center is 100% occupied by Quizno's, UPS, Curves, Check Into Cash and Cost U Less Insurace. The center was developed in 2004 and includes a strong tenant base from both national and regional tenants. New premium, quality construction and contemporary design of the structures fa?ade and fixtures create an aesthetic appeal which is an attractive quality to prospective tenants and customers alike. Highly visible tenant signage and monument sign provide good visibility to the approximaltye 42,000 cars that travel Lakewood Boulevard and Stearns Street daily. The property has two ingress/egress locations, one on Lakewood Boulevard and the other on Stearns Street. Expansion to Stearns Street and the upgrade of all four traffic signals has recently been completed. Parking for the center is abundant with the use of city owned parking lots.



6221 Pacific Boulevard - Huntington Park, CA 90255

Property Type:	Retail Free Standing Bldg	Price:	\$3,500,000
		Price/SF	\$328.64
Building Size:	10,650 SF	Cap Rate:	5.50%
Year Built:	1936	Occupancy:	100%

Property Description:

**** MAJOR PRICE REDUCTION ****

The subject property is an 10,650 square foot newly re-developed storefront retail property situated in the heart of Huntington Park on Pacific Boulevard. More specifically on the Northwest corner of Pacific Boulevard and Clarendon Avenue. The property has gone through extensive rehabilitation work and is now able to command the aggressive rents for retailers, required by land lords, to operate their businesses on Pacific Boulevard. The building offers a variety of spaces available at comparable rents for Pacific Boulevard.



Harbor City Auto Center - 731-737 W. Pacific Coast Highway, Harbor City, CA 90710

Property Type:	Retail Vehicle Related	Price:	\$3,280,000
		Price/SF	\$227.27
Building Size:	14,432 SF	Cap Rate:	5.59%
Year Built:	1984	Occupancy:	100%

Property Description:

Two separate buildings, on One Story. Excellent PCH location, close to Freeway. Fenced and secure. Buyer to cooperate on 1031 exchange. Please do not disturb tenants. Call for more information



Royal Plaza - 1001 W. Carson Street, Torrance, CA 90502

Property Type:	Shopping Center Strip Center	Price:	\$4,500,000
		Price/SF	\$225.11
Year Built:	1981	Cap Rate:	6.30%
GLA:	19,990 SF	Occupancy:	90%

Property Description:

Average rent in the Plaza is \$1.30 /psf. Retail Rent in Torrance is \$2.00 /psf and office space goes for \$1.20 /psf. 2006 Proforma cap is 6.3%. One 2000 sf office space available, underwritten at \$1.00 /psf. 3 tenants currently month-to-month. 5/14 tenants will step-up or roll to market by end of 2006.



1023 & 1027 Crenshaw Blvd. - Los Angeles, CA 90019

Property Type:	Retail Vehicle Related	Price:	\$4,000,000
		Price/SF	\$876.04
Building Size:	4,566 SF	Cap Rate:	4.00%
Year Built:	1925	Occupancy:	100%

Property Description:

1023 Crenshaw is a free standing bldg. used for antler wholesale business and 1027 is another free standing improvement used for vehicle related business covering two contiguous lots. Together, 3 lots of 21,973 S.F. commercial zone land can be used for either a booming condominium construction or a retail shopping center facing the busy Crenshaw blvd.



4865 and 4871 Rosecrans - 4865 Rosecrans Avenue, Hawthorne, CA 90250

Property Type:	Retail	Price:	\$3,950,000
	Street Retail	Price/SF	\$297.71
Building Size:	13,268 SF		
Year Built:	1986		

Property Description:

This property consists of two retail buildings located at 4865 and 4871 Rosecrans Avenue in Hawthorne, California just west of Inglewood Avenue. The property is leased to Smart & Final (not in occupancy) and Avian & Exotic Animal Hospital. Smart & Final has vacated the property and will continue to pay their below market rent through April 2006.



Melrose & La Cienega - 600-602 N. La Cienega Blvd., West Hollywood, CA 90069

Property Type:	Land	Price:	\$5,775,000
	Retail (land)		
Lot Size:	.24 Acres		

Property Description:

The property is located at the prime signalized north-east corner of Melrose Ave. and La Cienega Blvd in the city of West Hollywood. This corner enjoys tremendous exposure due the merging of multiple streets at this intersection. The traffic count exceeds 80,000 automobiles per day. Consisting of approximately 10,500 sq. ft. the property is currently used as a parking lot. The FAR of 1.5 allows a maximum building of approximately 15,750 sq. ft. with a 35 foot or three story height limit. However, there is a potential for bonus density for mixed use if residential is added into a commercial development. The bonus density could add up to a total FAR of 2 bringing the potential building size to 21,000 sq. ft and adding an additional 10 ft. to the height limit (potential 4 story). The city does not require any set backs thus allowing full use of the property.



WALGREENS - 8201 Greenleaf Ave., Whittier, CA 90602

Property Type:	Retail	Price:	\$6,463,888
	Free Standing Bldg	Price/SF	\$427.51
Building Size:	15,120 SF	Cap Rate:	6.00%
Year Built:	2001	Occupancy:	100%

Property Description:

WALGREENS is said to be the largest and fastest growing drugstore chain in the United States. Sales in 2004 reached over \$38 billion from 4,683 stores in over 38 states + Puerto Rico. Walgreens has filled over 300 million prescriptions and has filled more prescriptions per store than any of it's major competitors. Walgreens is a "FORTUNE 50" Company and is ranked #1 in sales in the United States. Standard & Poors recommends Walgreens as a five star buy "*****". Walgreens has had 30 years of consecutive record growth and profits.

The property is newer free standing corner building. High traffic location. Newer looking Walgreens. The Lease is net net (LL responsible for roof & structure only). The term commenced on Dec. 2001 for a period of 60 years. Tenant has a right to terminate the Lease at the end of the 20th year and at the end of each 5 years thereafter. Building was completed in Nov. 2001. Rent is \$387,828 per year + % rents. EXTRA LARGE BUILDING & EXTRA LARGE LOT. FRONTAGE ON 3 STREETS. GREAT INTRINSIC VALUE. Buyers please use Letter of Intent (attached). Property currently in escrow. Seller is seeking backup offer.



Krikorian Monrovia Cinema 12 - 410 South Myrtle Street, Monrovia, CA 91016

Property Type:	Retail	Price:	\$20,649,000
	Retail (Other)	Price/SF	\$319.35
Building Size:	64,660 SF	Cap Rate:	6.00%
Year Built:	2000		

Property Description:

The Krikorian Monrovia Cinema 12 is a modern multiscreen theatre consisting of a 62,660 SF theatre and two 800 SF shop spaces. Currently one of the shops is vacant with the other leased to an Indian restaurant. The theatre features a large format experience (LFX) over six stories tall. This is reported as the largest screen in the San Gabriel Valley.

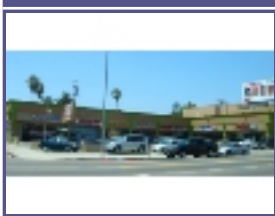


Kirkorian Downey Cinema 10 - 8200 3rd Street, Downey, CA 90241

Property Type:	Retail	Price:	\$17,533,000
	Retail (Other)	Price/SF	\$430.79
Building Size:	40,700 SF	Cap Rate:	6.00%
Year Built:	1997		

Property Description:

Krikorian Downey Cinema 10 is a modern 10 screen multiplex theatre consisting of 39,000 square feet and a 1,200 square foot Mexican Restaurant. The total area of the investment is 40,200 square feet of which the theatre represents 97% of the leaseable area.

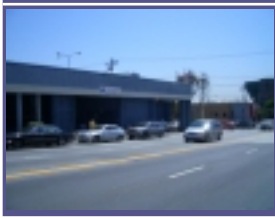


201 N. Western - 201 N. Western Ave., Los Angeles, CA 90004

Property Type:	Shopping Center	Price:	\$7,695,000
	Strip Center	Price/SF	\$715.75
Year Built:	1981	Cap Rate:	4.40%
GLA:	10,751 SF	Occupancy:	100%

Property Description:

A very well known Retail Strip Center in heart of Korea Town commercial district. Property is currently 100% leased to a diverse mix of well known restaurants, retail and service retail tenants, such as "Busan Sushi" Japanese Restaurant and "Pho 2000" Vietnamese Restaurant. UPSIDE POTENTIAL!!! due to current below market rate leases. Property has been fully remodeled in 2004 and all leases are 100% NNN. For more detail information, please contact listing agent for full offering memorandum package.



UNITED STATES POSTAL SERVICE - 820 N San Vicente Blvd., West Hollywood, CA 90069

Property Type:	Retail Post Office	Price:	\$3,750,000
		Price/SF	\$267.09
Building Size:	14,040 SF		
Year Built:	1969		

Property Description:

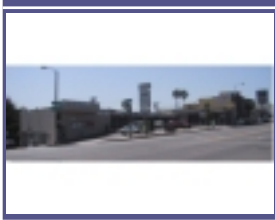
The subject property consists of 14,040 square foot building situated on a lot of approximately 33,541 square feet and is occupied by the United States Postal Service. This property is located in the heart of West Hollywood on San Vicente Boulevard just north of Santa Monica Boulevard, a very heavily traveled east-west thoroughfare. There is a tremendous residual value opportunity as the USPS is paying way below market rent and the building is situated on 33,541 square feet of land allowing for a strong repositioning opportunity at lease expiration. This property is ideal for a long term investor who is looking for future upside. Lease and Option periods end on 06/30/2019.

Annual Rent for the remaining terms are as follows:

From 08/1/2004 to 06/30/2009 Annual Rent is \$29,402.41

From 07/1/2009 to 06/30/2014 Annual Rent is \$26,213.46

From 07/1/2014 to 06/30/2019 Annual Rent is \$23,111.25



PRICE REDUCTION!!! - 1800 South Robertson, Los Angeles, CA 90035

Property Type:	Shopping Center Strip Center	Price:	\$3,950,000
		Price/SF	\$398.99
Year Built:	1963	Cap Rate:	4.58%
GLA:	9,900 SF		

Property Description:

Seller will review all reasonable offers. Please contact the listing agent to discuss the opportunity.



3.6 Acre Site on Ventura Freeway (US Hwy 101) - 22121 Clarendon St, Woodland Hills, CA 91367

Property Type:	Retail Retail (Other)	Price:	Not Disclosed
		Cap Rate:	1.10%
Building Size:	29,638 SF	Occupancy:	100%
Year Built:	1963		

Property Description:

Clarendon & Ventura Freeway property is a 29,638 square foot building on 159,802 square feet of land located in a prime urban infill location in the southwest portion of the San Fernando Valley. It is one block north of Ventura Boulevard - "The Boulevard", a major thoroughfare for the San Fernando Valley. Clarendon & Ventura Freeway property offers a rare redevelopment opportunity in a supply constrained market while benefitting from stable in place income during the preparation to reposition the property.



WALGREENS - 5829 Lakewood Blvd., Lakewood, CA 90712

Property Type:	Retail Free Standing Bldg	Price:	\$7,827,586
Building Size:	14,490 SF	Price/SF	\$540.21
Year Built:	2003	Cap Rate:	5.80%
		Occupancy:	100%

Property Description:

WALGREENS is said to be the largest and fastest growing drugstore chain in the United States. Sales in 2004 reached over \$38 billion from 4,683 stores in over 38 states + Puerto Rico. Walgreens has filled over 300 million prescriptions and has filled more prescriptions per store than any of its major competitors. Walgreens is a "FORTUNE 50" Company and is ranked #1 in sales in the United States. Standard & Poors recommends Walgreens as a five star buy "*****". Walgreens has had 30 years of consecutive record growth and profits.

The property is newer free standing corner building. High traffic location. Newer looking Walgreens. The Lease is net net net. The term commenced on 8/2003 for 75 years. Tenant has a right to terminate the Lease at the end of the 20th year and at the end of each 5 years thereafter. Building was completed in 2003. Rent is \$454,000 per year + % rents. Buyers please use Letter of Intent (attached).



Mission Street - 1101,1107,1115 Mission Street, South Pasadena, CA 91030

Property Type:	Shopping Center Neighborhood Center	Price:	\$4,760,095
Year Built:	1971	Price/SF	\$364.09
GLA:	13,074 SF	Cap Rate:	5.25%
		Occupancy:	100%

Property Description:

This property presents a bifurcated opportunity for either the investor who is looking for a stable investment in one of the best locations in South Pasadena. The "anchor" tenant, Oroweat currently pays \$1.44 per/sq/ft. Their lease ends 12-31-06. They have one 5yr option. The "worst" case scenario would be Oroweat renews their lease and the new owner clips coupons through 2011. The aggressive investor will "hope" Oroweat does not renew leaving a number of options for the new owner (like development). The building at 1115 (Amy's playground) for some odd reason is deemed "Historical". This tenant is new and pays below market @ \$1.60NNN. This tenant has 8yrs remaining on lease with one 8yr option. La Fiesta Restaurant has been at this location since 1992 and their lease ends 12-2-07. They have no options remaining. La fiesta pays market rent @ \$2.83 per/sq/ft. All tenants have cost of living increases. Do not disturbed tenants!!!



PARAMOUNT PLAZA - 8111 ROSECRANS AVE., PARAMOUNT, CA 90723

Property Type:	Shopping Center Strip Center	Price:	\$3,970,000
Year Built:	1990	Price/SF	\$308.18
GLA:	12,882 SF	Cap Rate:	4.56%

Property Description:

Strip Center in Paramount. Modified Gross Lease. Huge lot size with a lot of potential.



Shopping Center(7 Tenants) near USC - 3010 - 3026 S. Figueroa St., Los Angeles, CA 90007

Property Type:	Shopping Center	Price:	\$4,900,000
	Strip Center	Price/SF	\$575.32
Year Built:	1988	Cap Rate:	4.99%
GLA:	8,517 SF	Occupancy:	100%

Property Description:

Please click the lease abstract above for rent roll and scheduled income.
 Rare Opportunity to buy a stabilized shopping center in highly demanding area close to USC (University of Southern California). Vacancy rate is extremely low in this area. 7 Seasoned Tenants with rent increase: Famous Hamburger, Japanese Restaurant, Tea Shop, Coffee shop, Optometry, H & R Block, ATM. Rents are below market. 100% occupied.
 Tea Shop & ATM pay gross rent (12.5% of Gross Leaseable Area). Others pay NNN.
 Financial Summary is on Proforma.
 Scheduled Gross Incom: \$257,989 (for 1 year From 10/05)
 Expense for owner's share: \$13,424 (estimated 12.5% of Total Expense \$107,390)
 Total Estimated Expenses: \$107,390
 Property Tax: \$63,700 (estimated at 1.3%). Insurance: \$4,500, Utility: \$13,200, Pest control: \$740, Landscaping: \$4,850, Sidewalk Cleaning: \$1,800, Waste Removal: \$8,600, Repair & Maintenance: \$3,000, Management: \$7,000.
 Note: Information above may not be accurate. Buyer should verify the information during investigation period.



Vanowen/Hazeltine Shopping Center - 14054 Vanowen Street, Van Nuys, CA 91405

Property Type:	Shopping Center	Price:	\$3,500,000
	Strip Center	Price/SF	\$381.76
Year Built:	1984	Cap Rate:	4.93%
GLA:	9,168 SF	Occupancy:	100%

Property Description:

Established Vibrant Retail Shopping center occupied by a list of stable and seasoned tenants including, One Stop J Mart, Moms BBQ restaurant, Michoakanas Mexican Restaurant, Fantasy Haircuts, Lopez Paz Accounting & Bookkeeping, Green Arrow Drycleaners [offsite], Ess & Emm Weight Loss, William Donuts and Patrick Media [sign]. All leases NNN. Upside opportunity with coming renewals, majority of tenants have annual CPI increases. Current rents average below fair market. Signalized Intersection in an excellent Van Nuys Location.



Albertsons Van Nuys Center - Shops and Out-parcel - 7221 & 7239 Van Nuys Blvd, Van Nuys, CA 91405

Property Type:	Shopping Center	Price:	\$7,100,000
	Neighborhood Center	Price/SF	\$546.15
Year Built:	1999	Cap Rate:	5.00%
GLA:	13,000 SF	Occupancy:	100%

Property Description:

Albertsons Van Nuys Center is a 72,626 square foot neighborhood center located in the densely populated San Fernando Valley within the city of Van Nuys, CA. The offering encompasses 13,000 square feet of inline and out parcel shop space within a highly successful shopping center anchored by Albertsons (NAP).



312-314 S Beverly Drive - Beverly Hills, CA 90212

Property Type:	Retail Street Retail	Price:	Not Disclosed
Building Size:	15,884 SF	Occupancy:	100%
Year Built:	1950		

Property Description:

100% Leased Retail Investment! Annual NOI of \$559,248
 35 parking spaces + Loading
 Strong Credit Tenants featuring the United States Post Office and the renowned XIV Karats.
 Stable income with upside potential promises improving future cash on cash return.

