



**PRICING BREAKDOWN**

Building Size	<b>±21,140 SF</b>
Land Size	<b>±54,014 SF (±1.24 AC)</b>
Sale Price / SF	<b>\$259.70</b>
Total Sale Price	<b>\$5,490,000.00</b>

**PROPERTY DETAILS**

- ±5,836 SF Office with 4 Restrooms
- 2 Dock High & 2 Ground Level Loading Doors
- 400 Amps of Power
- Zoned CA CR & D / DMX
- Gated and Fenced Yard
- 405 Freeway Exposure - Great Signage
- Extra Land, Parking Ratio 3:1
- Well-appointed Offices with Showroom
- Close Proximity to 110/405/91/710 Fwys
- Short-term Investment w/ Opportunity for an Owner-User
- Tenant has a lease through 11/30/27



**LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.**

**BRET OSTERBERG**

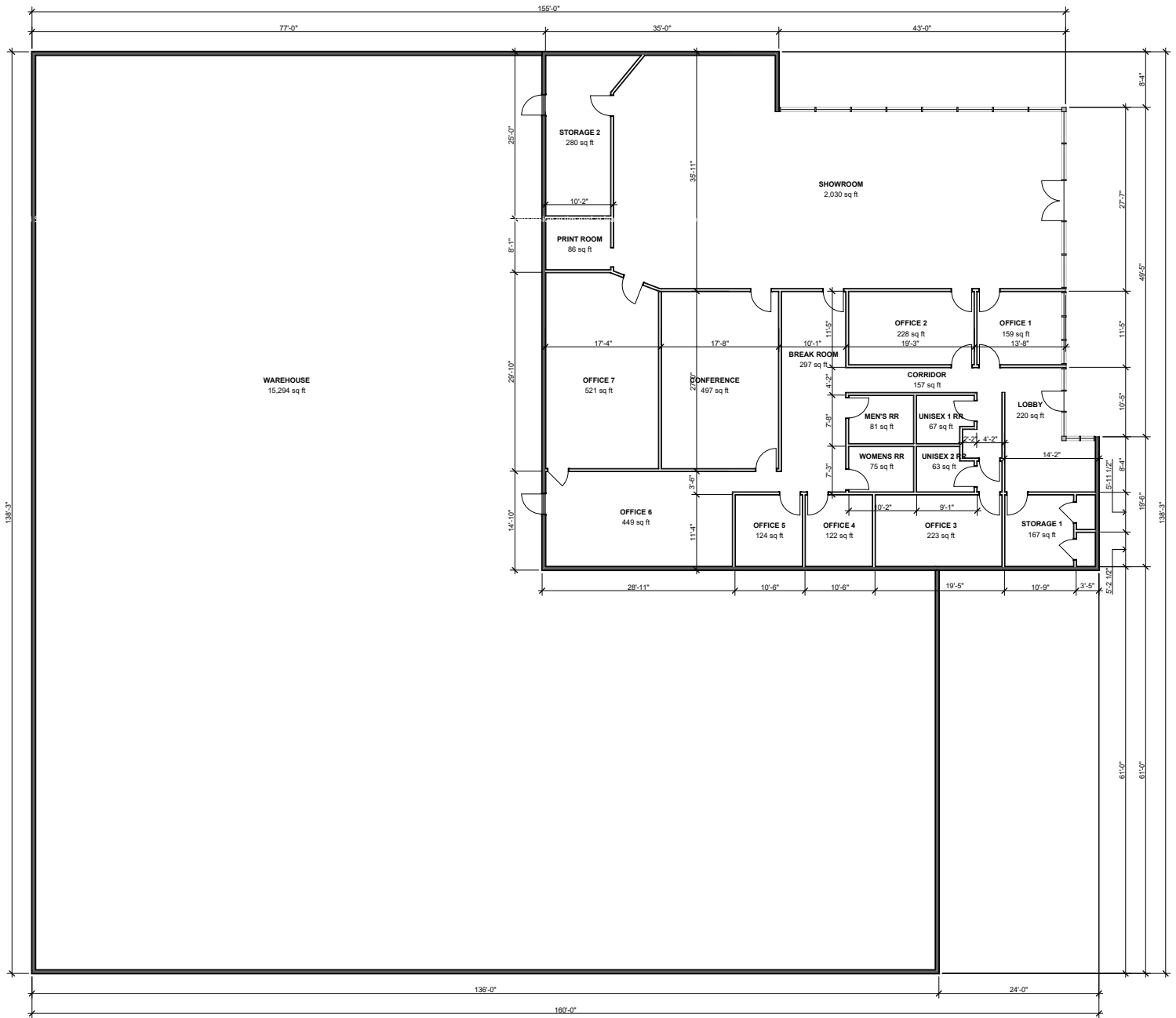
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**FIRST FLOOR PLAN  
NOT TO SCALE**

