

6137 La Salle Avenue, Oakland, CA 94611

FOR SALE - NNN Leased Investment

\$2,750,000



Key Highlights

- **Prime hard-corner location** at Montclair's main intersection of Mountain Blvd. and La Salle Ave.
- **Building Size:** Approximately 4,500 sq. ft.
- **Cap Rate:** 5.6%
- **Lease Type:** Absolute NNN
- **Long-term tenant** of 50 years: Anywhere Real Estate Inc. (NYSE: HOUS)
- **Lease:** New five-year lease extension
- 3% fixed annual increases
- **Great Demographics!**
 - 1 mile radius: Population 13,647, Average Income: \$339,973
 - 3 mile radius: Population 191,373, Average Income: \$198,637
- New main roof (metal roof to be replaced in the upcoming months)

ELLWOOD

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