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Introducing the Portfolio of the Abdou Aboud Downtown Properties

Sale includes 400 E Overland along with 200-216 S Stanton

Sale includes a 6240 SF Warehouse + 5750 SF Basement located at 301 S Kansas

Sale also includes a 6240 SF Parking lot located at 307 S Kansas

The properties have been in the family for many years and are now available for purchase

Having parking is a big plus for any Downtown Property owner

The properties on S Stanton are already income producing with many long term tenants

The tenant mix are both Professional users and Retail users

The S Stanton property is close to a Whole City Block

Zoning is C-5 which allows many types of Commercial uses

The SF of 200 S Stanton through 216 S Stanton is 26,454 SF plus a 2nd Level at 210 S Stanton for a total SF of 32,694

Additional basement space at 210, 214, and 216 S Stanton

Offering price is \$2,900,000

Abdou Aboud Downtown Properties

S Stanton

Address	Tenant	Measurements	Approximate SF Ground Level	Upper Level	SF
200 S Stanton	La Chica	78 x 47	3666		
204 S Stanton	Rest Stop	22 x 78	1716		
206 S Stanton	Camacho	22 x 78	1716		
208 S Stanton	Security Finance	21 x 78	1600		
210 S Stanton	Economy Furniture side room	60 x 120 54 x 40	7200 per CAD 2160	58 x 120	6240
214 S Stanton	Lolas	24 x 120	2800 per CAD		
216 S Stanton	La Cubana	24 x 120	2800 per CAD		
	Hallway	3 x 90	270		
400 E Overland	Law Office	42 x 60	2520		
			26448		
			SF	Basement	
301 S Kansas	Warehouse	150 x 52	6240 per CAD	115 x 50	5750
307 S Kansas	Parking Lot		6240		



200 – 208 S Stanton

Property Characteristics:

400 E Overland Law Office

Bail Bond Office

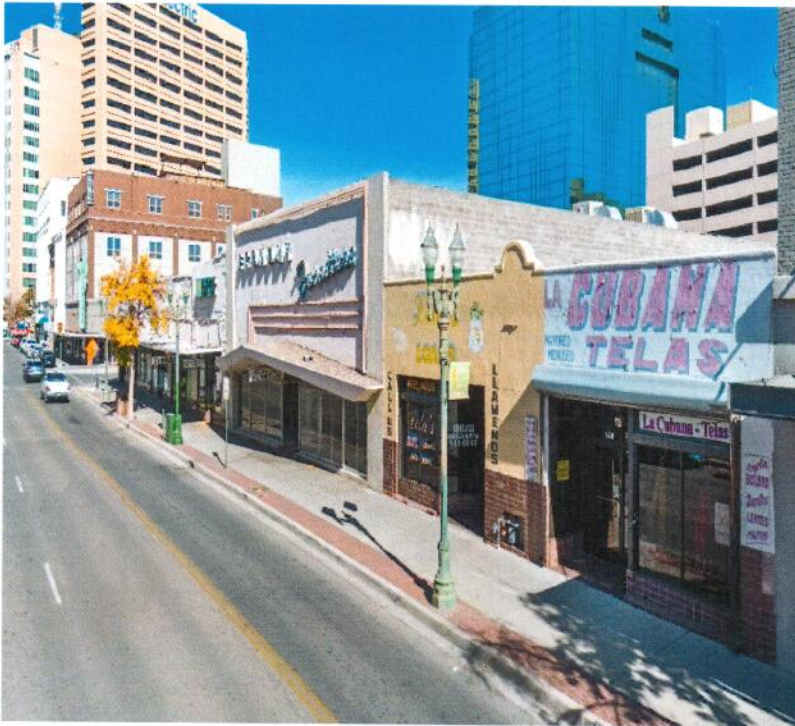
Finance Company Office

Convenience Store

Vitamin Store



• Information Deemed Reliable But Should Be Independently Verified •



210 – 216 S Stanton

Property Characteristics:

Furniture Store 9360 SF

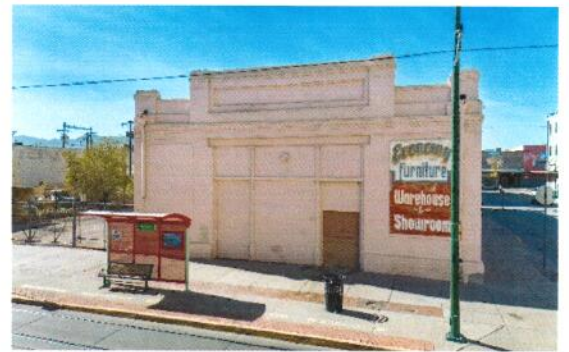
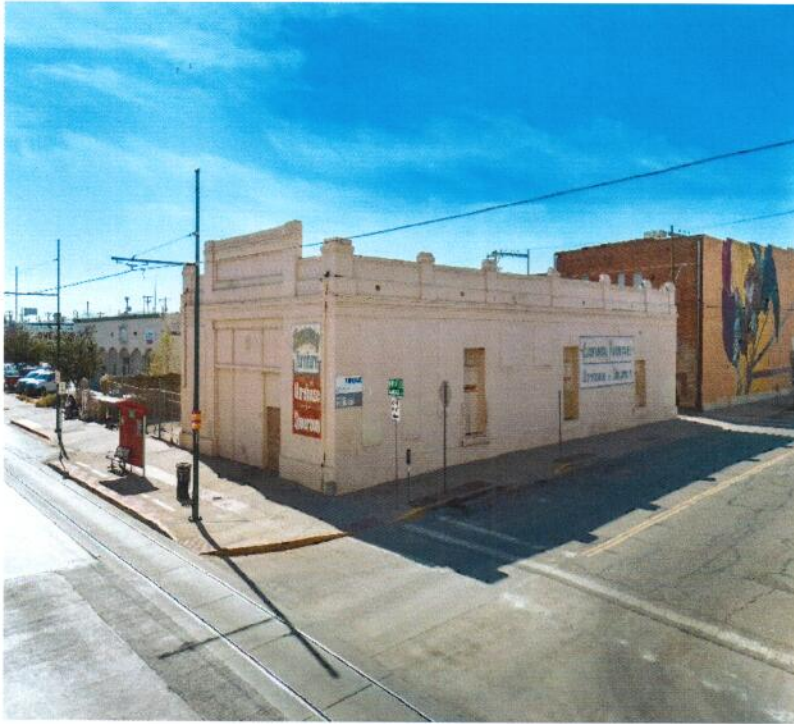
Plus 6240 SF 2nd Level

2800 SF Loan Store

2800 SF Fabric Store



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301 & 307 S Kansas

Property Characteristics:

Warehouse 6240 SF Ground

Level + 5750 SF Basement

6240 SF Parking Lot



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