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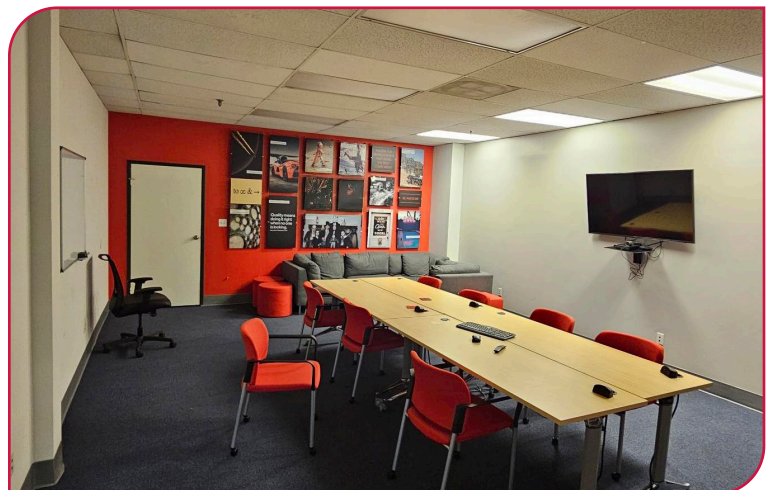
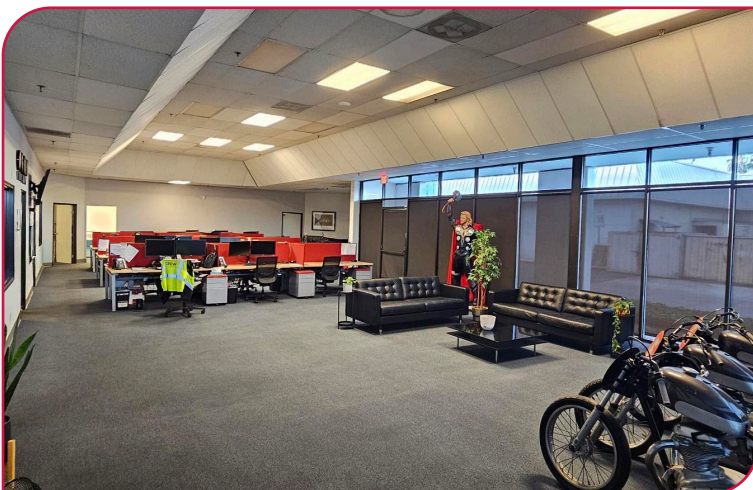
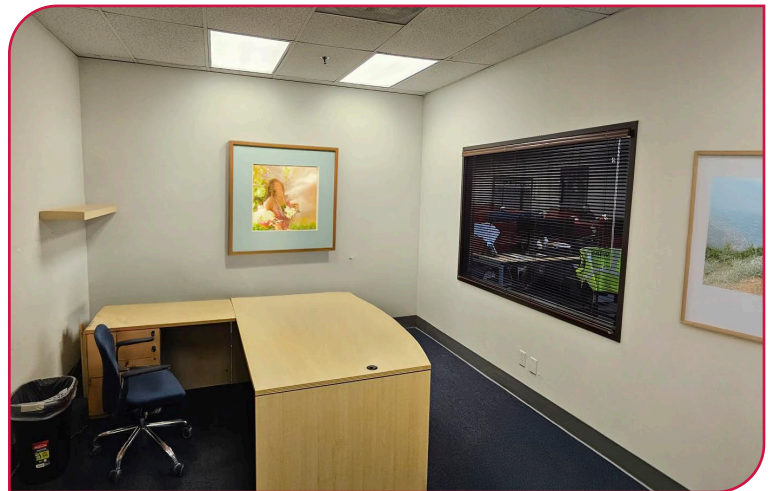
