

Prime Owner User Opportunity



2540 Foothill Blvd, La Crescenta, CA 91214

PROPERTY HIGHLIGHTS

- Two Story Office Building
- Numerous Divisibility Options
- Parking Ratio: 3.29/1,000 SF
- 65 Total Surface Parking Spaces (30 Covered Spaces)
- Monument Signage Available
- Foothill Blvd Frontage
- Pasadena Submarket
- Convenient I-210 FWY Access

SALE & LEASE HIGHLIGHTS

- **\$6,850,000 Asking (\$346.71 PSF)**
- ±1,000 - 14,650 SF Available for Lease
- Rental Rate PSF
 - o 1st Floor: \$2.50 MG
 - o 2nd Floor: \$2.35 MG



**The
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OWNER-USER FINANCING & TAX BENEFITS

Favorable financing terms and immediate tax relief work together here: the vacancy that limits a conventional buyer's options is exactly what an SBA-financed owner-user can use to their advantage.

SBA LOANS: A PATH TO OWNERSHIP

SBA 504 and 7(a) loans are government-backed programs built specifically to help business owners purchase the real estate they operate from, on terms conventional lenders can't match.

LOWER DOWN PAYMENT

Typically
10-20% down
vs. 25-30%
conventional

BETTER INTEREST RATES

Often 1-2%
below standard
commercial
loans

LONGER LOAN TERMS

Up to 25 years,
lowering
monthly
payments

MINIMAL PERSONAL GUARANTEES

Protects
personal
assets when
the business is
strong

FLEXIBLE ON CASH FLOW

Underwritten
on the owner's
business, not
just current
occupancy

A qualifying business could close with as little as 10-15% down and begin operating from the building immediately, even with the vacancy in place.

COST SEGREGATION & ACCELERATED DEPRECIATION

Cost segregation is a formal engineering study that reclassifies parts of a building: the roof, HVAC, parking lot, interior finishes, onto much shorter depreciation schedules.

- **Bigger Deductions Upfront** - Can generate \$400K-\$600K in year-one deductions
- **Lower Taxable Income** - Meaningful federal & state tax savings in year one
- **Immediate Cash Back** - Reinvest savings into the business or the building
- **IRS-Accepted** - Well-documented, routinely defended in audits
- **Recapture Applies at Sale** - Benefit today, deferred tax liability later

A purchase at this price point is a strong candidate for a cost segregation study, with the tax benefit realized the same year escrow closes.

Informational only, not legal, tax, or financial advice. Consult a licensed attorney, a CPA or tax strategist, an SBA-approved lender, and a licensed cost segregation engineer before acting. Lee & Associates is a licensed real estate brokerage, not a legal, tax, or financial advisor. Independently verify all information herein.

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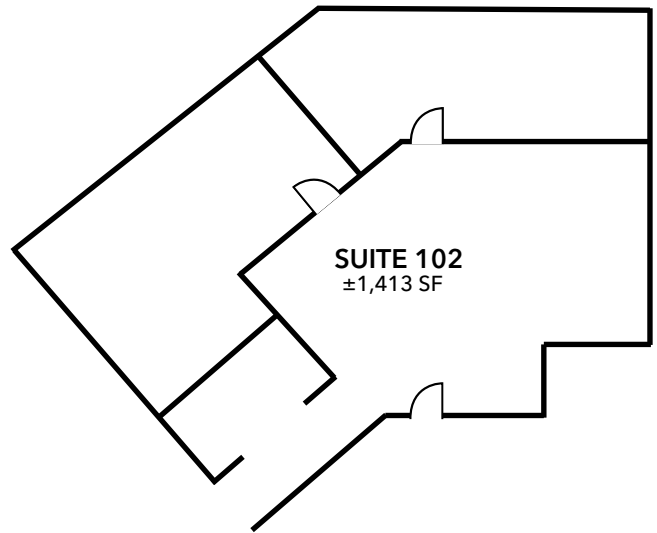
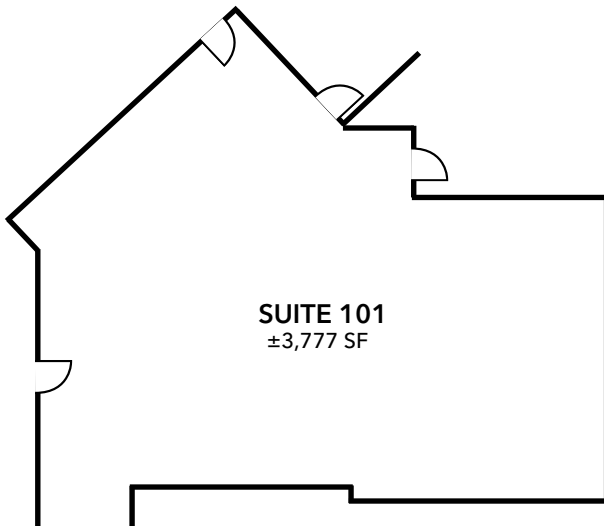
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FIRST FLOOR AVAILABILITIES