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SUNFLOWER SQUARE SHOPPING CENTER - 20766 Arrow Highway, Covina, CA 91724

Property Type:	Retail Retail (Other)	Price:	\$7,995,000
Building Size:	32,000 SF	Price/SF	\$249.84
Year Built:	1969	Cap Rate:	5.54%

Property Description:

Sunflower Square Shopping Center is an excellent opportunity for an investor to acquire a 100% occupied infill San Gabriel Valley location with strong demographics and significant upside. The center was completely remodeled in 2004. Demographic benefits of the area include above average median incomes and 4,400 new households within five years. Economic upside will be driven by continuing to convert modified gross leases to triple net. By 2008 almost 95% of the center can be converted to NNN for a potential 8% CAP. Investors can capture immediate upside through built-in increases and by pushing the month-to-month tenants harder. The 32,200 square foot center includes fourteen tenants and is shadow-anchored by Big Lots. Tenants include Papa John's Pizza, Basha Market, a karate studio, a cleaners, a nail shop, a dollar store, a liquor store, a barber shop, and a flower kiosk. A Verizon cell tower also provides income. The property and parking surface are in excellent condition after the 2004 remodel.



Abbot Kinney Blvd. - 1301-1307 Abbot Kinney Blvd., Venice, CA 90291

Property Type:	Retail Free Standing Bldg	Price:	\$4,000,000
Building Size:	3,338 SF	Price/SF	\$1,198.32
Year Built:	1922	Occupancy:	100%

Property Description:

Two C2 Zone lots. 1301-1303: appx. 3398 sq ft; and 1305-1307: appx. 3398 sq. ft. Located at the corner of Abbot Kinney and Santa Clara, 1301-1303 is an appx. 714 sq. ft. bungalow currently leased to a day-spa and a 1312 sq. ft retail building leased to an art gallery. 1305-1307 is a 1312 sq. ft. retail building leased to a clothing store and a collectibles shop. Existing leases expire March, 2006. There are drawings and an architectural model for a mixed-use retail/condominium development.

The properties may be purchased together. If purchased separately: 1301-1303 \$2,200,000; 1305-1307 \$1,900,000. Separate purchases must close concurrently. Buyer to cooperate with Seller's 1031 Exchange at no cost to Buyer.



4901 whittier blvd - los angeles, CA 90022

Property Type:	Shopping Center Strip Center	Price:	\$3,700,000
Year Built:	1950	Price/SF	\$189.74
GLA:	19,500 SF	Cap Rate:	6.81%
		Occupancy:	100%

Property Description:

newly renovated. In rear 100 cars parking lot available owned by city but building owner has leased 3 years left plus 10 years option with the estate for the years from city meanwhile being used only by his tenants. One big spanish restaraunt from Elsavador well known as very highly classified has invested a lot money for improvement equivalent to its reputation. Another chinese restaurant has very good reputation too. Photo print co is occupying the basement of 3000 sqft.

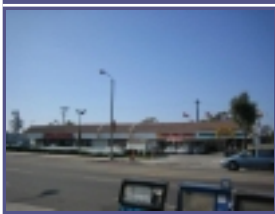


Imperial Plaza - 1377 W. Imperial Highway, Los Angeles, CA 90044

Property Type:	Shopping Center Community Center	Price:	\$3,500,000
Year Built:	1999	Price/SF	\$507.25
GLA:	6,900 SF	Cap Rate:	4.17%

Property Description:

Imperial Plaza consists of 4 tenants: Hong Kong Express, Ace Cash Express, Nutricion Fundamental, and Super Laundry. The Super Laundry is the main anchor tenant and consumes about 2/3 of the property. All four tenants are under a NNN lease and have a solid history within this location. Most of the tenants have been here for 5 to 7 years.



Kragen Auto, Hong Kong Exp, Church's Chicken Ctr - 1747 - 1757 W. Manchester, Los Angeles, CA 90047

Property Type:	Shopping Center Strip Center	Price:	\$3,290,000
Year Built:	1991	Price/SF	\$378.16
GLA:	8,700 SF	Cap Rate:	5.47%
		Occupancy:	100%

Property Description:

Please open the Lease Abstract above for Rent Statement.
Offer shall be faxed
Credit Tenant Anchored Center, Kragen Auto, Hong Kong express, and Church's Chicken. Strip Pad, 100% leased, Hong Kong Express and Churches Chicken pays full NNN, Kragen pays most, but not all NNN (Pay only partial for Management, but most other net charges).
Financials are pro forma for one year from September 1, 2005.
\$7,625 deducted as an expense for the CAM portion Kragen did not pay for 2004.
\$10,173 of management fee (2004) is calculated in the expenses. (If buyer save this management fee, Cap. Rate shall be 5.78%.)
\$300/month income from weekend parking lot use by next door (restaurant) is included in Gross Income



Lincoln Kensington - 2316 Lincoln blvd, santa monica, CA 90405

Property Type:	Retail	Price:	\$3,500,000
	Free Standing Bldg	Price/SF	\$257.35
Building Size:	13,600 SF		
Year Built:	1953		

Property Description:

Wonderful newly rennovated building High Bow truss Barrell Ceiligns 16-28 feet, 4 new handicap bathrooms---- all up to codenew roof Beautiful brick building



Malibu at Carbon Beach - 22601 Pacific Coast Highway, Malibu, CA 90265

Property Type:	Retail	Price:	\$15,500,000
	Street Retail	Price/SF	\$695.72
Building Size:	22,279 SF	Cap Rate:	4.70%
Year Built:	1992	Occupancy:	100%

Property Description:

Spectacular 22,279 sq ft Retail and professional office ocean view architectural statement in Malibu. A 100% leased investment in an incredibly tight leasing and investment market where virtually no retail or office buildings have been built or approved in thirteen years. Where retail occupancies are 99% and office occupancies are 94%. Rental rates in the area have increased almost 30% in the last year because of the demand and lack of available space. Tremendous long term upside in a high quality project. Features such as Post tension construction allowing 125 parking both covered and open. Ocean Views, long term tenancy, Excellent Pacific Coast Highway frontage. This property is for the discerning buyer only who is looking to own an excellent asset in the famous enclave of Malibu where the landlord is king. Call or email for a full package. Leave detailed information in order to receive package.



840-844 Wall - 840-844 S. Wall Street, Los Angeles, CA 90014

Property Type:	Retail	Price:	\$7,000,000
	Retail (Other)	Price/SF	\$629.78
Building Size:	11,115 SF		
Year Built:	1922		

Property Description:

RARE PROPERTY FOR SALE ON WALL STREET IN THE HEART OF GARMENT/TEXTILE DISTRICT - EXCELLENT OWNER USER/INVESTMENT OPPORTUNITY - CAN BE DIVIDED INTO 6 RETAIL STORES - 840 WAS BUILT IN 1990 and 844 WAS BUILT IN 1922 - HIGH CEILING



Beverly Hills 2 Story Office Building - 420 South Beverly Drive, Beverly Hills, CA 90212

Property Type:	Office Office Building	Price:	\$5,400,000
		Price/SF	\$446.13
Building Size:	12,104 SF	Occupancy:	86%
Year Built:	1955		

Property Description:

BEVERLY HILLS Two Story Office Building, remodeled in 2004. New Bathrooms and Hallway Carpeting, Interior and Exterior Paint. Building has Elevator with Front and Rear Access. The Property can easily be configured to accommodate both Medical & Retail Tenants. Entire first floor is occupied by Therapists and could be used for Medical or Retail (to be verified by Buyer at City of Beverly Hills). 86% Occupied. 20 On-Site Single Surface Parking Spaces in rear. Plenty Street Parking. Up to 3,000 Sq. Ft. may be available for Owner/User. Rare Investment Opportunity in Beverly Hills! This Property is also for Lease - See attached Flyer or Loopnet ID # 14141657



North Western Plaza - 936 N. Western Ave., Los Angeles, CA 90029

Property Type:	Shopping Center Strip Center	Price:	\$10,500,000
		Price/SF	\$441.92
Year Built:	1985	Cap Rate:	5.04%
GLA:	23,760 SF	Occupancy:	100%

Property Description:

The property is in the area of heavily populated Western Ave. and Santa Monica Blvd. between Hollywood and Koreatown and adjacent to Taco Bell, MacDonald, Burger King, and Smart Final. The present owner owns the property for the last 20 years, from the beginning of the center. The rent is below market rate. The average rent is \$1.86/sq.ft. comparing to \$2~\$2.50 surrounding area.



Canyon Country Plaza - 27532-27596 Sierra Highway, Santa Clarita, CA 91351

Property Type:	Retail Street Retail	Price:	\$14,495,000
		Price/SF	\$279.43
Building Size:	51,874 SF	Cap Rate:	6.31%
Year Built:	1990	Occupancy:	100%

Property Description:

CALL FOR OFFERS

Seller requests offers be submitted ASAP

The acquisition of Canyon Country Plaza represents a rare opportunity to own a stabilized, 100% leased, 51,874 SF retail shopping center in the popular Southern California community of Santa Clarita.

Located in the heart of its community at the signalized intersection of Sierra Highway and Soledad Canyon Road, Canyon Country Plaza is leased to a diverse tenant base on predominantly NNN leases with full management and administrative fee recapture, and has recently undergone painting, parking lot repair and signage repair. A conventional "L" shaped site plan with "pad" buildings and well-proportioned tenant bays, the property can easily be configured to accommodate both large and small tenants, which will contribute to high occupancy.

The competing submarket is virtually built out with no large parcels available for retail development. With vacancy below 6% in the Santa Clarita submarket, a significant increase in market rents is inevitable. Nearly 89% of the property is leased at rents ranging from 10% to 106% below market rates.



14600 Ventura Boulevard - Sherman Oaks, CA 91403

Property Type:	Retail	Price:	\$8,500,000
	Street Retail	Price/SF	\$640.06
Building Size:	13,280 SF		
Year Built:	1960		

Property Description:

Two (2) tenant building. Ease of management. Regional credit tenants. Signalized corner. Upside rent potential.



Union Cattle Company Restaurant - 42 De Lacey, Pasadena, CA 91105

Property Type:	Retail	Price:	\$5,500,000
	Restaurant	Price/SF	\$568.77
Building Size:	9,670 SF	Cap Rate:	6.20%
Year Built:	1927	Occupancy:	100%

Property Description:

Please see attached information sheet or full marketing package.



The Jasmine - 3628-3636 Jasmine Avenue, Los Angeles, CA 90034

Property Type:	Land	Price:	\$5,400,000
	Multifamily (land)	Price/Acre:	\$14,323,713.00
Lot Size:	16,422 SF		

Property Description:

"The Jasmine" is an opportunity for a builder to assume a nearly turn-key development site in the rapidly rejuvenating pocket of West L.A. known as Palms.

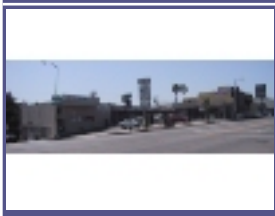


Blockbuster Plaza - 3111 W. Century Blvd., Inglewood, CA 90303

Property Type:	Shopping Center	Price:	\$4,900,000
	Strip Center	Price/SF	\$632.01
Year Built:	2002	Cap Rate:	4.33%
GLA:	7,753 SF	Occupancy:	100%

Property Description:

Pride of Ownership. Built in 2002, 100% leased to three (3) tenant; Blockbuster Video, T-Mobile and Nationwide Insurance. The subject property offers the investor the opportunity to own the newly developed, , ease of management, pride of ownership investment property in the City of Inglewood, CA. Potential value appreciation in the future due to long-term leases and frequent rental increase.



1800 SOUTH ROBERTSON BOULEVARD - Los Angeles, CA 90035

Property Type:	Shopping Center	Price:	\$3,950,000
	Strip Center	Price/SF	\$398.99
Year Built:	1963	Cap Rate:	4.46%
GLA:	9,900 SF	Occupancy:	90%

Property Description:

Marcus and Millichap is pleased to offer for sale 1800 South Robertson Boulevard. The center's two major tenants, Baskin Robbins Ice Cream and a 2900 square foot market sit opposite each other, creating a strong synergy throughout the center. Rounding out the center are a variety of smaller retail spaces, which are currently occupied by a wide range of tenants, including a jewelry store, doughnut shop, and a cleaners.



Development Site - 116-124 E. Olive Ave., Burbank, CA 91502

Property Type:	Land	Price:	\$11,000,000
	Retail (land)	Price/Acre:	\$31,956,782.00
Lot Size:	14,994 SF		

Property Description:

Prime location in the Heart of city of Burbank in the redevelopment area. Two lots each 7,497 SF. Great opportunity for developers to built condo's in a 15,000 SF land. 10,636 sf building currently on site. All information to be verified by Buyer at their own expense.



Sav-on Drugs - 13525 Beach Boulevard, La Mirada, CA 90638

Property Type:	Retail	Price:	\$5,516,731
	Free Standing Bldg	Price/SF	\$371.72
Building Size:	14,841 SF	Cap Rate:	5.56%
Year Built:	2001	Occupancy:	100%

Property Description:

Offered for sale is a Sav-on Drugs building, located in La Mirada (Los Angeles County), California. The lease with Sav-on is Triple Net, providing an investor a very passive investment with a credit rated tenant. Sav-on Drugs, is a division of Albertsons, Inc., an investment grade tenant (S&P BBB), and one of the largest grocery/drug retailers in the world with 2004 sales of almost \$40 billion.



716 - 724 Western Ave - Los Angeles, CA 90029

Property Type:	Retail	Price:	\$3,150,000
	Retail (Other)	Price/SF	\$418.44
Building Size:	7,528 SF	Cap Rate:	5.46%
Year Built:	1966		

Property Description:

Motivated Seller! Retail Center located just of the the busy corner of Western and Melrose. With stable tenants and strong leases, the property exhibits a significant rent increase potential.

The subject property consists of a strong tenant mix of a Market, Mexican Restaurant, Video Store, Winchell's Donut, and a Gift Shop. With a lot size of over 13,000 SF, parking is ample for prospective customers providing for easy access to and from shops.

Investors should note:

1. New Roof with 5 yr. Warranty.
2. New Paved Sidewalks.
3. All New Plumbing



CVS Pharmacy - 120 E. Bonita Ave, San Dimas, CA 91773

Property Type:	Retail	Price:	\$3,900,000
	Retail Pad	Price/SF	\$299.70
Building Size:	13,013 SF	Cap Rate:	5.50%
Year Built:	2004	Occupancy:	100%

Property Description:

Sperry Van Ness is pleased to announce the recent listing of a single tenant absolute triple net investment opportunity in San Dimas, CA. This lease to CVS Pharmacy expires in 2026 with 4, 5 year options. The recently constructed building totals 13,013 SF and includes a drive-thru. It is located within the dominant neighborhood center in the trade area, which is anchored by Albertson's. This offering provides the investor a chance to purchase a well located single tenant property in a high income, Los Angeles County trade area.

INVESTMENT COMMERCIAL IN TORRANCE - 125-151 WEST CARSON STREET, TORRANCE, CA 90501

Property Type:	Special Purpose	Price:	\$5,200,000
	Special Purpose (Other)	Price/SF	\$236.36
Building Size:	22,000 SF	Cap Rate:	5.37%
Year Built:	2250		

Property Description:

A COMBINED BUILDING OF LANDMARK RESTAURANT AND GYMS WHO HAVE BEEN FAMOUS LONG TERM TENANTS. YET STILL BIG UPSIDE POTENTIAL TO MORE THAN 6.0% CAP, AS IN A VERY NICE NEIGHBIRHOOD. VERY EASY MANAGEMENT. PARKING SPACES ABOUT 100. PLEASE VERIFY ALL INFORMATION HEREIN. PLEASE DOWNLOAD CONFIDENTIALITY AGREEMENT FIRST, THEN FILL OUT, SIGN AND FAX BACK TO Agent PRIOR TO MAKE AN APPOINTMENT AND TO HAVE FURTHER INFORMATION WITH CORRECT ADDRESS. SHOWN BY APPOINTMENT TO QUALIFIED PRINCIPALS ONLY.



Shell Service Station - 1129 N Sepulveda Blvd, Manhattan Beach, CA 90266

Property Type:	Retail	Price:	\$4,000,000
	Service/Gas Station	Price/SF	\$2,597.40
Building Size:	1,540 SF	Occupancy:	100%

Property Description:

Property contains 4 Pumps, 3 Bay Stations, and a Food-mart.



1480 E. Alamitos - Long Beach, CA 90813

Property Type:	Retail	Price:	\$3,855,600
	Free Standing Bldg	Price/SF	\$350.54
Building Size:	10,999 SF		
Year Built:	1947		

Property Description:

20,495 S.F. Lot and 10,999 S.F. Free standing building available for lease or sale. Was a Smart and Final now operating as a Supermarket.