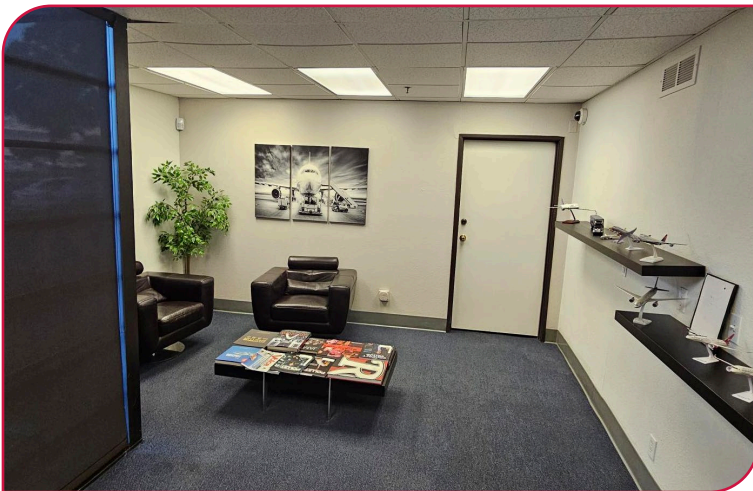
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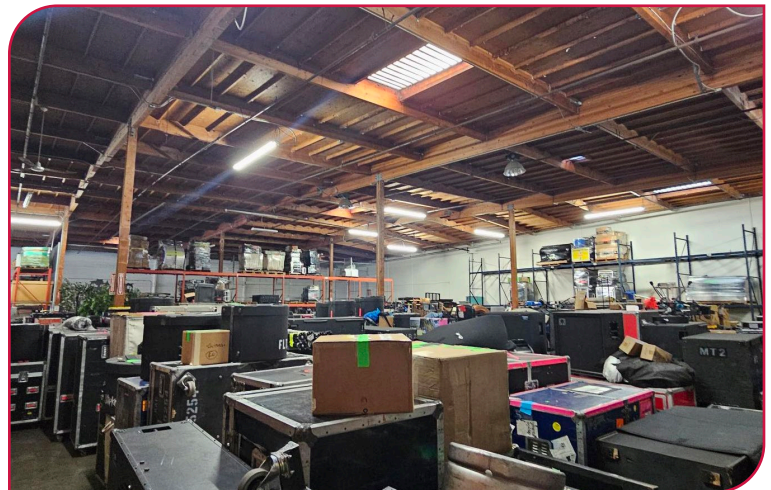
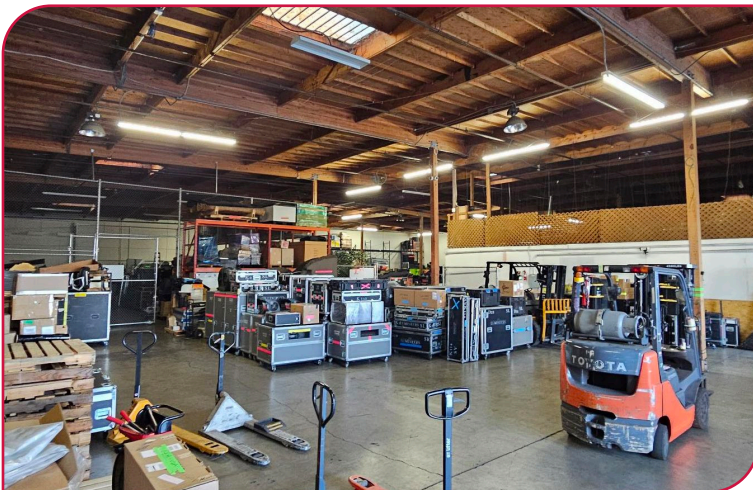
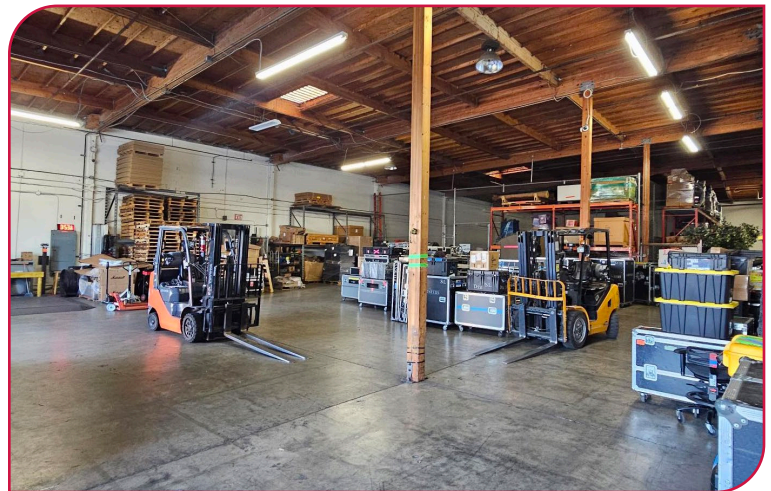
