

EXCLUSIVE MULTI-TENANT OFFERING

JUST CLOSED

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

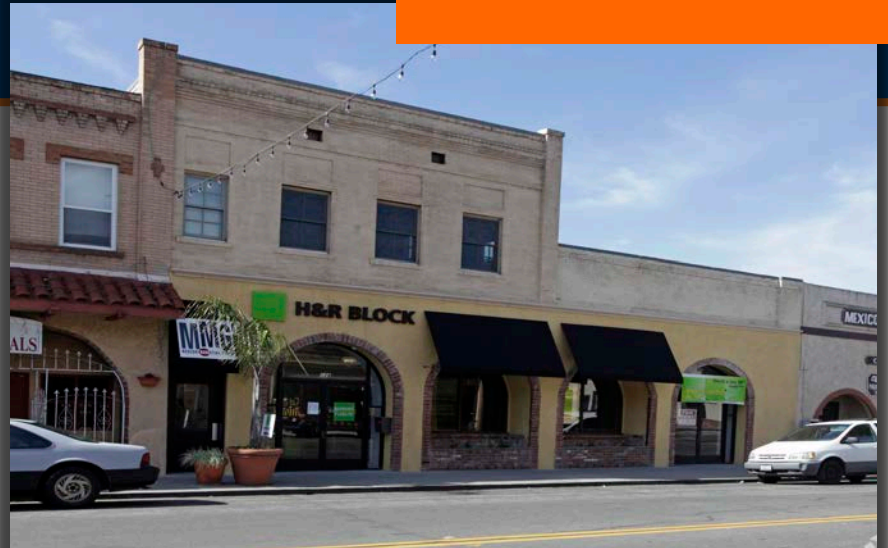
Downtown Placentia Retail & Office Building
128 Santa Fe Avenue
Placentia, CA 92870

INVESTMENT OPPORTUNITY

- ◆ PRICE: \$1,300,000
- ◆ RENTABLE SQUARE FEET: 7,611 SF
- ◆ PRICE PER SQUARE FOOT: \$170.81
- ◆ YEAR BUILT: 1912
- ◆ PARCEL: 7,602 Sq Ft

INVESTMENT HIGHLIGHTS

- ◆ Located in the Heart of Downtown Placentia, Adjacent to the Soon to be Developed Metrolink Station
- ◆ Newly Retrofitted for Seismic and Renovated with Open Ceiling Concept
- ◆ Located in Proximity to Sam's Club, Home Depot, McDonalds, Meinke, In-N-Out, Jack in the Box, Chevron, Northgate Market, Little Caesars, Arco, El Pollo Loco, Sonic, etc.
- ◆ Subject Property is Situated Directly Across from "The Harold", a 215-unit 5-story Apartment Complex with Roof Top Amenities and a 6-story Parking Structure that is Due to Break Ground End of August 2018
- ◆ Located Less Than One Mile to the 57 Freeway and 1.1 Miles to Cal State Fullerton (40,235 students)
- ◆ Great Location for Future Restaurant, Bar, Lounge, Nightclub, or Brewery Type Concepts



Listed & Sold By:

BRETT CERVANTES

Senior Investment Associate
National Retail 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