Mission Village - 10719 Sepulveda Boulevard, Mission Hills, CA 91345

Property Type:	Shopping Center	Price:	\$4,750,000
	Strip Center	Price/SF	\$263.89
Year Built:	1969	Cap Rate:	5.65%
GLA:	18,000 SF	Occupancy:	100%

Property Description:

Mission Village is located on 15415-15439 Chatsworth Street and 10719 Sepulveda Blvd., just south of the 118 Freeway in Mission Hills. The center is comprised of 2 separate buildings, equating to approximately 18,000 GLA feet on a 66,647 square foot lot. The main building holds 7 tenants, is 16,800 square feet, and has 97 parking spaces that are located in the front of the building. The other building, which houses the Pizza Hut, is 1,200 square feet and has 15 parking spaces that are located in the front and the side of the building.



Lincoln Avenue Center - 2010 - 2036 Lincoln Ave, Pasadena, CA 91103

Property Type:	Retail	Price:	\$3,200,000
	Street Retail	Price/SF	\$160.80
Building Size:	19,900 SF	Cap Rate:	6.19%
Year Built:	1925	Occupancy:	100%

Property Description:

Marcus & Millichap is pleased to announce the sale of 2010 & 2036 Lincoln Ave in "Lincoln Village". This investment provides a potential investor with an excellent opportunity to acquire a well maintained retail/office center in the heart of the "Lincoln Village" redevelopment area of Pasadena. Located on the signalized corner of Lincoln and Montana this center is one block south of a \$300 Million Joint Venture project involving Magic Johnson. The new development will provide a 24 -Hour Fitness, Fresh Choice Market, Multi-Residential Living, and an array of retailers.



7961 West Third Street - 7961 W. 3rd St., Los Angeles, AR 90048

Property Type:	Retail	Price:	\$3,100,000
	Free Standing Bldg	Price/SF	\$428.65
Building Size:	7,232 SF	Cap Rate:	4.50%
Year Built:	1957		

Property Description:

Great Third Street Investment Opportunity. Upside Rent Potential. Rare Mixed-Use Building with Beautiful Second Floor Office Space. Large Outdoor Patio. Corner Building with Parking in the Rear.



9715 Firestone Bl. - Downey, CA 90241

Property Type:	Retail	Price:	\$9,999,999
	Vehicle Related	Price/SF	\$545.55
Building Size:	18,330 SF		
Year Built:	1990		

Property Description:

Car dealership on property currently. The property is massive @3.59 acres. There are two existing buildings, one is a sales office which is 18,330 square feet and a 6 car garage bay area for servicing vehicles. The rear of the property is being used for car storage. The lot frontage is large enough to display several hundred cars. This is the perfect scenario for a new owner to bring in his own dealership and set up in a short amount of time because he'll have everything there ready to go.



22775 Pacific Coast Highway - Malibu, CA 90265

Property Type:	Office	Price:	\$895.25/SF
	Office Building		
Building Size:	5,585 SF		
Building Class:	B		
Year Built:	1960		

Property Description:

One of a kind boutique office/retail building for Sale in Malibu. Ideal for "owner/user" investor. Entire 2nd Floor available-2,792/sf. 1st Floor leased to Malibu T-Shirts and Zuma Jay Surfboards (call broker for income/lease details). 14 Surface parking spaces secured by automatic gate. Building is secured by camera surveillance. Ocean views from rooftop deck and select offices.



510-514 Wilshire Boulevard - Santa Monica, CA 90401

Property Type:	Retail	Price:	\$3,650,000
	Street Retail	Price/SF	\$973.33
Building Size:	3,750 SF		

Property Description:

Rare small owner/user or investment property with redevelopment potential. Buyer can either do a small facade remodel or add additional space subject to final city approval. Majority of entitlement work already completed. Several amenities within walking distance. Property will be delivered vacant at close of escrow.



Sav-on Drug Store - 1485 S. Garey Avenue, Pomona, CA 91766

Property Type:	Retail	Price:	\$5,995,000
	Free Standing Bldg	Price/SF	\$403.98
Building Size:	14,840 SF		
Year Built:	2004		

Property Description:

This Sav-on Drug Store is a newly constructed Single Tenant NNN Building located on the NW corner of Garey Ave. and Phillips Blvd.

1416, 1418 & 1420 El Centro - 1416 El Centro, South Pasadena, CA 91030

Property Type:	Retail	Price:	\$4,780,000
	Retail (Other)	Price/SF	\$424.13
Building Size:	11,270 SF	Cap Rate:	6.00%
Year Built:	1983	Occupancy:	100%

Property Description:

Owner is prepared to carry a new first trust deed and assumable note up to 80% of the purchase price at 6% amortization over 30 years, due and payable in 15 years.



1416, 1418 & 1420 El Centro - 1416 El Centro Street, South Pasadena, CA 91030

Property Type:	Retail	Price:	\$4,780,000
	Restaurant	Price/SF	\$424.13
Building Size:	11,270 SF	Cap Rate:	6.00%
Year Built:	2000	Occupancy:	100%

Property Description:

The subject property is 100% occupied and zoned general commercial, can be office, retail and restaurant. Please check with city of South Pasadena. In South Pasadena it is very hard to find a property with ample parking spaces. The property and lot size is highly desirable.



El Paseo Shopping Center - 6630-6708 Rosemead Blvd, Pico Rivera, CA 90660

Property Type:	Shopping Center	Price:	\$7,950,000
	Strip Center	Price/SF	\$380.38
Year Built:	1986	Cap Rate:	2.80%
GLA:	20,900 SF	Occupancy:	100%

Property Description:

Strip Shopping Center. Approx 20,900 sq ft. 13 tenants. 100% occupied. Average rent only \$1.15 multiple gross. Area rents in the area \$2.50-275NNN. High upside. Short leases. Long term established tenants. Lot size 60,984 Sq ft. Plenty of parking 83 spots.



U.C.C. Plaza - 2338 East Anaheim Street, Long Beach, CA 90804

Property Type:	Retail	Price:	\$3,500,000
	Street Retail	Price/SF	\$143.24
Building Size:	24,434 SF	Cap Rate:	10.11%
Year Built:	1936	Occupancy:	50%

Property Description:

The subject property is a 24,434 square foot mixed-use Office over Retail Center in the heart of Long Beach, situated on Anaheim Street. This property is well known in the Long Beach area for its cultural diversity and unique architecture. This property, which is about 50% occupied, offers current retailers excellent exposure to the street and easy ingress/egress to the large parking lot. This property receives a tremendous amount of both foot and car traffic off of Anaheim Street. This property is a great investment opportunity as well as a great re-development opportunity with endless possibilities.



E - Wireless - 1310 Westwood Blvd., Los Angeles, CA 90064

Property Type:	Retail	Price:	\$3,195,000
	Street Retail	Price/SF	\$478.22
Building Size:	6,681 SF	Cap Rate:	5.04%
Year Built:	1955	Occupancy:	100%

Property Description:

This investment offering represent an opportunity to purchase a rare single tenant property in one of the most desirable retail areas of West Los Angeles. Westwood retail locations are very desirable, and are sought after by both investors and national credit tenants alike. Recently located in the area are Sav-On Drugstore, Borders Books, Urban Outfitters, Victoria's Secret, Anne Taylor's Loft and Best Buy. The current tenant: E-wireless is using the location as their head quarters. E-Wierless corporation is the #1 seller of major carriers of cellular phones and communication devices to the entertainment industry in southern California. They have special California Public Utility Licenses since 1989, with one of the longest histories in their industry.]

815 S. Ardmore - 815 S. Ardmore Ave., Los Angeles, CA 90005

Property Type:	Retail	Price:	\$3,500,000
	Free Standing Bldg	Price/SF	\$597.78
Building Size:	5,855 SF		
Year Built:	1986		

Property Description:

Do not disturb occupier. A great opportunity to own your own user building , A great investment opportunity and A great redevelopment(new condominium) opportunity in the heart of Koreatown. Zoning is R-4. Located in a fine neighborhood of Mid-Wilshire Area. Plenty of Parking. -Contact Broker for Appt.-



9000 E. GARVEY AVE - ROSEMEAD, CA 91770

Property Type:	Shopping Center	Price:	\$10,500,000
	Strip Center	Price/SF	\$235.05
Year Built:	1986	Cap Rate:	5.38%
GLA:	44,672 SF		

Property Description:

37-UNITS SHOPPING CENTER,BUILT IN 1986 ON 2.63 ACRES LAND. ESTABLISH LONG TERM TENANTS,HIGH VISIBILITY,HEAVY TRAFFIC,GREAT LOCATION,168 PARKING SPACES. SELLER RESERVE ALL SERVICE. BUYER TO CO-OPERATE WITH SELLER 1031 EXCHANGE. FINANCIAL INFORMATION TO BE MADE AVAILABLE,TO BUYER,UPON ACCEPTANCE,SUBJECT TO APPROPRIATE CONTINGENCIES. *****



Mimis Cafe - 17919 E Gale Ave, City of Industry, CA 91748

Property Type:	Retail	Price:	\$3,500,000
	Retail Pad	Price/SF	\$538.46
Building Size:	6,500 SF	Cap Rate:	6.00%
Year Built:	1988		

Property Description:

Single Tenant Restaurant Building Pad - Part of a Community Center- Plaza at Puente Hills- with 60 Freeway Visibility w/over 200,000 cars per day- just East of a Future Auto Mall with 6-7 new dealerships planned- Irreplaceable Location on one of the most travelled freeways in Southern California



Lake Ave Office Building - 2476 Lake Ave., Altadena, CA 91001

Property Type:	Office	Price:	\$3,400,000
	Office Building	Price/SF	\$392.25
Building Size:	8,668 SF		
Parking Ratio:	2/1,000 SF		
Year Built:	1940		

Property Description:

Unique 3-Story Office Building located on Lake Ave. in the city of Altadena. Designed and built by World Renowned Builder Charles Pankow. One of a kind architecture and construction. Building includes a receptionist area, main lobby area, a mezzanine level with several offices, and a third floor office floor with a separate entrance. The sale includes all furniture that was originally fitted for the elegant office environment. Several of the office suits include views of Pasadena and the San Gabriel Valley.

SHOPPING CENTER LAND - E. PALMDALE BL. - apn#34024-006-004 AND 3024-006-003, PALMDALE, CA 93550

Property Type:	Land	Price:	\$3,630,000
	Retail (land)	Price/Acre:	\$363,000.00
Lot Size:	10.00 Acres		

Property Description:

MUST SEE! PALMDALE BLVD EAST. MOST BUSY MAYJOR STREET, NEW HOUSES SURROUNDING, GREAT LOCATION TO BUILD A SHOPPING CENTER. BUYER TO CHECK WITH CITY TO VERIFY AND SATISFY THEMSELF PRIOR TO CLOSE ESCROW. Apn#34024-006-004 AND 3024-006-003 SIDE BY SIDE , MUST SELL TOGETHER , SUBJECT TO SELLERS 1031 EXCHANGE. CALL ME AND MAKE APPOINTMENT TO SHOW.



GATEWAY VILLAGE - 28207-28313 NEWHALL RANCH ROAD, VALENCIA, CA 91355

Property Type:	Shopping Center	Price:	\$68,000,000
	Power Center	Price/SF	\$447.26
Year Built:	2005	Cap Rate:	5.73%
GLA:	152,038 SF		

Property Description:

NEW POWER COMMUNITY SHOPPING CENTER WITH LONG TERM NET LEASES WITH UPS AND OPTIONS.

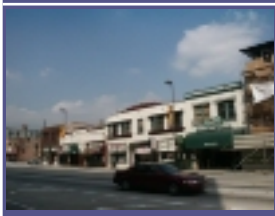


9000 E Garvey Ave - Rosemead, CA 91770

Property Type:	Shopping Center	Price:	\$10,500,000
	Strip Center	Price/SF	\$235.05
Year Built:	1986	Cap Rate:	5.00%
GLA:	44,672 SF		

Property Description:

37-UNITS SHOPPING CNTR,BUILT IN 1986 ON 2.63 ACRES LAND. STBEL LONG TERM TENANTS,HIGH VISIBILITY,HEAVY TRAFFIC,GREAT LOC. 168 PARKING SPACES. SELLER RESERVE ALL SERVICE. BYR TO COOP SELLERS 1031 EXCHANGE,CALL L/A FOR INFORMATIONS.



The Courtyard in Old Town Pasadena - 64-90 N. FairOaks Avenue, Pasadena, CA 91103

Property Type:	Shopping Center Strip Center	Price:	\$8,450,000
Year Built:	1912	Price/SF	\$296.43
GLA:	28,506 SF	Cap Rate:	6.50%
		Occupancy:	97%

Property Description:

The Courtyard Building presents an investor the unique opportunity to benefit from owning an investment with long term tenants, an attractive cash on cash return, and an irreplaceable location in the heart of Old Town Pasadena, which is one of the top retail destination locations in Southern California. Currently, 45% of the income stream has been in place for an average of 13 years. These seasoned tenants enhance the security of the income stream as well as minimizing costs such as tenant improvements, leasing commissions, and lease-up time. The strong retail market in the immediate area has historically been 100% leased with rents for retail space on Colorado Blvd. nearing \$6.00 NNN per sq ft. Additionally, available land that can be developed is virtually non existant, further strengthening the area's lease rates. The subject property's restaurant anchors have an average rent of \$1.82 NNN per sq ft. This is considerable lower than the average ground floor rents in the surrounding area of \$3.10 NNN per sq ft. This spread in rental rates represents tremendous upside potential by increasing cash flow and value in the future.

Property on Van Nuys Blvd. - Van Nuys Blvd., Van Nuys, CA 91405

Property Type:	Retail Retail (Other)	Price:	Not Disclosed
Building Size:	16,000 SF	Cap Rate:	8.00%
Year Built:	1954	Occupancy:	100%

Property Description:

The subject property is a one-story brick and concrete commercial structure consisting of 8,000 square feet of rentable space on the ground floor and 8,000 square feet of basement. It was built in 1954 and has been remodeled twice since it was built. It is a great investment opportunity located on a well traveled road. Seller is very motivated. If you are interested, please return the attached confidentiality agreement back to our office.

A 1 CARPET MARKET - 9511 FIRESTONE BLVD, DOWNEY, CA 90241

Property Type:	Retail Street Retail	Price:	\$6,800,000
Building Size:	38,195 SF	Price/SF	\$178.03
		Cap Rate:	16.00%

Property Description:

THE BEST PROFITABLE BUSINESS OPPORTUNITY DEAL IN THIS CENTURY INCLUDING THE PROPERTY LOCATED AT 9511 FIRESTONE BLVD DOWNEY & THE HOUSE BEHIND IT AND 5 OTHER LOCATIONS BUSINESS ONLY @ TORRANCE,COSTA MESA,ENCINO,SAN DIMAS & WESTLAKE.-----\$10,000,000 TO \$ 13,000,000 GROSS SALES PER YEAR @ OVER 7% NET TAKE HOME PROFIT,SELLER IS WILLING TO TRAIN,ALSO SELLER IS WILLING TO HELP NEW OWNER TO OPEN 12 MORE STORES WITHIN 4 MONTHS AFTER CLOSING ESCROW TO GIVE NEW OWNER ADDITIONAL SALES GROSS OF ABOUT \$20,000,000 FOR SMALL FEE @HIGHER NET PROFIT BECAUSE SELLER SPENDING OVER \$1.200.000 FOR ADVERTISMEN NOW OPERETING 6 LOCATION ,ADDING 12 MORE LOCATION WILL NEED NO XTRA MONEY FOR ADVERTISEMENT. A1 CARPET MAEKET IS VERY STRONG COMPANY WELL KNOWN & HAVE BEEN DOING BUSINESS FOR THE LAST 21 YEARS .
- BUSINESS ONLY IS ALSO AVAIBLE FOR ONLY \$ 3,200,000. WHITHOUT THE PROPERTY-



Commercial Building in Downtown Alhambra - 225 E. Main Street, Alhambra, CA 91801

Property Type:	Retail	Price:	\$3,180,000
	Street Retail	Price/SF	\$144.23
Building Size:	22,048 SF		
Year Built:	1980		

Property Description:

High ceilings. Parking at front and rear. Renovated in 1997. Currently use as retail furniture store. Owner retired.

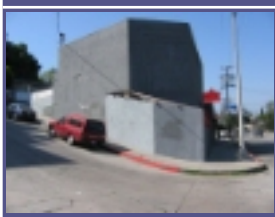


14601 Ventura Boulevard - Sherman Oaks, CA 91403

Property Type:	Retail	Price:	\$4,800,000
	Street Retail	Price/SF	\$644.30
Building Size:	7,450 SF	Cap Rate:	5.09%
Year Built:	1946	Occupancy:	100%

Property Description:

The Property consists of a 7,450 square foot, two-story retail office building with excellent frontage along Ventura Blvd and a large parking lot area. Nicely finished with carpeting and ceramic tile flooring, the building is outfitted with central air conditioning provided by five roof-mounted package units. The Property is 100% occupied by Gibson Dilbeck Realtors on a triple net lease basis.