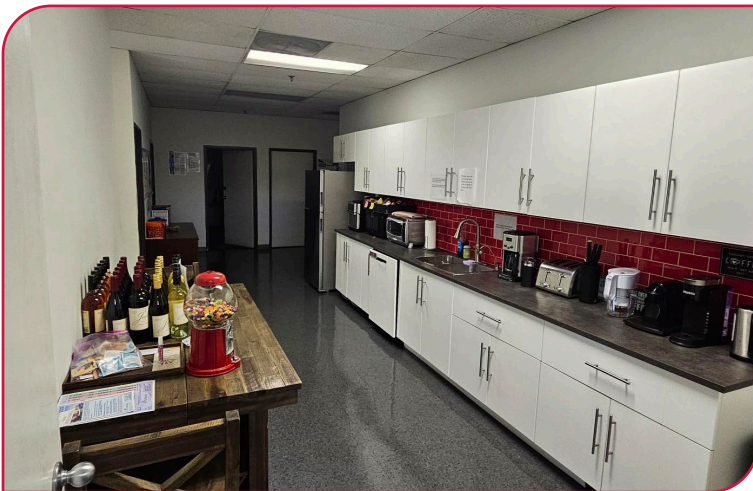
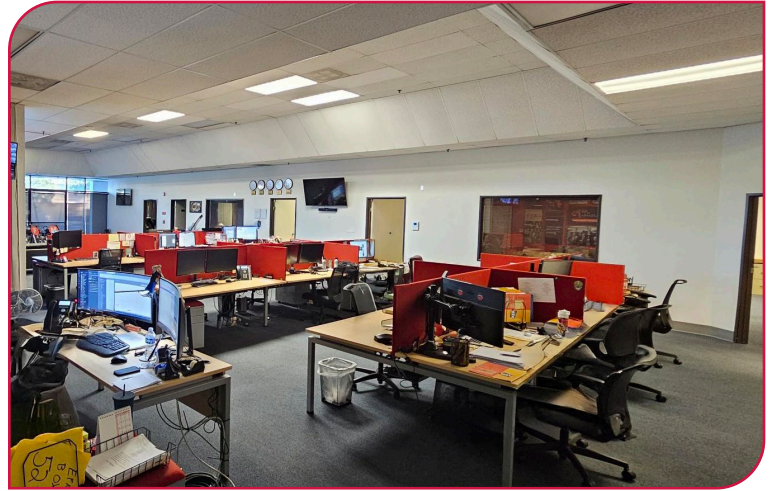
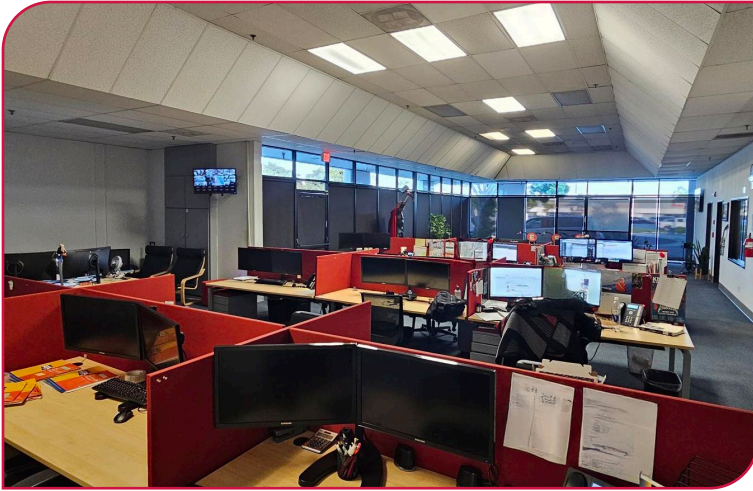
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