

EXCLUSIVE OFFICE OFFERING

Paul Kott Realtors, Inc.
RETAIL · OFFICE · INDUSTRIAL · INVESTMENT

Whittier Plaza
121 West Whittier Boulevard
La Habra, CA

INVESTMENT OPPORTUNITY

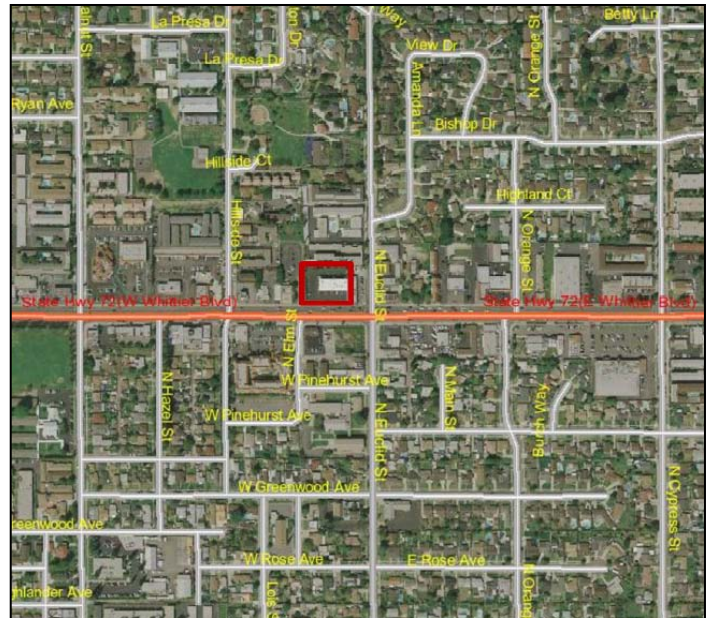
- ◆ PRICE: \$810,000
- ◆ GROSS SQUARE FEET: 11,685
- ◆ PRICE PER GROSS SQUARE FOOT: \$69.32
- ◆ RENTABLE SQUARE FEET: 10,166
- ◆ PRICE PER RENTABLE SQUARE FOOT: \$79.68
- ◆ YEAR BUILT: 1964
- ◆ CAP RATE - CURRENT: 3.02%
- ◆ CAP RATE - PRO FORMA: 11.15%

INVESTMENT HIGHLIGHTS

- ◆ Medical Use Permitted - 5:1 Parking Ratio - More Than Most Competing Buildings in the Area
- ◆ High Traffic Counts on Whittier Boulevard 72,000 Cars Per Day
- ◆ Building is Elevator-Served; Few Two-Story Office Buildings in this Area Offer Elevator Service
- ◆ Property Located Just One Parcel Off Signalized Corner of Euclid Street and Whittier Boulevard
- ◆ New Roof and Carpeting
- ◆ Executive Suites Available on Second Floor with View



CLOSED



Sold by:

BRETT CERVANTES

Senior Investment Associate

National Retail, Office, & Industrial Properties Group

Tel: (714) 707-4959

Cell: (714) 345-5848

Fax: (714) 772-3372

License: CA 01499474

bcervantes@pk-cre.com

www.pk-cre.com

Listing Office: 1225 West Lincoln Avenue, Anaheim, CA 92805 • Tel: (714) 707-4959 Fax: (714) 772-3372

Anaheim Office
www.pk-cre.com