Los Feliz Leased Comm. w/ Residential Units - 3713 Evans, los angeles, CA 90027

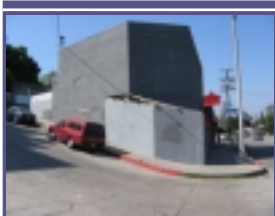
Property Type:	Multifamily	Price:	\$4,278,000
	Garden/Low-Rise	Price/Unit:	\$611,142.86
No. Units:	7	Cap Rate:	5.17%
Building Size:	10,160 SF		

Property Description:

Asking Capitalization Rate (not including 3721 Evans) of 5.17%. Restaurant is leased for 9 years NNN and Residential Units all have leases less than 1 year. Total Land size is apx. 25,744 SF and Total Building size is 10,160 SF (per public records). Buyer to verify all information, As Is.

3721 Evans (apx. 816 SF SFR on apx. 5,079 SF land with R2-1XL zone) can be sold separately for \$689,000.

For detailed information provide your full contact information, including email address or fax #.



Los Feliz Investment - Comm. w/ Residential Units - 2611 Hyperion ave, los angeles, CA 90027

Property Type:	Multifamily	Price:	\$3,589,000
	Garden/Low-Rise	Price/Unit:	\$598,166.67
No. Units:	6	Cap Rate:	5.17%
Building Size:	9,344 SF	Occupancy:	100%

Property Description:

Asking Capitalization Rate of 5.17%. Restaurant is leased for 9 years NNN and Residential Units all have leases less than 1 year. Total Land apx. 20,665 SF with apx. 9,344 SF Buildings (per public record). Buyer to verify all information, sold "As Is".

Also 3721 Evans (apx. 816 SF SFR with apx. 5,079 SF R2-1 zoned land) may be purchased for \$689,000. For detailed info please email me with your full contact info, including email address or fax #.



New 7/11 - Fatburger Center / Corner Location - 3018-3020 W. Manchester Blvd., Inglewood, CA 90305

Property Type:	Shopping Center Strip Center	Price:	\$3,454,000
Year Built:	2005	Price/SF	\$682.88
GLA:	5,058 SF	Cap Rate:	5.25%
		Occupancy:	100%

Property Description:

New 3 tenant (7/11, Fatburger, H&R Block(lease pending)) NNN Leased Investment. New long-term leases. New 2005 Construction. Strong National Tenants. Secure & Stable Investment. Ease of Management.

Reduced Price Owner User/ Development/ Investment - 601 n alvarado street, los angeles, CA 90026

Property Type:	Retail Retail (Other)	Price:	\$6,650,000
Building Size:	29,189 SF	Price/SF	\$227.83

Property Description:

Reduced Price for entire property is now \$6,650,000 or \$117 per square foot of land and can also be sold in separate parts. Income is approximately \$15,285 per month.
Total of eight (8) parcels: Five (5) separate improved buildings on five (5) separate parcels with remainder parking. Apx. 9,458 SF ground floor warehouse can be occupied for Owner User immediately.
The property can be sold whole or also separate in parts for Owner User/ Development/ Investment:
Asking Price range: \$1,150,000 to \$6,650,000
Building Size range: 3,150 to 29,1989 SF
Land Size range: 7,126 to 56,638 SF
Potential Commercial/ Residential Uses.



ACS One Stop WorkSource Center - 3801-3825 N. Mission Road, Los Angeles, CA 90031

Property Type:	Retail Free Standing Bldg	Price:	\$3,400,000
Building Size:	10,800 SF	Price/SF	\$314.81
Year Built:	1977	Cap Rate:	7.00%
		Occupancy:	100%

Property Description:

7% CAP ON ACTUAL INCOME * NNN LEASE TO CREDIT TENANT * PROPERTY RECENTLY UNDERWENT COMPLETE RENOVATION * GREAT PARKING * LAND INCLUDES ENTIRE CITY BLOCK * TRIANGULAR AREA OF LAND INCLUDES ALL LAND BOUND BY THREE STREETS * ON BUSY MISSION ROAD * NEW ROOF * ATTRACTIVE, ARCHITECTURAL BUILDING WITH SKYLIGHTS * NEW PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS * ADA COMPLIANT * NEW CARPET, PAINT, FIXTURES, ETC. * SPRINKLERED * ASBESTOS AND LEAD-BASED PAINT ABATED * STRUCTURALLY CERTIFIED * CAP RATE IS NOT BASED ON PRO FORMA OR PROJECTED INCOME -- THIS IS CURRENT, IN-PLACE, ACTUAL, EXISTING INCOME FROM CREDIT TENANT * PLEASE SEE ATTACHED "MARKETING FLYER" FOR DETAILS BEFORE CONTACTING BROKER - THANK YOU.



ARCADIA PLAZA - 711-725 W. DUARTE RD., ARCADIA, CA 91007

Property Type:	Shopping Center	Price:	\$6,400,000
	Strip Center	Price/SF	\$418.16
Year Built:	1987	Cap Rate:	4.50%
GLA:	15,305 SF	Occupancy:	100%

Property Description:

BACK ON MARKET, FULLY OCCUPIED SHOPPING CENTER, VERY GOOD DEMAND PROPERTY ON POPULAR STREET. PLEASE SEE ATTACHED FILES FOR RENT ROLL.



Pentola - 310-312 Wilshire Boulevard, Santa Monica, CA 90401

Property Type:	Retail	Price:	Not Disclosed
	Restaurant		
Building Size:	9,300 SF		
Year Built:	1928		

Property Description:

\$7,995,000 - ALL CASH
 9,300 rentable square feet
 1st Floor 4,600 rentable square feet of ground floor restaurant space plus
 1,500 square feet of mezzanine storage/office VACANT AT CLOSE OF ESCROW
 2nd Floor 4,700 rentable square feet of office MONTH-TO-MONTH TENANCY



820 Western Property - 820 N. Western Ave., Los Angeles, CA 90029

Property Type:	Shopping Center	Price:	\$3,500,000
	Neighborhood Center		
Year Built:	1986	Price/SF	\$343.14
GLA:	10,200 SF	Cap Rate:	4.55%

Property Description:

A fee simple interest in the land, building and parking spaces. Current low rent. Good potential.



Golden Cove Center - 31100 Hawthorne Blvd., Rancho Palos Verdes, CA 90275

Property Type:	Shopping Center	Price:	\$25,800,000
	Neighborhood Center		
Year Built:	1966	Price/SF	\$309.53
GLA:	83,352 SF	Cap Rate:	5.55%
		Occupancy:	84%

Property Description:

LOCATION! LOCATION! LOCATION! Golden Cove Center is an 83,352 square foot neighborhood center strategically located on the Palos Verdes Peninsula in Los Angeles, California with breathtaking ocean views. The center is currently 84.4% leased to a synergistic mix of local and regional retail and office tenants including Motessori School, Starbucks, Citibank, Subway, Domino's Pizza and the popular local restaurant, Admiral Risty's. The Property just went through an extensive renovation and has a complimentary mix of restaurant pad space with ocean views, inline retail space and second story retail/office space. THE PROPERTY IS FREE AND CLEAR OF EXISTING DEBT.



Wardlow Union 76 Gas Station - 3401 Long Beach Blvd., Long Beach, CA 90807

Property Type:	Retail	Price:	\$4,300,000
	Service/Gas Station	Price/SF	\$181.93
Building Size:	23,636 SF		
Year Built:	1999		

Property Description:

One of the best newer gas stations, built in 1999 with mini-mart and fried chicken, right off the 405 from the Long Beach Blvd. exit. Appx. \$50K to \$57K gross profit per month. 12 nozzles, approx. 150K gallons of gasoline pumped per month with margin of approx. \$0.19-0.30 cents per gallon, Diesel margin approx.0.35-\$0.50 cents per gallon. For option to purchase business only without the real estate, price would be \$950K or \$3.45M for real estate only, with \$16,500 NNN monthly rent. PLEASE DO NOT TALK TO THE EMPLOYEES REGARDING THE SALES.



Green Hills Plaza - 15745 Imperial Highway, La Mirada, CA 90638

Property Type:	Shopping Center	Price:	Not Disclosed
	Neighborhood Center		
GLA:	95,439 SF		

Property Description:

Green Hills Plaza offers a new owner the opportunity to purchase an anchored shopping center in an infill Los Angeles County location with the opportunity to reposition the center. Ralphs has announced their intention not to renew their lease in November 2005. Located along Imperial Highway in the City of La Mirada, the property benefits from a strong and highly visible position along this primary thoroughfare. In addition, the property is easily accesible from the the 5, 91, 710, 60, and 605 Freeways. The La Mirada Redevelopment Agency worked closely with the developer of Green Hills Plaza to create this newly redeveloped attractive neighborhood center located in a very centralized, densley populated Southern California marketplace.



Hope Street Apt - 1246 S. Hope Street, Los Angeles, CA 90015

Property Type:	Retail	Price:	\$8,000,000
	Street Retail	Price/SF	\$145.45
Building Size:	55,000 SF		
Year Built:	1914		

Property Description:

Vacant building with plan to convert to retail on grond floor and units on top floor



Fashion Dis(Wall Street) - 1026-1032 S. Wall Street, Los Angeles, CA 90015

Property Type:	Retail	Price:	\$6,800,000
	Street Retail	Price/SF	\$291.47
Building Size:	23,330 SF	Cap Rate:	7.00%
Year Built:	1960		

Property Description:

(7) Store front plus 2nd Floor



The Granada - 17 S. 1st St., Alhambra, CA 91801

Property Type:	Retail Free Standing Bldg	Price:	\$4,490,000
Building Size:	15,536 SF	Price/SF	\$289.01
Year Built:	1929	Cap Rate:	6.25%
		Occupancy:	100%

Property Description:

DO NOT DISTURB TENANTS!!! ((RECENTLY FEATURED ON NUMEROUS LOS ANGELES T.V. STATIONS AND TWO EARLY MORNING NEWS STATIONS RECENTLY HAD THEIR TRAVELING SPECIAL NEWS CORRESPONDENTS WITH STORIES OF THE RECENT REALITY "DANCING WITH THE STARS" TELEVISION SPECIALS AND THE SALSA DANCE CRAZE)) The subject property is a 15,536 sf 2-story with mezzanine and full footprint basement. New cook area on mezzanine, easy access to both floors. New reconstruction during 2004-05, on 1929 Historic building. Owner currently operates a dance instruction studio, restaurant, banquet facility and nightclub. Property hours of operation are until 4am on Fri/Sat nights! Contact agent for additional business scenario and property info.



1500-1534 S. Figueroa St., Los Angeles, CA 90015 - 1500-1534 S. Figueroa St., Los Angeles, CA 90015

Property Type:	Industrial Office Showroom	Price:	\$14,950,000
Building Size:	61,180 SF	Price/SF	\$244.36
Year Built:	1980		
Clear Height:	18 Ft.		
Dock-High Doors:	0		
Grade-Level Doors:	1		

Property Description:

Prime development site across from the Los Angeles Convention Center and Staples Center. Retail exposure: very heavy vehicle traffic on busy Figueroa St. Perfect for retail, office, showroom, etc. Warehousing and manufacturing permitted. Total building sq.ft. includes 9,180 sq.ft. interior parking. Exterior parking lot totals 10,075 sq.ft. Also available for lease at \$100,000 per month (\$1.634 per sq.ft. per month net).

HAWAII PLAZA - 415 W. GARVEY AVENUE, MONTEREY PARK, CA 91754

Property Type:	Retail Restaurant	Price:	\$4,880,000
Building Size:	10,454 SF	Price/SF	\$466.81
Year Built:	4689	Cap Rate:	6.50%
		Occupancy:	100%

Property Description:

PRIME COMMER.LOCATION WITH SIGNALIZED CORNER. 66 PARKINGS.2 BUILDINGS OF 10454 SQFT. IN 4 PARCELS OF 38,873 SQFT. LAND. ORIGINALLY BUILT IN 1946;ADD-ON/REMODELED IN 1986.LOT SIZE:207'x187'. MOTIVATE SELLER;1031 EXCHANGE APPLIED. THANK YOU FOR SHOWING TO INVESTORS,PLS SUBMIT ANY OFFER.



415 East Huntington Drive - San Marino, CA 91108

Property Type:	Office	Price:	\$6,750,000
	Office Building	Price/SF	\$374.21
Building Size:	18,038 SF		
Building Class:	A		
Parking Ratio:	2.8/1,000 SF		
Year Built:	1975		

Property Description:

Rare owner/user office building opportunity in San Marino
 Building consists of approximately 18,038 square feet
 Ideal location at high visibility corner in San Marino
 Approximately 34,848 square feet of land
 50 surface parking stalls
 Asking Sales Price: \$6,750,000
 Asking Lease Rate: \$2.25 FSG
 Well maintained property that has served as headquarters and helped launch two very successful Los Angeles firms (EastWest Bank and Avery Dennison).
 Efficient layout with large corporate offices as well as open office environment
 Highly visible corner on Huntington Drive
 Numerous retail and restaurant amenities within walking distance
 Ideal signage/exposure opportunities
 Single story office building with central reception area
 Upscale San Marino neighborhood



New Starbucks Drive Thru Center - 15905 Valley View Avenue, Santa Fe Springs, CA 90670

Property Type:	Shopping Center	Price:	\$3,575,000
	Strip Center	Price/SF	\$1,086.30
Year Built:	2005	Cap Rate:	5.00%
GLA:	3,291 SF	Occupancy:	100%

Property Description:

Pride of Ownership investment with Starbucks (Drive Thru & Sit Down), Subway, and Check Into Cash. The 3 tenants are national operators and all the leases are with the corporate entities. An investor will benefit from a secure income stream from Starbucks (approx. 2,600 locations), Subway (approx. 20,900 locations) and Check Into Cash (approx. 1,000 locations). The subject property contains long-term leases with frequent rental increases in each lease enabling an investor to benefit from an increasing cash flow and potential value appreciation in the future. This investment gives an investor a pride of ownership property built in 2005 containing the most desirable and profitable store concept for Starbucks - the Drive Thru. The property is situated on over 17,000 square feet of land with just 3,291 sq ft of improvements, thus ensuring ease of ingress, egress, and parking. The passive investor will benefit from owning a new, ease of management investment with only 3 tenants. The Starbucks Drive Thru Center represents a stable, pride of ownership investment leased to national credit tenants with increases that will have minimal management.



The Tides - 331 Santa Monica Blvd, Santa Monica, CA 90401

Property Type:	Retail	Price:	\$21,750,000
	Retail (Other)	Price/SF	\$595.32
Building Size:	36,535 SF	Cap Rate:	5.50%
Year Built:	2003	Occupancy:	92%

Property Description:

Mixed use property, residential over retail. 36,535 square feet. Constructed in 2003, the building consists of 2 retail tenants on the ground floor, Burke Williams Spa on the entire 2nd, and 6 townhome style apartments on the 3rd floor. There is an subteranean parking garage with 24 spaces. There are 2 elevators, one of which serves the residential tenants exclusively.



Century Square - 10000 - 10048 Hawthorne Blvd, Inglewood, CA 90304

Property Type:	Shopping Center	Price:	\$7,425,000
	Strip Center	Price/SF	\$461.09
Year Built:	1986	Cap Rate:	5.50%
GLA:	16,103 SF	Occupancy:	93%

Property Description:

Century Square is a 16,103 square foot strip center located in Inglewood, CA - western portion of Los Angeles County. It is 93% occupied and benefits from the high density urban infill location at the southeast corner of Hawthorne Blvd and Century Blvd, two major thoroughfares handling over 129,000 vehicles per day.



11910 Wilshire Boulevard - Los Angeles, CA 90025

Property Type:	Retail	Price:	Not Disclosed
	Street Retail		
Building Size:	4,068 SF		
Year Built:	1958		

Property Description:

THERE IS NO OFFICIAL ASKING PRICE. The \$984/SF is for reference purposes only. DO NOT DISTURB TENANT.

The property consists of an approximate 3,000 square foot in-line retail building with mezzanine and an adjacent four (4) unit apartment building. The property provides an Owner-User or Investor the opportunity to take advantage of the strategic location and identity of the retail building fronting Wilshire Boulevard while experiencing a passive income from the adjacent four (4) unit apartment building.

Seller may consider the sale of the business and/or a lease on the premises.

Please see Loopnet Listing #14237357 for information on a similar store in North Hollywood, CA.