SUITE	SF	Rate PSF	STATUS
Suite 101	±3,777 SF	\$2.50 MG	Available
Suite 102	±1,413 SF	\$2.50 MG	Available



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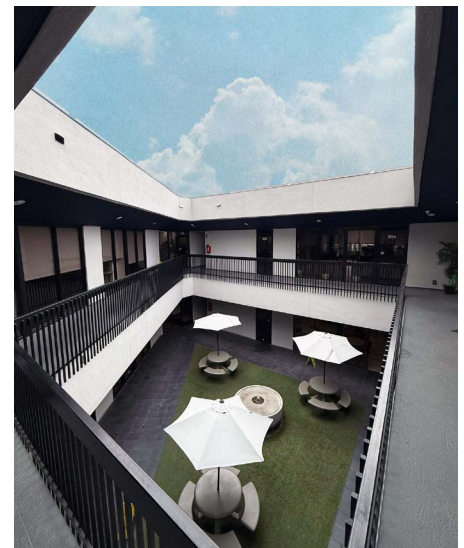
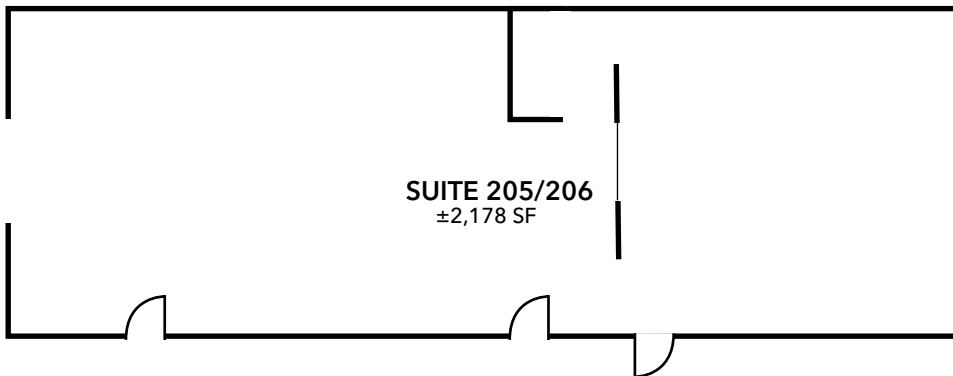
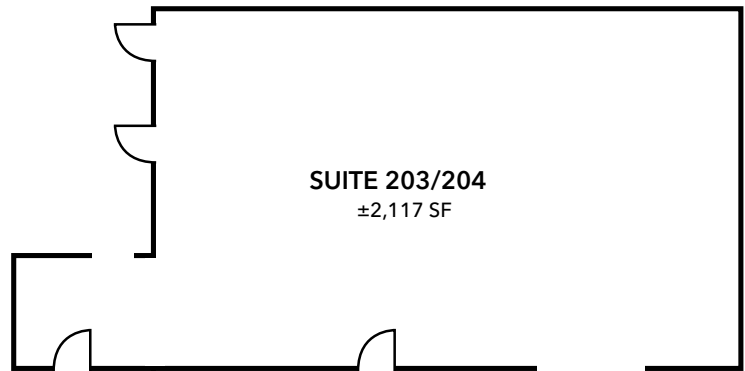
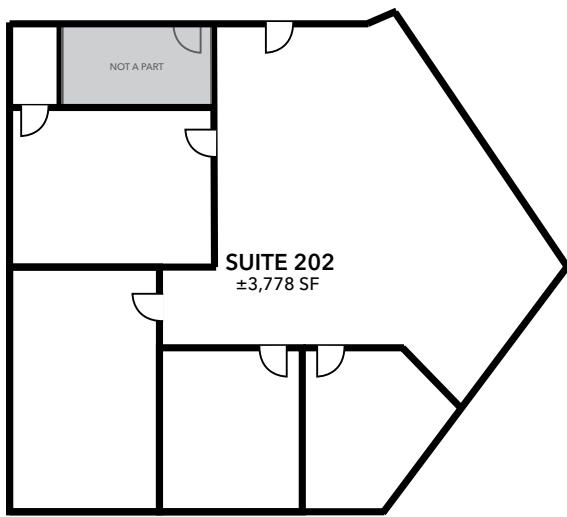
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SECOND FLOOR AVAILABILITIES

SUITE	SF	Rate PSF	STATUS
Suite 202	±3,778 SF	\$2.50 MG	Available
Suites 203 & 204	±2,117 SF	\$2.50 MG	Available
Suites 205 & 206	±2,178 SF	\$2.35 MG	Available



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