

9301 Telegraph , Pico Rivera 90660

649 - Pico Rivera

STATUS: Active

LIST CONTRACT DATE: 06/10/26

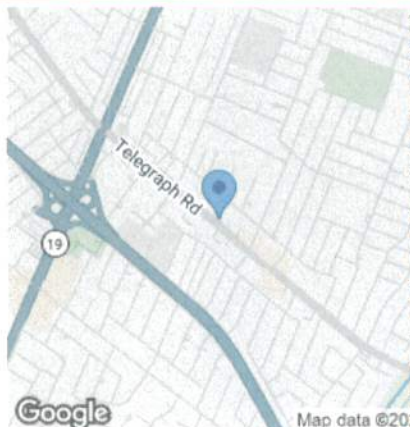
LISTING ID: WS26122919

LIST PRICE: \$1,950

PROP TYPE: Commercial Lease

PROP SUB TYPE: Office

PARCEL #: 6387018003



SQFT(SRC): 1200
 SQFT LOT: 25,123 (A)
 ACRES: 0.577
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT:
 SLC:
 LEVELS: 1
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR: \$1,700.00
 - \$1,950.00
 NUMBER OF UNITS: 3
 ENTRY LEVEL: 1
 BUILDING STATUS:
 OCCUPANCY:
 BUILDING \$/PER SQFT: \$0.26
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 72
 COUNTY: Los Angeles
 PARCEL MASTER:
 INVEST?: A/C?: Yes
 FENCE?: HEAT?:

DESCRIPTION

Centrally location, easy access 5 FWY , 60 FWY, Downey, Norwalk, Whittier, North Gate supermarket, banks, convenient stores, restaurants, high traffic area. Please check with City before submit the Lease Agreement. Note: Business License is required by City.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY:
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: Lot 20000-39999 Sqft

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES: Electricity Connected, Water Connected
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT: 1,200
 MONTHLY NNN:
 PARKING TOTAL: 32

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT: 1,200
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL: 32
 UNCOVERED:

CARPORT:
 PARKING RATIO:

LAND

COMMON INTEREST:
 LAND USE:
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: 6387018003

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

ADDITIONAL PARCEL(s): No

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS:
 EXISTING LEASE TYPE: **Full Service**
 INCLUSIONS:
 EXCLUSIONS:

ASSIGNABLE:
 FINANCING:
 CLOSE DATE:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
 OWNER PHONE:
 OWNER PAYS: **Water**
 TENANT PAYS:

of UNITS LEASED:
 ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
 REAL ESTATE TAX:
 PERSONAL PROPERTY:
 ACCOUNTING/LEGAL:
 ADVERTISING:
 INSURANCE:
 ELECTRICITY:
 WATER/SEWER:
 TRASH:

PROFESSIONAL MANAGER:
 RESIDENT MANAGER:
 MAINTENANCE:
 SUPPLIES:
 OTHER:
 BUILDING EXPENSE:
 RESERVES:
 INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
 VACANCY ALLOWANCE:
 LAUNDRY:
 OTHER:
 EFFECTIVE GROSS:
 TOTAL EXPENSE:
 NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
 OPERATING EXPENSES:

GROSS OPERATING INCOME:
 NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
 CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **MICHAEL CHAN**
 CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: **01246687**
 CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: **w78510**
 CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **626-625-5595**
 2.LA PAGER: **626-212-7811**
 3.LA HOME: **626-625-5595**
 4.LO FAX:
 5.LA VOICEMAIL: **626-625-5595**
 6.LA EMAIL: michaelbchan@gmail.com

OFFICE

LISTING OFFICE: **Wetrust Realty**
 LISTING OFFICE PHONE: **626-587-4866**
 CO-LISTING OFFICE:
 CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **02125613**
 LISTING OFFICE FAX:
 CO-LISTING OFFICE STATE LICENSE:
 CO-LISTING OFFICE FAX:
 LISTING OFFICE MLS ID: **21890**
 CO-LISTING OFFICE MLS ID:

MLS

BAC:
 LISTING CONTRACT DATE: **06/10/26**
 ON MARKET DATE: **06/10/26**

DUAL/VARI COMP?: **No**
 EXPIRATION DATE: **12/31/26**
 CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
 MOD TIMESTAMP: **06/10/26**

BAC REMARKS:
 PRIVATE REMARKS: **Go direct, Supra lock box at side gate or contact listing agent**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Go direct. Access via Supra lockbox**
 DIRECTIONS: **RESO**

PHOTOS