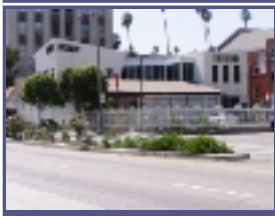


Beverly Shopping Center - 3940 Beverly Blvd., Los Angeles, CA 90004

Property Type:	Shopping Center	Price:	\$7,550,000
	Community Center	Price/SF	\$604.00
Year Built:	1974	Cap Rate:	4.60%
GLA:	12,500 SF	Occupancy:	100%

Property Description:

Please do not disturb tenants. 100% occupied center with pro forma cap of 4.8% on Jan. 2006. Very busy shopping center that takes up whole city block with great visibility. Stabilized with long term tenants. Please request information via e-mail only (click broker's name).



ZIP Restaurant - 3855 Wilshire Blvd., Los Angeles, CA 90010

Property Type:	Retail Free Standing Bldg	Price:	\$3,850,000
Building Size:	6,932 SF	Price/SF	\$555.40
Year Built:	2002	Occupancy:	100%

Property Description:

Long-term NNN lease provide the investor a stable investment, low management and minimal upfront cost. Furthermore, the scheduled rental increases should provide a new owner with increasing cash flow and potential value appreciation in the future. Current lease provides annual increase by CPI for term of lease(5 yrs) and market rate shall be applied at lease option period. The modern architectural design of the property is the result of a carefully planned and well thought out development process. It should minimize any potential deferred maintenance for the property.



Covina Shopping Center - 975 W San Bernadino Rd, Covina, CA 91722

Property Type:	Shopping Center Strip Center	Price:	\$3,595,000
Year Built:	1955	Price/SF	\$211.52
GLA:	16,996 SF	Cap Rate:	3.21%
		Occupancy:	50%

Property Description:

The subject property is a 16,996 square foot shopping strip center located in the heart of Covina. Located on W. San Bernardino Road, one of Covina's main arteries, the property boasts a high traffic count and visibility. It's current 50% vacancy allows for an immediate increase in rental income. Across the street a major Home Depot home improvement center is in the process of moving in, which will create instant appreciation value. Covina's expanding population and high retail demand ensure a steady flow of business to the center. Covina's low crime rate and strong emphasis on community enhance the property's leasing appeal. The center's two largest tenants are Astro Gym and Redwood Inn. A variety of smaller tenants, including The Well Bar, Lion Express, Happy Dog Grooming, and a barber shop add wide appeal to the property. With a pro forma CAP rate of 7.95%, this opportunity represents a reliable investment in a prime location with a significant return. This property also represents a development opportunity with low density, lots of land, and the property being zoned C3 while also being located in a redevelopment area allows a prime development opportunity.



BabyLand - 7134 Topanga Canyon Blvd, Canoga Park, CA 91303

Property Type:	Retail Free Standing Bldg	Price:	\$5,750,000
Building Size:	20,000 SF	Price/SF	\$287.50
Year Built:	1969	Cap Rate:	6.07%

Property Description:

The property is currently a single tenant, free standing building on Topanga Canyon Blvd and can be used for National, Regional or Local Stores. Great traffice count, adjacent to the corner of Sherman Way and Topanga Canyon Blvd. It would be possible to divide the building into smaller units. Brand New AC Units and New Roof.

San Pedro St. Flower Mart - 721 S. San Pedro St., Los Angeles, CA 90021

Property Type:	Shopping Center	Price:	\$10,000,000
	Specialty Center	Price/SF	\$340.14
GLA:	29,400 SF	Cap Rate:	5.00%
		Occupancy:	100%

Property Description:

Fully refurbished 30,000.00 sq.ft. single story building subdivided into smaller units.



1411 South Garfield - Alhambra, CA 91801

Property Type:	Retail	Price:	\$5,000,000
	Free Standing Bldg	Price/SF	\$793.65
Building Size:	6,300 SF	Cap Rate:	4.90%
Year Built:	1992	Occupancy:	100%

Property Description:

The subject property consists of 26,400 SF of land, with 6,300 SF of building as well as 55 parking spaces. The improvements consist of a single tenant building (restaurant) with a main dining area and two separate dining rooms on each side. Additionally, there is a bar area as well as two bathrooms with handicapped facilities.

LEASE

The Lease is a full triple net lease, with the lessee being responsible for payment of all property expenses such as taxes, insurance, maintenance, utilities, repairs, roof and parking lot works. The Lease will expire in year 2009, with one option periods of three years. The base rent amount is adjusted annually on February 1st by \$700 per month (approx. 3.8% increase), and the same adjustments will apply through the option periods.

*** Note:**

The annualized scheduled gross income of \$243,600 is an average NOI over the next 7 years (2005-2011). Please see attached SETUP file which is available for download. You may also request the same setup to be emailed or faxed. Please call us for more information.



660-670 MONTEREY PARK RD. - MONTEREY PARK, CA 91754

Property Type:	Retail	Price:	\$4,188,000
	Retail (Other)	Price/SF	\$144.00
Building Size:	29,084 SF		
Year Built:	1960		

Property Description:

2 OFFICE BUILDINGS LOCATED IN THE HEART OF MONTEREY PARK. VARIETY OF SPACES AVAILABLE FROM 500-6400 SQFT. PLENTY OF PARKING. CLOSE TO 10, 60 AND 710 FWYS. GREAT FOR INVESTMENT AND OWNER USE. CURRENTLY APPROX. 30% OCCUPIED. PLEASE CONTACT: Broker.



Wall Street Pavillion - 1142-1152 Wall Street, Los Angeles, CA 90015

Property Type:	Retail	Price:	\$9,785,000
	Street Retail	Price/SF	\$434.89
Building Size:	22,500 SF	Occupancy:	75%

Property Description:

The property consists of 12 retail stores of 1,875 sq.ft each. Each store has a mezanine level of the same size. The property has been approved for the sale of 12 commercial condominium stores. Each store has 1 parking space. Currently each of the stores are being leased for between \$6,000 and \$6,500 a month. The owners have not been aggressively leasing the property since they are intending to sell the individual stores. However, they will entertain offers to sell the entire building. The condominium stores are being marketed at \$995,000 per store.



2900 W. Beverly Blvd. - Montebello, CA 90640

Property Type:	Shopping Center	Price:	\$3,650,000
	Strip Center	Price/SF	\$528.91
Year Built:	2003	Cap Rate:	5.60%
GLA:	6,901 SF		

Property Description:

One year old 5 units shopping center located at the busy intersection of Garfield and Beverly, busy road and walking traffic, triple net leases, fully occupied, owner guaranteed income.



Walgreen's - 2531 Main Street, Alhambra, CA 91801

Property Type:	Retail	Price:	\$9,275,000
	Free Standing Bldg	Price/SF	\$760.25
Building Size:	12,200 SF	Cap Rate:	5.50%
Year Built:	2005	Occupancy:	100%

Property Description:

Brand new under construction 25 year NNN Walgreen's. Interest only financing available @75% LTV 135 over the ten year.

Mount Vernon Business Park, Building #1 - 1929 Mount Vernon Avenue, Pomona, CA 91768

Property Type:	Industrial	Price:	\$3,270,765
	Industrial-Business Park	Price/SF	\$103.15
Building Size:	31,709 SF		
Year Built:	2005		
Clear Height:	21 Ft.		
Grade-Level Doors:	2		

Property Description:

New State of the Art Free Standing Building with Landscaping/Yard.21 -24 Minimum Clearance/Fully Finished 1st Floor & 2nd Floor Plan/Painted Warehouse Interiors/Metal Halide Warehouse Lighting & Skylights/Fully Fenced and Gated Secured Business Park (Automatic Gate)/4th Quarter 2005 Completion



Carson Plaza - 1361 E. Carson, Carson, CA 90745

Property Type:	Shopping Center	Price:	\$3,200,000
	Strip Center	Price/SF	\$274.49
Year Built:	1971	Cap Rate:	5.34%
GLA:	11,658 SF		

Property Description:

Opportunity to add additional squarefootage (buyer to verify amount with city) on adjacent parcel of land with 17,990 sf which is included in the sale price. Total land sf of properties combined is approx. 51,531 sf with approx. 11,658 of building. Three units are vacant and are for lease at \$1.25psf. The remaining stores stores are leased between \$1.01 psf to \$1.30 nnn psf.



Wilmington Truck Service Center - 710 East "D" Street, Wilmington, CA 90748

Property Type:	Industrial	Price:	\$8,250,000
	Truck	Price/SF	\$860.81
	Terminal/Hub/Transit		
Building Size:	9,584 SF		
Year Built:	1970		
Grade-Level Doors:	3		

Property Description:

This offering is for a multi-purpose truck service center located at the entrance to the Port of Los Angeles, one of the largest commercial shipping ports in the world. The offering includes the business opportunities as well as fee ownership of multiple parcels totaling 2.34 acres. The property is improved with 9,584 square feet of buildings. Existing businesses included in this offering are gasoline, diesel fuel and propane sales, truck lube and oil change services, 35-ton truck scales, automobile and truck storage, a fast-food restaurant and a convenience market. The center operates on a 24-hour a day basis. The current owner operates all businesses with the exception of the truck lube and oil change facility, which is operated by a tenant on a month-to-month basis. The tenant is prepared to sign a long-term lease for the truck lube and oil change facility if the purchaser so desires.



Glendora Auto Center - 705-715 East Arrow Highway, Glendora, CA 91740

Property Type:	Retail	Price:	\$3,200,000
	Vehicle Related	Price/SF	\$172.88
Building Size:	18,510 SF	Cap Rate:	4.90%
Year Built:	1988	Occupancy:	100%

Property Description:

The Glendora Auto Center is an approximate 18,510 square foot auto center located on over 1 acre of land on East Arrow Highway in the city of Glendora. The property has excellent visibility on East Arrow Highway, which is a main artery that runs through the San Gabriel Valley and Inland Empire. The property consists of two buildings constructed in 1988, with lots of additional parking and access to both east and west bound traffic. The Glendora Auto Center offers the investor the opportunity to own a well-kept auto center located on a major thoroughfare in Glendora with upside potential through converting the current leases to triple net or modified gross. (Rent roll will be available in the next few days.)



San Julian Fashion Mall - 1146 san julian St, Los Angeles, CA 90015

Property Type:	Shopping Center	Price:	\$4,950,000
	Super Regional Center	Price/SF	\$220.00
GLA:	22,500 SF	Cap Rate:	6.10%
		Occupancy:	75%

Property Description:

This property is located in downtown fashion district area.

9511 FIRESTONE BLVD&pangborn ave NE CORNER - 9511 firestone blvd & pangborn ave (corner), DOWNEY, CA 90241

Property Type:	Land	Price:	\$3,600,000
	Multifamily (land)	Price/Acre:	\$4,105,668.25
Lot Size:	38,195 SF		

Property Description:

HOT HOT HOT CORNER NEXT TO MC donald"s corner, city of downey says if you build with underground parking you can build up to 24 units apts in the back & 3 STORIES 15390 sqft commercial strip center on firestone blvd (NOTE) WE HAVE AT OFFICE ARCHITECT PLANS & with no underground parking city of downey says you can build up to 16 apts & 3500 sqft commercial strip center , SELLER IS SELLING BECAUSE HE DID NOT HAVE THE PATIENT TO FINISH THE ORIGINAL PLAN OF BUILDING 69 APTS BLDG (NOTE)WE HAVE AT OFFICE ARCHITECT PLANS,or just keep it as is,market rent @ about \$2.25 per sqft for the commercial bldg,& lease the house for over \$1700, or this is a perfect deal for owner use (note) this property was appraised 18 months ago @ \$ 2,800.00 and it was refinanced .



Land w/ Mobile Home Park & Apartments - 409 E San Bernardino RD, Covina, CA 91723

Property Type:	Land	Price:	\$3,800,000
	Commercial/Other (land)	Price/Acre:	\$2,375,443.25
Lot Size:	69,683 SF		

Property Description:

Included in sale are 375 San Bernardino Rd, which has 6 lots total 45,386 sq ft and 23 mobile homes, 409 San Bernardino Rd, which has 1 lot of 8176 sq ft, a triplex, a small home and 4 garages/storages, 359 San Bernardino Rd which has a corner lot of 9269 sq ft and a building and 358 E Front St., which has a lot of 6852 sq ft and a 807 sq ft home wth 2 bedrooms and 1 bath. Please do not talk to tenants and do not enter the properties.



ATLANTIC MINI MALL - 6607 ATLANTIC AVE., BELL, CA 90201

Property Type:	Shopping Center	Price:	\$6,599,000
	Neighborhood Center	Price/SF	\$311.35
Year Built:	1947	Cap Rate:	9.63%
GLA:	21,195 SF		

Property Description:

ATLANTIC MINI MALL. EXCELLENT LOCATION. FIRST FLOOR 15443 SQ. FT. ALL OF FIRST FLOOR ARE RETAIL STORES. 2ND FLOOR 5752 SQ. FT. USED AS OFFICE SPACE. APPROX. 40 TENANTS.MONTHLY INCOME IS \$44,000. RENT IS UNDER MARKET. MARKET RENT IS \$52,987.00 BUS. HOURS ARE 10 AM TO 7 PM. PLS DO NOT DISTURB TENANTS. BUYER TO COOP W/ 1031 EXCHANGE. BUILDING COMPLETELY RENOVATED IN 1991.



Castaic Vertices - 4369 C1 on Thomas Guide, Castaic, CA 91310

Property Type:	Land	Price:	\$12,000,000
	Residential (land)	Price/Acre:	\$20,979.02
Lot Size:	572.00 Acres		

Property Description:

Aprox. 572 Acres with aprox 2 miles frotnage on the 5 Fwy.
 Last of big developable big piece in Los Angeles County in the middle of one of the hottest areas being developed now. Basically you have 2 mountains with the Violin Canyon on the middle.
 Ideal for a big development, mobil home park, medical research center and housing, or your imagination.
 Within Castaic Water Distric. Includes riparian rights. For more info email me.



Jasper Building - Jewelry Manufac Downtown L.A. - 728 S. Hill Street, Los Angeles, CA 90014

Property Type:	Industrial	Price:	\$12,000,000
	Manufacturing	Price/SF	\$121.56
Building Size:	98,720 SF	Cap Rate:	4.50%
Year Built:	1924	Occupancy:	97%

Property Description:

Fully-compliant jewelry manufacturing building located in the heart of Downtown Los Angeles' Jewelry District. Jewelry Manufacturing buildings located as close to the jewelry retail hub of Downtown are getting more and more scarce as local and state environmental laws have grown stringent. The Jasper Bulding is poised to capitalize on the landlord market as it has undergone nearly \$1 million in environmental compliance upgrades. Ideal for an owner/user seeking a prime Jewelry District location.



San Pedro Center - 2531 S. San Pedro St., Los Angeles, CA 90011

Property Type:	Shopping Center	Price:	\$8,250,000
	Neighborhood Center	Price/SF	\$562.95
Year Built:	1986	Cap Rate:	5.50%
GLA:	14,655 SF		

Property Description:

EXCELLENT LOCATION IN LOS ANGELES DOWNTOWN.BUSY STREET WITH PEOPLE GO AROUND. NO CHANCE FOR VANCANCY. GOOD NATIONAL TENANT INCLUDING BURGER KING, WINCHELL DONUT, CHINA EXPRESS RESTAURANT, AND COIN LAUNDRY. NNN LEASE



1234 W. Lomita Blvd. - Harbor City, CA 90710

Property Type:	Shopping Center	Price:	\$4,500,000
	Strip Center	Price/SF	\$199.40
Year Built:	1987	Cap Rate:	7.30%
GLA:	22,568 SF		

Property Description:

All tenants in place currently on NNN leases. Huge upside potential, considering a 20 building development project is currently in place on the 1400 block of Lomita.



Reliable Do-It Center - 1229 Sunset Blvd., Los Angeles, CA 90026

Property Type:	Retail	Price:	\$9,750,000
	Free Standing Bldg	Price/SF	\$609.38
Building Size:	16,000 SF		
Year Built:	1950		

Property Description:

Exciting retail/residential re-development opportunity. 12 contiguous parcels totaling approximately 115,737 SF in Silver Lake / Echo Park area on Sunset Blvd.



Wall Street Garment Center - 1100 Wall Street, Los Angeles, CA 90015

Property Type:	Retail	Price:	\$28,000,000
	Retail (Other)	Price/SF	\$290.27
Building Size:	96,461 SF	Cap Rate:	7.00%
Year Built:	1994		

Property Description:

The three-story Property is comprised of 56,461 square feet of rentable area with an integrated parking garage offering 145 parking spaces. Wall Street Garment Center is currently 98% occupied.



Lincoln Property - 1438-1444 Lincoln Blvd, Santa Monica, CA 90401

Property Type:	Retail	Price:	\$6,450,000
	Street Retail	Price/SF	\$464.23
Building Size:	13,894 SF	Cap Rate:	3.40%
Year Built:	1962	Occupancy:	100%

Property Description:

Three separate parcels, Two retail plus vacant lot, SM C4 Zoning, Great development opportunity, Annual leases with long term tenants. Submit Offers, Motivated Seller.



3006 Wilshire Blvd - Los Angeles, CA 90010

Property Type:	Retail	Price:	\$3,100,000
	Free Standing Bldg	Price/SF	\$159.70
Building Size:	19,411 SF		
Year Built:	1937		

Property Description:

This is an opportunity to acquire a well-maintained multi-tenant retail & office investment property located on high-profiled Wilshire Blvd in the heart of Koreatown. The 2-story building is comprised of approximately 19,411 gross sq. ft. on a 11,107 sq. ft. lot. Built in 1937 the building provides over 75 feet of frontage on Wilshire Blvd. The property is currently occupied with 3 street level tenants on the ground floor, plus 12,000 square feet of office space on the 1st and 2nd floor. There is a great deal of potential rental upside with short term leases that are well below market rents. This investment offers an astute investor or owner/user a high cash flow after achieving the rental upside and full occupancy.



Quizno's/EB Games/Wireless Toyz - 7200 Atlantic Blvd., Cudahy, CA 90201

Property Type:	Shopping Center	Price:	\$3,680,000
	Strip Center	Price/SF	\$876.19
Year Built:	2005	Cap Rate:	5.50%
GLA:	4,200 SF	Occupancy:	100%

Property Description:

This is a newly constructed multi-tenant retail center located within one of the most densely populated trade areas in Southern California. It contains 3 tenants in 4200 SF including Quizno's, EB Games, and Wireless Toyz. Construction has just been completed and tenant's are currently buiding out their units. This project is well suited for the investor who is seeking a low maintenance, low managemnet project, but does not want the risk inherent with a single tenant investment.



****Updated Fashion District** - 420 E 11th Street, Los Angeles, CA 90015**

Property Type:	Retail	Price:	\$14,250,000
	Retail (Other)	Price/SF	\$513.44
Building Size:	27,754 SF	Cap Rate:	8.22%
Year Built:	1991		

Property Description:

Download Attachment for complete Package!!!
 Located at the SWC of 11TH St & Wall St in the heart of Fashion District Downtown Los Angeles. The building consists of a five level structure with approximately 27,754 sqft. There are 12 retail stores on 1st level, and offices and showrooms on the 2nd & 3rd levels. The property has 2 elevators for easy access and has 2 level subterranean parking. This is absolutely One of a Kind Investment!!!

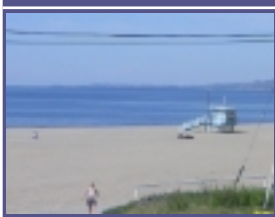


8300 Melrose Avenue - Los Angeles, CA 90069

Property Type:	Retail	Price:	\$10,325,000
	Free Standing Bldg	Price/SF	\$612.11
Building Size:	16,868 SF	Cap Rate:	5.25%
Year Built:	1989		

Property Description:

Upside Rent Potential. Beautiful Modern Design. 50 Parking Spaces on Site. Exquisite Second Floor Office Design. Large Outdoor Patio



100 W Channel Road - Santa Monica, CA 90402

Property Type:	Retail	Price:	\$930.18/SF
	Free Standing Bldg		
Building Size:	4,569 SF		

Property Description:

Mixed use building at the mouth of Santa Monica Canyon. First floor is occupied by a high end restaurant. Second floor is an incredible live/work studio with patio and unobstructed ocean views. For more information see the attached setup. Contact Evan Pozarny at 310.458.4100 ext. 221 or epozarny@muselli.net with any questions.



Long Beach Plaza Shopping Center - 1900 N. Long Beach Blvd., Compton, CA 90220

Property Type:	Shopping Center	Price:	\$8,500,000
	Neighborhood Center	Price/SF	\$303.57
Year Built:	2003	Cap Rate:	6.75%
GLA:	28,000 SF	Occupancy:	85%

Property Description:

New 28,000 Sq. Ft. Shopping Center with National Anchor Tenants and downstairs mini mall.



PALMDALE INDUSTRIAL PARK - 37925 NORTH SIERRA HWY., PALMDALE, CA 93550

Property Type:	Industrial	Price:	\$3,100,000
	Industrial-Business Park	Price/SF	\$155.76
Building Size:	19,903 SF	Cap Rate:	5.93%
Year Built:	1989	Occupancy:	100%

Clear Height:	16 Ft.
Dock-High Doors:	0
Grade-Level Doors:	25

Property Description:

There are two block buildings built in 1989 divided into flexible spaces from 550 sq' to 3,235 sq.' Buildings on Sierra Highway have large glass fronts suitable for retail display and merchandise visibility.



2023 S. Union - Los Angeles, CA 90007

Property Type:	Retail	Price:	\$6,250,000
	Retail (Other)	Price/SF	\$97.06
Building Size:	64,394 SF		
Year Built:	1985		

Property Description:

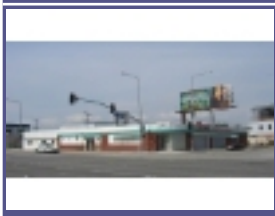
Former Downtown Mini Storage Facility - 64,394 Square Feet - 2 Buildings - 60,146 Square Feet Prime Land - 45 Ground Level Retail Units - 2nd Flexible Uses - 33 Parking Spaces - Huge I-10 Frewway Exposure - Upstairs Living Quarters - Deed Restriction Phohibits Mini Storage Use - Great for Mercado Market Development - Just West of Staples Center - ALSO FOR LEASE

22901-22907 Venutra Blvd., Woodland Hills, CA 91364

Property Type:	Retail	Price:	\$4,000,000
	Restaurant	Price/SF	\$400.00
Building Size:	10,000 SF		

Property Description:

DO NOT DISTURB TENANTS!!!
 PRIME WOODLAND HILLS RETAIL PROPERTY!!!
 Two freestanding buildings...
 Building one 3000 Sqft (Liquor Store) Leased until Oct. 2009 \$2500 NNN per month no increases no options
 The lease has a clause that the owner of this business must sell the current liquor lic. (off-sale) for fair market value upon the lease expiration if the owner chooses not to renew. This business has been there for over 30 years.
 Building two 7000 Sqft (Restaurant) to be delivered vacant currently a Mexican restaurant (Casa de Carlos)
 Price includes Type 41 (on-sale) liquor lic. and the business.
 200 ft of frontage on Ventura Blvd. Great owner/user property 3:1 Parking



Gateway to new Playa Vista development- M-2 zoning - 5826 - 6826 S Centinela Ave, Culver City, CA 90230

Property Type:	Retail Free Standing Bldg	Price:	\$3,900,000
		Price/SF	\$296.87
Building Size:	13,137 SF		
Year Built:	1947		

Property Description:

Everybody wants this property, will you be the one to nail it? 5826 - 6826 S Centinela Ave Culver City, CA 90230 is the Gateway to Playa Vista. Across the street from the new Clippers training facility, walking distance from Steve Soboroff's new mall, our property is an 18,147 sq. ft. prime corner lot with 13,137 building at the NW corner of Major + Centinela. Renovate or redevelop lofts, production studio, commercial, light manufacturing - M-2 zoning offers so many options. 8,637 sq. ft. main building is well-built, unique, solid shell. Near Kaiser Permanente, Playa Vista and the 405 freeways. Currently CAMP s Frozen Steaks food packing business. Vacant C.O.E. Billboard on property presently brings in \$8,000 annually.



Seaside Village Shopping Center - 1802 - 1820 Pacific Coast Highway, Redondo Beach, CA 90277

Property Type:	Retail Street Retail	Price:	\$7,700,000
		Price/SF	\$381.36
Building Size:	20,191 SF	Cap Rate:	6.60%
Year Built:	2002	Occupancy:	88%

Property Description:

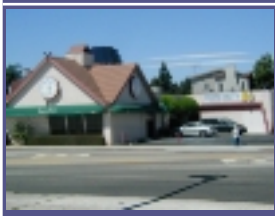
Retail condominium. Newly constructed street front retail. Part of the Seaside Village Development. Fronting on PCH in Redondo Beach adjacent to Rolling Hills Estates. The property shares the parking structure in common with the residential community. Existing loan of approx. \$4,750,000 @ 6.64%, due in 2014 must be assumed. All but one lease (Birkham Yoga) on a triple net basis. Two stores vacant both at approx. 1,200 sq. ft. SEE ATTACHMENTS

West Los Angeles Property with Restaurant and Cafe - West Los Angeles, West Los Angeles, CA 90025

Property Type:	Retail Restaurant	Price:	Not Disclosed
Building Size:	8,800 SF		
Year Built:	1987		

Property Description:

Property included in price. Renown, established on-going RESTAURANTwith patio. There is a CAFE in additon to the restaurant ---two contiguous lots - double decker parking on premises. Restaurant has approx 7500 sf (two stories). Patio SF is NOT included in the 7500 SF measurement. Cafe approx 1330 sf. Both operate under one full 47 liquor license. Old World Charm.

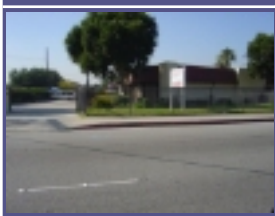


Land for Commercial & Mix Usage - 6031 San Vicente Blvd., Los Angeles, CA 90036

Property Type:	Land	Price:	\$4,300,000
	Commercial/Other (land)	Price/Acre:	\$15,194,937.00
Lot Size:	12,327 SF		

Property Description:

Great location, can be use for any size office building or mix usage.
 Seller will lease-back from buyer if desire until buyer get permitts.
 Great for medical building near Midway Hospital.
DO NOT DISTURB TENANTS FOR ANY REASON: YOU MUST ONLY CONTACT LISTING AGENT JUST MAKE AN OFFER!



Brae Canyon Rd Building - 801 Brea Canyon Rd, Diamond Bar, CA 91789

Property Type:	Retail	Price:	\$3,500,000
	Retail (Other)	Price/SF	\$319.40
Building Size:	10,958 SF	Cap Rate:	6.51%
Year Built:	1981	Occupancy:	100%

Property Description:

Asking Price is for the Real Property plus \$1,400,000 for School Business. One Story Building, Built In 1981, Building Size 10,958 SF. School Including Pre-School, After School Programs And Elementary School To 2 Grade. This is only Pre-School Facility For Sale In The Diamond Bar, Walnut Market Area. The School Open From 6 AM To 6 PM. Drive By Anytime, Please Do Not Disturb School Employee. **DO NOT DISTURB SCHOOL EMPLOYEE, SOMEONE JUST CALL THE SCHOOL TODAY TO ASKING IS THE PROPERTY ON THE MARKET FOR SALE, PLEASE DO NOT DISTURB SCHOOL EMPLOYEE**



STAR TIRE OFFROAD CENTER INC. - 3475 Peck Rd, El Monte, CA 91731

Property Type:	Retail	Price:	\$5,000,000
	Vehicle Related	Price/SF	\$321.85
Building Size:	15,535 SF		
Year Built:	1989		

Property Description:

Property located around the corner from civic center, with easy access to San bernardido (10)Fwy., property being used for Star Tire Offroad business (for sale also separately, call me). Building includes a huge mezzanine upstairs in addition to floor 15535 sf.



1609 westwood and company - 1575-1609 wsetwood blvd, los angeles, CA 90024

Property Type:	Office Office Building	Price:	\$12,600,000
Building Size:	27,691 SF	Price/SF	\$455.02
Building Class:	A	Cap Rate:	4.00%
Parking Ratio:	1.5/1,000 SF	Occupancy:	95%
Year Built:	1983		

Property Description:

owner user and investment this well maintained property@1575-1609 represents a rare opportunity to acquire a mixed use office and residential with ground floor retail on a high traffic in westwood blvd this three level building developed over two floor subtranean parking spaces, was built 1983 with concret and steel and renovated 2000, this building is good for MEDICAL-MRI CENTER smaller building also has retial business and 2nd floor has large customized one BD apartment units and private entrance away from office and retail traffics. building has card key access system close sercuit security TV system, secured garage .there is a huge upside potantial below market leases this is 1031 exchang no cost to buyer and owner will carry



Hometown Buffet/Cingular Wireless & Shops - Firestone Boulevard and Dolan Avenue, Downey, CA 90241

Property Type:	Shopping Center Strip Center	Price:	\$5,715,000
Year Built:	2003	Price/SF	\$391.44
GLA:	14,600 SF	Cap Rate:	5.90%
		Occupancy:	100%

Property Description:

Hometown Buffet is a privately held company which operates more than 360 locations in 38 states. Hometown Buffet is the largest family style buffet restaurant in the country. Hometown Buffet maintains an S&P credit rating of "B". With more than 50 million customers, Cingular Wireless is the largest wireless communications provider in the country. Cingular has recently merged with AT&T Wireless and has an S&P Credit Rating of "A". The strong tenant mix with industry leading retailers will provide an investor with a secure income stream well into the future. Additionally, Hometown Buffet has increases every 5 years and Cingular Wireless has increases every 3 years giving an investor an increasing cash flow and potential value appreciation in the future. ****NOTE**** Washington Mutual is currently occupying the space where Cingular Wireless and another tenant will be leaasing. Washington Mutual will be vacating and it is expected that Cingular and the other tenant will commence their lease in January 2006. Seller will guarantee any rent for Cingular from the close of escrow until they begin paying rent and guarantee or master lease the remaining 2,200 sq ft. until rent commencement

Property For Sale

Frank C Kao · (949) 856-9857 · frankkao@kingsamerica.com

Kingsamerica Realty



Panda Express & UPS Store - Firestone Boulevard and Brookshire Avenue, Downey, CA 90241

Property Type:	Shopping Center Strip Center	Price:	\$4,825,000
Year Built:	2005	Price/SF	\$846.49
GLA:	5,700 SF	Cap Rate:	5.75%
		Occupancy:	100%

Property Description:

This fee simple offering is a 3 tenant NNN investment leased to Chipotle, Panda Express, and UPS Store. All leases are corporate entities. The long term leases with increases help to ensure a stable income stream and increasing cash flow for the investor well into the future. Chipotle is a privately held company with more than 375 locations and is 90% owned by McDonalds. Panda Express is a privately held company and has more than 600 locations and has been in business since 1973. The UPS Store is part of the publicly traded company - United Parcel Service (UPS). The company has more than \$30 Billion in sales annually and has an S&P Credit Rating of "AAA".



1320 Olympic Property - 1320 W. Olympic Blvd., Los Angeles, CA 90015

Property Type:	Retail Street Retail	Price:	\$3,500,000
Building Size:	9,238 SF	Price/SF	\$378.87
		Cap Rate:	8.63%

Property Description:

Newly remodeled six-unit, one-story mixed use commercial building. Easy access to all major freeways, located near Downtown, Los Angeles. Just minutes away from the Staples Center. Great Investment Opportunity!!! Potential Tenants. Projected Income(\$2.75 per SF plus NNN, Annual projected Income is \$302,082.00). APN #: 5137-011-005 & -009.



Sharky's / Dublin's - 1716 N Cahuenga Blvd, Los Angeles, CA 90028

Property Type:	Retail Restaurant	Price:	\$5,000,000
Building Size:	9,800 SF	Price/SF	\$510.20
Year Built:	1930	Cap Rate:	5.80%
		Occupancy:	100%

Property Description:

Under market retail restaurant/bar at currently sub \$1/sf. and located in the pedestrian heavy intersection of Cahuenga and Hollywood Blvd. Across the street from the trendy White Lotus nightclub/restaurant. Current lease expires in June 2006 with 5 year option to raise lease to market (approx. \$2.5/month). ***CAP RATE REPRESENTED IS PROJECTED MARKET RATE*** Asset must be purchased with adjacent 7 story historic office building at 6381 Cahuenga Loopnet Property ID: 14103464. For more information please download and complete Confidentiality Agreement. Must be purchased with

14829 Hawthorne Blvd., - Lawndale, CA 90260

Property Type:	Shopping Center	Price:	\$3,790,000
	Strip Center	Price/SF	\$451.19
Year Built:	1986		
GLA:	8,400 SF		

Property Description:

ATTACHMENT:NEW PROPOSED EXTERIOR FRONT DESIGN-SUBJECT TO CITY APPROVAL-COLOR TO BE DETERMINED.Submit offers.portion avl for owner/user.Common Area is included in GLA.ALL S.F. & NUMBERS ARE APPROXIMATE,BUYER TO VERIFY ACCURACY.LISTING AGENT "MAHNAZ SHIL" IS A CALIFORNIA REAL ESTATE LICENSEE&A PARTNER IN THE PROPERTY.Property being sold "AS IS"without any warranty whatsoever,expressed or implied.The information provided here or will be provided to potential Investor/broker has been obtained from sources believed reliable,however,no warranty,guarantee or representation as to accuracy or completeness is made by the owner(s),affiliates or its subsidiaries or affiliates, broker&agent none of whom shall have any liability or obligation with respect thereto.Potentail investor must therefore,independently verify,confirm its accuracy&completeness&rely exclusively on its own investigations,interpretation&analyses&verify all information in due diligence&understand that potential investor must rely on its own analyses&investigation.Owner(s)has the right to change the price,make any change,add,delete,modify information,withdraw the property from consideration@anytime without notice



the Frostonya - Non Rent Control - Mixed Use - 346 N Vermont Ave, Los Angeles, CA 90004

Property Type:	Multifamily	Price:	\$8,250,000
	Mid/High-Rise	Price/Unit:	\$92,696.63
No. Units:	89	Cap Rate:	5.99%
Building Size:	45,175 SF		
Year Built:	1927		

Property Description:

NON-RENT CONTROL *MIXED-USE* The Frostonya is an unparalleled investment opportunity for the discerning investor to acquire a character building dating from the late 1920's. The buildings, approximately, 45,175 square feet that include 81 non-rent control residential units, 3,500 square feet of retail space, and a billboard, hold a unique footing in this strong rental market. The property boasts an impressive lobby, large outdoor patio & parking. In the late 1980's and early 1990's the building was extensively renovated and upgraded. This renovation entailed a complete overhaul, which included new copper plumbing, electrical, wall framing, new windows, new drywall, upgraded circuit breakers, new fire doors, upgraded elevators, and Dorothy Mae Division 88 updating.

San pedro - 960 s san pedro st, los angeles, CA 90015

Property Type:	Retail	Price:	\$3,700,000
	Street Retail	Price/SF	\$336.36
Building Size:	11,000 SF		

Property Description:

IN MAJOR SAN PEDRO ST IN DOWNTOWN LOS ANGELES, NEXT TO SAN PEDRO WHOLESALE MART. 12,000 SQ/FT BUILDING , WITH PARKING



1106 Broadway - Los Angeles, CA 90071

Property Type:	Multifamily Mid/High-Rise	Price:	\$12,500,000
No. Units:		Price/SF	\$116.60
Building Size:	107,200 SF	Cap Rate:	4.00%
Year Built:	1925	Occupancy:	100%

Property Description:

Building currently leased to Government for housing. Property will be vacated in future for potential loft redevelopment of property. Current Net Monthly income, \$45,200



Eastland Building Supply Co. - 3857 E. 1st Street, Los Angeles, CA 90022

Property Type:	Retail Free Standing Bldg	Price:	\$5,900,000
Building Size:	15,000 SF	Price/SF	\$393.33

Property Description:

7 Huge Lots, Including Lumber yard and building Material business, tavern, cabinet shop, repair shop, water store, triching company, income property, and business opportunity included! 40 years in business very profitable business owner retiring with great memories of family owned business!

NORTHRIDGE SHOPPING CENTER - NORTHRIDGE, Northridge, CA 91325

Property Type:	Shopping Center Specialty Center	Price:	\$4,725,000
GLA:	21,900 SF	Price/SF	\$215.75

Property Description:

NORTHRIDGE SHOPPING PLAZA

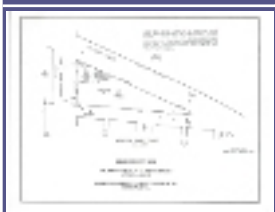
An outstanding investment opportunity.

Ideal 1031 exchange opportunity!

The property is well maintained 100% occupied and in demand to lease by prospective tenants.

Please do not disturb any of the tenants.

The Plaza consists of 21,900 Square feet Leasable area, Land area is appx.1.28 Acre. Buyer to verify square feet. Parking for 101 Cars. Buyer to verify. Buyer to verify all leases, Income & Expenses during due diligence period from the sellers.



3720 Pacific Coast Hwy. - Torrance, CA 90505

Property Type:	Land Office (land)	Price:	\$8,000,000
Lot Size:	44,870 SF	Price/Acre:	\$7,766,437.00

Property Description:

PRIME IN-FILL SITE IN THE CITY OF TORRANCE. Development opportunity. The site is irregular shape and consists of approx. 44,870 s/f of gross land area, including a "Jack-in-the-Box" restaurant. Approx. 6,400 s/f of the corner is owned by the City of Torrance and is not a part of this offering. Complete offering set-up is available.



LA CHILDWEAR WHOLESALER - 1143~1147 San Julian Street, Los Angeles, CA 90015

Property Type:	Retail	Price:	\$15,000,000
	Retail (Other)	Price/SF	\$182.37
Building Size:	82,250 SF	Cap Rate:	6.24%
Year Built:	1909		

Property Description:

This valuable building comprises of first level retail shops and manufacturing spaces above.



Gardena Memorial Medical Plaza - 1145 W. Redondo Beach Blvd, Gardena, CA 90247

Property Type:	Retail	Price:	\$7,857,000
	Retail Pad	Price/SF	\$201.71
Building Size:	38,952 SF	Cap Rate:	7.00%
Year Built:	1971		

Property Description:

The subject property is a 38,952 square foot medical office facility located on a 45,738 square foot corner lot (not including sqft of parking structure). The property is currently master leased to Memorial Hospital of Gardena under a new 10 year Absolute Net Lease which commenced in 2004. Memorial Hospital of Gardena is located immediately west of the subject property. This Lease is additionally guaranteed by HEALTHPLUS+ Corporation who acquired the hospital in 1999. Since the acquisition there has been significant remodeling to the facility. The subject property is also undergoing over \$300,000 of rehab work which includes a new HVAC, new exterior paint, interior carpet, a new sump pump and more. HEALTHPLUS+ owns and operates four acute-care hospitals in urban and suburban areas in Houston, Texas and Los Angeles, California.



Commercial Industrial Center - 9036 Garvey Ave, Rosemead, CA 91770

Property Type:	Land	Price:	\$6,390,000
	Commercial/Other (land)	Price/Acre:	\$2,526,443.50
Lot Size:	110,174 SF		

Property Description:

Future Tentative plans have been submitted to the city of Rosemead to Construct approx 35,000 S.F. Commercial Retail Center. Property sold as-is for land value only.



501 S. San Gabriel Blvd., - San Gabriel, CA 91776

Property Type:	Retail	Price:	\$3,150,000
	Free Standing Bldg	Price/SF	\$486.11
Building Size:	6,480 SF	Occupancy:	100%
Year Built:	2004		

Property Description:

2 story free standing corner building, total 6,480 bldg sqft, lot size is 16,596 sqft. built in 2004, total of 6 spaces for retail and office, all suites have excellent street visibility.



Walgreens - Sunset Boulevard & Western Avenue, Los Angeles, CA 90038

Property Type:	Retail	Price:	\$10,330,000
	Retail (Other)	Price/SF	\$819.19
Building Size:	12,610 SF	Cap Rate:	6.00%

Property Description:

Strong traffic count of 40,054 cars per day (Sunset Boulevard) and 25,168 cars per day (Western Avenue), with tremendous foot traffic.

Signalized intersection of two major arterials with great retail visibility.

Neighboring tenants include: Home Depot, Ralphs, Ross Dress for Less, Sav-On, OSH Hardware, Mcdonalds, Food 4 Less, Farm Fresh Ranch Market, and many others

Shopping Center - Northridge, Northridge, CA 91325

Property Type:	Shopping Center	Price:	\$4,725,000
	Strip Center	Price/SF	\$215.75
GLA:	21,900 SF	Occupancy:	100%

Property Description:

NORTHRIDGE SHOPPING PLAZA

An outstanding investment opportunity.

Ideal 1031 exchange opportunity!

The property is well maintained 100% occupied and in demand to lease by prospective tenants.

Please do not disturb any of the tenants.

The Plaza consists of 21,900 Square feet Leasable area, Land area is appx.1.28 Acre. Buyer to verify square feet. Parking for 101 Cars.Buyer to verify. Buyer to verify all leases ,Income & Expenses during due diligence period from the sellers.

Kang Nam Restaurant - 4103 Olympic Blvd, Los Angeles, CA 90019

Property Type:	Retail	Price:	\$4,500,000
	Restaurant	Price/SF	\$692.31
Building Size:	6,500 SF		

Property Description:

One of the most popular restaurant in Korea town over 20 years, Good size parking lot, Large Patio (Approx 1,200 Sq. FT), Full Liquor License, Many regular customers + Parties & Tourist customers,

EB-5 (investment Immigration) available. Business can be sold separately with 1.7 million.

Monthly Gross Income is \$180,000~190,000 , Monthly Net Income is \$50,000~60,000



El Rodeo Nightclub - 8825 Washington Blvd, Pico Rivera, CA 90660

Property Type:	Retail	Price:	\$9,950,000
	Restaurant	Price/SF	\$297.01
Building Size:	33,500 SF		
Year Built:	1957		

Property Description:

Good opportunity Night club, Restaurant, Sport bar and Banquet with property Capacity 1,000. Building size 33,500 square feet lot size 124,500 square feet located next town center. Weekend night club spot. Banquet hall for rent special occasions: Wedding, birthday parties etc... 250 parking spaces

Sale include: Real property, all business facility Equipment & Fixtures.

co-op broker fee 3%.



WESTLAKE THEATRE INDOOR - 634-640 Alvarado St., Los Angeles, CA 90057

Property Type:	Shopping Center	Price:	\$5,500,000
	Specialty Center	Price/SF	\$229.52
GLA:	23,963 SF	Cap Rate:	7.03%

Property Description:

The listed indoor swapmeet is very popular and well-known among the local consumers. High volume of foot traffic, excellent location for a swapmeet.



Sav-on drugs - 11011 Alondra Blvd, Norwalk, CA 90650

Property Type:	Retail	Price:	\$7,250,000
	Retail (Other)	Price/SF	\$493.33
Building Size:	14,696 SF	Cap Rate:	6.20%
Year Built:	2003	Occupancy:	100%

Property Description:

- * Prime corner.
- * Accessible from the 605 Freeway.
- * 70,000 cars per day.
- * Drive through pharmacy.

NOTE: 60% of the above mentioned property is listed with IREA for \$4,070,000. This setup sheet is for 100% of the property.

LOANS: The 1st TD must be assumed. The 2nd TD may be retired. This setup assumes retirement of the 2nd TD. See attached PDF.

2408 Lincoln - Altadena, CA 91001

Property Type:	Retail	Price:	\$3,500,000
	Free Standing Bldg	Price/SF	\$141.70
Building Size:	24,700 SF		
Year Built:	1952		

Property Description:

Former free standing supermarket building on 77,000 square feet of land. Ideal owner-user or development site. Commercial or retail. One of the largest available sites in the area. Lots of parking



Jiffylube Portfolio - Updated - California - Arizona - Washington, Glendale, CA 91205

Property Type:	Retail	Price:	\$10,815,000
	Vehicle Related	Price/SF	\$188.57
Building Size:	57,354 SF	Cap Rate:	7.28%
Year Built:	1991	Occupancy:	100%

Property Description:

Now, with fee-simple (land and building) real estate! This is a Jiffy Lube Portfolio of 2 fee-simple and 11 leasehold properties in Southern California, Washington and Arizona. This portfolio presents an investor with a unique opportunity to purchase a passive, ease of management real estate investment with various long-term NNN leases contating rent increases. The investment's income stream is derived from the largest and most portfitable Jiffy Lube franchisee in the USA.

2 fee-simple properties have been included in this portfolio, allowing an investor to complete a 1031 exchange with this portfolio.

This offering provides an investor the rare opportunity to own traditional fee-simple properties and leasehold properties with significant tax benefits. Leasehold properties can be 100% depreciated using existing depreciation methods, resulting in a larger "tax shelter" than traditional fee-simple real estate investments. An investment in the leasehold properties is similar to an annuity. The upside opportunity in this investment is extended cash flow achieved as option are extended for the leasehold properties.



Jiffylube Portfolio Updated- 7 Properties - Washington - California, Encino, CA 91316

Property Type:	Retail	Price:	\$5,475,000
	Vehicle Related	Price/SF	\$189.43
Building Size:	28,902 SF	Cap Rate:	7.28%
Year Built:	2001	Occupancy:	100%

Property Description:

Now, with fee-simple (land and building) real estate! This is a Jiffy Lube Portfolio of 1 fee-simple and 6 leasehold properties in Southern California and Washington. This portfolio presents an investor with a unique opportunity to purchase a passive, ease of management real estate investment with various long-term NNN leases contating rent increases. The investment's income stream is derived from the largest and most portfitable Jiffy Lube franchisee in the USA.

1 fee-simple properties have been included in this portfolio, allowing an investor to complete a 1031 exchange with this portfolio.

This offering provides an investor the rare opportunity to own traditional fee-simple properties and leasehold properties with significant tax benefits. Leasehold properties can be 100% depreciated using existing depreciation methods, resulting in a larger "tax shelter" than traditional fee-simple real estate investments. An investment in the leasehold properties is similar to an annuity. The upside opportunity in this investment is extended cash flow achieved as option are extended for the leasehold properties.



Auto Body Shop - 1245 Las Tunas Drive, San Gabriel, CA 91775

Property Type:	Retail	Price:	\$11,980,000
	Vehicle Related	Price/SF	\$640.61
Building Size:	18,701 SF		

Property Description:

great opportunity to own body shop. Sales price included property and Business both. gross income appx. \$350,000 per month. confidential information, please contact Steven Shih for further detail and showing. Do not contact any of empolyee. please drive by only. Thank you for your cooperation. Buyer to verify all information.

Santee & 12th Street - 1153-1159 Santee Street and 219-239 12th Street, Los Angeles, CA 90015

Property Type:	Office	Price:	\$10,000,000
	Office Building	Price/SF	\$312.88
Building Size:	31,961 SF	Occupancy:	94%
Year Built:	1989		

Property Description:

Built in 1989, the building consists of a four-level structure containing approximately 31,961 rentable square feet located on the northwest corner of Santee Street and 12th Street in the heart of downtown Los Angeles. On the first level, there are thirteen retail stores with excellent visibility, four of which are located on Santee Street and the remaining on the 12th Street. The second, third, and fourth floors consist of office and showroom spaces conveniently located within the building.



Prospect Plaza - 301 W. Valley Blvd., San Gabriel, CA 91776

Property Type:	Shopping Center	Price:	\$17,000,000
	Community Center	Price/SF	\$487.87
Year Built:	1987	Cap Rate:	5.96%
GLA:	34,845 SF	Occupancy:	95%

Property Description:

Very busy plaza. Very good mix of tenants. Very well-known restaurants and shops are in this plaza. More than adequate parking (big basement parking).

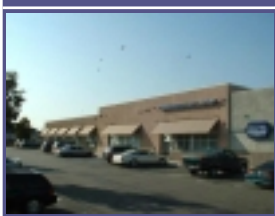


11540 E. Artesia Blvd. - Artesia, CA 90701

Property Type:	Retail	Price:	\$5,647,000
	Free Standing Bldg	Price/SF	\$66.34
Building Size:	85,119 SF	Occupancy:	100%

Property Description:

85,119 square foot property leased to Armstrong Gardens in the heart of rapidly developing Artesia. The subject property is adjacent to Olympist Michelle Kwan's Artesia Ice Skating Center and amid the city's recently planned improvements stretching Artesia Blvd. from Gridly Ave. to Norwalk Blvd. A NNN lease makes the property ideal for those wanting to hold it as an investment yet it offers the flexibility (and opportunity) for those looking to re-develop amid the city's plans for the area. Please call for additional information and/or an appointment. Contact Michael D. Kim at (213) 384-2300.



NNN LEASED INVESTMENT - 1221 Pacific Coast Hwy, Los Angeles, CA 90215

Property Type:	Office	Price:	\$7,000,000
	Medical Office	Price/SF	\$409.36
Building Size:	17,100 SF	Cap Rate:	6.28%
Year Built:	2003		

Property Description:

The buyer of 1221 West Pacific Coast Highway is acquiring a fee simple interest in a 17,100 SF building, with a 10,080 SF NNN lease with Fresenius Care for 10 years. The remaining 6,933 SF is lease for 10 Years to King Palace Buffet.



Morrison Hotel - 1246 South Hope Street, Los Angeles, CA 90015

Property Type:	Multifamily Mid/High-Rise	Price:	\$8,000,000
		Price/Unit:	\$106,666.67
No. Units:	75		
Building Size:	52,000 SF		
Year Built:	1914		

Property Description:
can be converted to 75 units and retail



1901 ALAMEDA CENTER - 1901 S. Alameda Street & 1920 Mc Garry Street, Los Angeles, CA 90058

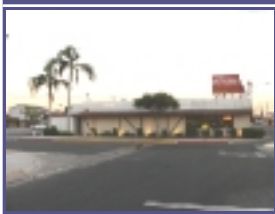
Property Type:	Industrial Warehouse	Price:	\$4,500,000
		Price/SF	\$135.79
Building Size:	33,139 SF	Occupancy:	100%
Year Built:	1986		
Clear Height:	14 Ft.		
Grade-Level Doors:	4		

Property Description:
FULLY LEASED PRIME INDUSTRIAL-RETAIL CORNER, 21 UNITS, OVER "\$350,000 INCOME 2000"
NEWER CONSTRUCTION, UPSIDE RENTS.

800-806 E 7th Street - Los Angeles, CA 90021

Property Type:	Special Purpose Special Purpose (Other)	Price:	\$5,000,000
		Price/SF	\$211.29
Building Size:	23,664 SF	Cap Rate:	4.00%
Year Built:	1912		

Property Description:
65 Unit Landmark Boutique Hotel; 5-6 Under-Utilized Ground Floor Retail Units Could Be Made Available For Lease; Very Clean and Well Maintained; Great Opportunity to Re-Position as Artist's Hotel; Owner Motivated to Sell; Upside Potential



16506 Lakewood Blvd - Bellflower, CA 90706

Property Type:	Retail Free Standing Bldg	Price:	\$3,200,000
		Price/SF	\$673.12
Building Size:	4,754 SF	Occupancy:	100%
Year Built:	1957		

Property Description:
Currently owner occupied. This is an excellent corner location on busy blvd close to 91 freeway. Please respect current business owners request for non disturbing of employees.



Walter Keller golf - 2140 Westwood Boulevard, Los Angeles, CA 90025

Property Type:	Retail	Price:	\$4,950,000
	Street Retail	Price/SF	\$353.57
Building Size:	14,000 SF	Cap Rate:	6.50%
Year Built:	1950	Occupancy:	50%

Property Description:

Ideal 1031 exchange opportunity. Solid gold location. Westwood Blvd., North of Olympic. Wide and deep lot. 140' x 135' deep. There is a new zoning in town, called RAS3 or RAS4 (Check ord. no. 174999 in ZIMAS at <http://cityplanning.lacity.org>), which is equivalent to R3 or R4, plus the fact that you can build retail on ground floor as well. Not everyone knows about this zoning. This prop is perfect for mixed use development or owner user. Bring your builders/developers. May build up to 57,000 sq ft building, 50 feet high, 3 times floor area ratio, with this new RAS zoning. BUILD CONDOS ON TOP OF RETAIL. Condos sell around \$1Mil in the immediate neighborhood. Retail will rent for \$3.95 per sq ft NNN in a new building. Entire 1st floor of 6700 sq ft available for immediate occupancy. 2nd floor offices are fully occupied. Do your math, it is a no brainer. In order to find specific and comprehensive information on this RAS zoning, you may go to this site: <http://zimas.lacity.org/> then click on "city planning" on the top left corner icon. Then click on "housing initiative" on the left column, in the middle of the c

NEC 8TH ST. & GAFFEY ST. - San Pedro, CA 90731

Property Type:	Retail	Price:	\$11,400,000
	Retail (Other)	Price/SF	\$787.73
Building Size:	14,472 SF	Cap Rate:	5.50%

Property Description:

S&P "BBB" RATED COMPANY W/ ANNUAL SALES EXCEEDING \$40 BILLION. LIMITED SITES FOR COMPETITIVE DEVELOPMENT. THE ONLY OTHER DRUG STORE CHAIN IN THE AREA IS RITE AID W/C IS REPORTED TO GENERATE MORE THAN TWICE THE SALES OF THEIR NATIONAL STORE AVERAGE.



Shell Station/Office Building - 28401 Sand Canyon Rd, Santa Clarita, CA 91387

Property Type:	Retail	Price:	\$3,850,000
	Service/Gas Station	Price/SF	\$61.38
Building Size:	62,726 SF		
Year Built:	1986		

Property Description:

The Subject property is a Shell gas station/ mini-mart/drive through car wash, and a 5,000 square foot office building situated on a 1.44 acre parcel on the southwest corner of Sand Canyon Rd. and the 14 Fwy. This package is offered together with the adjoining Mobile Home Park. Seller may consider selling each property separately provided that the properties close concurrently, a lot line adjustment and reciprocal easement may also be needed.

Included in the purchase is a 5,000 sqft office building containing 10 suites with ample parking. Current tenants include a number of small businesses and a Foundation that has leased several of the suites. Leases are month to month.

The travel center was built in the mid 80's and has been meticulously maintained and upgraded by Shell. The Mini Mart has a beer and wine license as well as a drive through automatic car wash. New tanks have been installed and the building completely renovated in the last few years.

**Please do not interview on site operator(s). Please do not contact Shell regarding lease information, seller will release the lease specifics to serious buyers only.

***Offer in Conjunction with LoopNet Listing 14311587



1819, 1827, 1839, 1841 W. Valley Blvd - Alhambra, CA 91803

Property Type:	Office	Price:	\$3,890,000
	Office-Warehouse	Price/SF	\$180.95
Building Size:	21,498 SF	Cap Rate:	7.88%
Year Built:	5992		

Property Description:

A rare opportunity to own a retail/commercial lot. 4 buildings in prime commercial area on Valley Blvd. An opportunity for developer to build mixed use project, please check with city, easy access to Fwy 710/10/60. Buyer to cooperate with seller in 1031 exchange.



Wilshire Borgata - 12222 Wilshire Boulevard, West Los Angeles, CA 90025

Property Type:	Retail	Price:	\$5,572,000
	Retail (Other)	Price/SF	\$567.82
Building Size:	9,813 SF	Cap Rate:	6.70%
Year Built:	1996	Occupancy:	100%

Property Description:

9,813 Sq. Ft. Shopping Center with Anchor Tenants.

4865-4871 Rosecrans Ave. - Hawthorne, CA 90250

Property Type:	Retail	Price:	\$3,950,000
	Retail (Other)	Price/SF	\$297.71
Building Size:	13,268 SF		

Property Description:

Two retail buildings available. One consisting of 10,000 square feet and the other consisting of 3,268 square feet.

1621-1701 Long Beach Blvd - Long Beach, CA 90813

Property Type:	Retail	Price:	\$5,724,000
	Retail (Other)	Price/SF	\$143.10
Building Size:	40,000 SF		
Year Built:	1963		

Property Description:

This sale includes property, parking lot and building.



225 E. MAIN ST. - ALHAMBRA, CA 91801

Property Type:	Retail	Price:	\$3,180,000
	Retail (Other)	Price/SF	\$144.23
Building Size:	22,048 SF		
Year Built:	1940		

Property Description:

PRIME LOCATION IN THE HEART OF ALHAMBRA, TOTAL 22,048 SQFT., 2 BATHRROOM, PUBLIC PARKING BUILDING BEHIND. CURRENT USE AS ANTIQUE FURNITURE STORE. RENOVATED IN 1997. HIGH VISIBILITY. PLEASE CONTACT: LILY LI (626) 273-9988

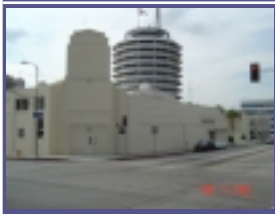
3842 E 10TH ST - LONG BEACH, CA 90804

Property Type: Retail **Price:** \$4,400,000
Retail (Other)

Building Size:

Property Description:

PRIME LONG BEACH LOCATION 1,768 ACRES OF LAND. POTENTIAL USE 32 CONDO, 16 SINGLE FAMILY RES. UNITS. A VARIETY OF BUSINESSES. BUYER'S AGENT TO VARYIFY ALL INFORMATION WITH LONG BEACH PLANNING AND BUILDING DEPT.



KFWB - 6230 W. Yucca Street, Los Angeles, CA 90028

Property Type: Retail **Price:** \$6,385,000
Free Standing Bldg **Price/SF** \$343.02

Building Size: 18,614 SF

Property Description:

Southwest corner of Yucca Street and Argyle Avenue. Excellent freestanding single-tenant building with approximately 18,614 square feet (does not include the basement). Ideal for broadcast and other related entertainment uses. Existing tenant will vacate September 2005. Approximately 27 parking spaces.

Kragen Auto Part & Sherwin-Williams Paint - NWC of N. Western & Lemon Grove Ave., Los Angeles, CA 90029

Property Type: Retail **Price:** \$4,400,000
Retail Pad **Price/SF** \$360.07

Building Size: 12,220 SF **Cap Rate:** 5.88%

Year Built: 2001

Property Description:

100% Lease Commercial/retail building, Investment property offered, completely remodeled in 2001. Kragen Auto Parts (CSK, Inc.) & Sherwin Williams occupy the property and are paying rent on long term leases with options. Each tenant w/ their own rental space consisting of 7,270sf for the Kragen Auto Parts & 4,867sf for Sherwin-Williams. Both operate under their parent companies w/ the leases guaranteed by CSK Auto, Inc. for Kragen Auto & Sherwin-Williams Paint Co. for Sherwin-Williams Paint Stores.



Colorado Street Retail - 925-927 E. Colorado Blvd., Pasadena, CA 91101

Property Type: Retail **Price:** \$3,600,000
Street Retail **Price/SF** \$348.84

Building Size: 10,320 SF

Year Built: 1924



818 S Main Street - Los Angeles, CA 90014

Property Type: Retail **Price:** \$5,000,000
Street Retail **Price/SF** \$232.99

Building Size: 21,460 SF

Year Built: 1906

Property Description:

Great 2-Story Retail Building. Conversion Opportunity. 4 Retail Stores - Short Term leases. Upstairs vacant.

717-729 S Spring Street - 717 S Spring Street, Los Angeles, CA 90014

Property Type:	Industrial Flex Space	Price:	\$9,500,000
		Price/SF	\$101.36
Building Size:	93,730 SF		
Year Built:	1917		
Clear Height:	12 Ft.		

Property Description:

29-Artists-in-Residence Lofts: 600-2,500 SF. Most Separately Metered/3 Light Wells/5 Retail Units. All Tenants on Short Term Leases; 2 Ground Floor Art Galleries/Possible Condo Conversion. 2 Floors of underground parking and additional Mezzanine parking. 30,000 SF of Building is Parking.



Downtown Van Nuys Retail/Office Bldg. - 6251 Van Nuys Boulevard, Van Nuys, CA 91401

Property Type:	Retail Free Standing Bldg	Price:	\$4,250,000
		Price/SF	\$451.31
Building Size:	9,417 SF	Cap Rate:	4.75%
		Occupancy:	100%

Property Description:

Incredible opportunity to own a U.S. Government partial-occupied building in Downtown Van Nuys. The building has its own parking lot. Please see the attached PDF for more information and a color brochure!

Glatts Lumber/Vista Paint- Properties - 3355 e. colorado, pasadena, CA 91107

Property Type:	Retail Retail (Other)	Price:	\$1,428.00/SF
		Occupancy:	100%
Building Size:	10,000 SF		
Year Built:	4865		

Property Description:

This property is next to the 210 fwy and accross from osh hardware and many shopping centers. Glatts lumber can be sold with vista Paint property almost one acre of high demand property to build ?? center comm.stores and residential up both properties offered for \$5,000,000.best corner in pasadena for redevelopment area has allready their.your dream project is here.call for more info..plot map fax to you.....

Avenue Q - Palmdale, CA 93550

Property Type:	Retail Retail (Other)	Price:	\$3,000,000
Building Size:			



Whittier Village Shopping Center - 7036-7058 Greenleaf Ave., Whittier, CA 90602

Property Type:	Retail	Price:	\$9,000,000
	Street Retail	Price/SF	\$259.11
Building Size:	34,734 SF	Cap Rate:	6.50%
		Occupancy:	100%

Property Description:
NEC Greenleaf Ave. & Wardman St.



18635 Soledad Canyon Rd - Santa Clarita, CA 91355

Property Type:	Retail	Price:	\$17,000,000
	Free Standing Bldg	Price/SF	\$316.62
Building Size:	53,692 SF	Occupancy:	100%
Year Built:	2001		

Property Description:
Built in 2001. 5 Class-A Frame & Stucco buildings. 4-free standing buildings (3,200 SF-23,260 SF). 19,083 SF of "shop" space. Property sits on 6.1 acres of land. Excellent condition-exterior & interior. Located in Santa Clarita, LA county's highest growth community. 15 existing tenants: IHop, Time Warner Cable, Wendy's, Domino's, SC Athletic Club, Canyon Country Library, Fresh'In Buffet World, Telesis Credit Union and a number of local tenants.

Ralph's Supermarket - 3380 Los Coyotes Diagonal, Long Beach, CA 90808

Property Type:	Retail	Price:	\$16,000,000
	Free Standing Bldg	Price/SF	\$351.65
Building Size:	45,500 SF		
Year Built:	1968		

Property Description:
Prime Long Beach location at the corner of Los Coyotes Diagonal and Palos Verdes. Pure NNN lease with one of California's strongest retailers - Ralph's supermarket. Lease has 17 years remaining with six 5-year options. Lot's of upside - Rent is due for an increase in 3/06 by 5 years worth of CPI to a maximum of 15% (proforma GOI is assuming a 10% increase). Building totally remodeled in 2000. Submit all offers!

3020 Wilshire Boulevard - Los Angeles, CA 90010

Property Type:	Office	Price:	\$15,500,000
	Office Building	Price/SF	\$213.03
Building Size:	72,760 SF	Cap Rate:	6.73%
Parking Ratio:	3.27/1,000 SF	Occupancy:	100%
Year Built:	1958		

Property Description:
3020 Wilshire, a two-story, 72,760 square foot building, encompasses a wide variety of tenants. It is 100% leased and has an above-average parking ratio. It is located 2 miles west of Downtown Los Angeles and has undergone numerous improvements.



Muse Building - 52 E. Colorado Blvd., Pasadena, CA 91105

Property Type:	Retail	Price:	\$7,750,000
	Street Retail	Price/SF	\$790.82
Building Size:	9,800 SF	Cap Rate:	2.77%
Year Built:	1897	Occupancy:	100%

Property Description:

"Old" Pasadena, on Colorado Blvd. Impossible to find, rare purchase opportunity. If you know "old" Pasadena, you know the property. This highly prized historic trophy property is currently occupied by "The Muse", a bar, night club user. Conditional use permits for Alcohol and Entertainment remain with building and are very valuable in themselves.



Wholesale/International Nursery Opportunity - 19121 Hawthorne Blvd., Torrance, CA 90503

Property Type:	Agricultural	Price:	\$5,500,000
	Agribusiness	Price/Acre:	\$550,000.00
Lot Size:	10.00 Acres		

Property Description:

This stable, established wholesale business, established in 1976 is a rare opportunity to continue the expansion of its products to national and international markets. As a 30 year old entity it provides a history of various species developed over diverse segments of time. Some varieties require a decade or more to develop. A surplus of inventory is available for sales across the globe. Do not miss this choice to enter into a prosperous, stable market that contains a vast array of plants in all stages of growth from seedlings to mature plants to sustain many years of future success. The range of possibilities for this market is substantial.
Inventory of various aged plants from 5,10,15,20 years old is valued at 9M. 10+ acre real estate is estimated at 1.4M. FFE is 700,000. Last 3 years Gross is 3M/Net 600,000



6251 Van Nuys Boulevard - Van Nuys, CA 91401

Property Type:	Retail	Price:	\$4,250,000
	Free Standing Bldg	Price/SF	\$451.31
Building Size:	9,417 SF	Cap Rate:	4.75%
		Occupancy:	100%

Property Description:

Incredible opportunity to own a U.S. Government partial-occupied building in Downtown Van Nuys. The building has its own parking lot. Please see the attached PDF for more information and a color brochure!

Property For Sale

Frank C Kao · (949) 856-9857 · frankkao@kingsamerica.com

Kingsamerica Realty



Vineland-Sherman Way Center - 10950 Sherman Way, Burbank, CA 91505

Property Type:	Shopping Center Neighborhood Center	Price:	\$30,000,000
Year Built:	2004	Price/SF	\$181.27
GLA:	165,500 SF	Cap Rate:	6.90%
		Occupancy:	56%

Property Description:

Approximately 165,000 square feet of prime retail and industrial warehouse space in Burbank, at the corner of Vineland and Sherman Way. Property consists of a 145,000sf main building anchored by Vallarta Supermarkets, the second largest hispanic-oriented grocery chain; PWS laundromats, the nation's leading franchisors for coin-op laundromats; and PowerHouse Gym, a leader in the fitness/health club category. The rear of the main building consists of warehouse/industrial space, leased to BG Souffle and Prats Construction.

A new 20,000sf pad has been recently completed and shops are now open for business. A second pad of 2,500sf is in the final phase of construction and leased to Cuban Bistro. The pad features a mix of credit tenants such as H&R Block, Subway, with other strong local tenants catering to the community. The property features strong credit tenants and is the only center of its kind serving its constituent community. The lot encompasses approximately 495,000 square feet, or 11.4 acres, and is directly adjacent to the Burbank Airport runway. This is a rare opportunity to own a brand new construction retail center that sits at the hub of 3 key demographic area