



7200
ATLANTIC BLVD.



**7200 Atlantic Blvd.,
Cudahy, CA 90201**

PROPERTY HIGHLIGHTS

LEASE SUMMARY

AVAILABLE **+/- 1,500 SF**

LEASE RATE **\$3.50 PSF NNN**

LOT SIZE **.39 AC / 16,988 SF**

YEAR BUILT **2005**

PARKING **16 STALLS**

CURB CUTS **2**

SIGNALIZED CORNER **YES**



**1,500 SF
Available**



**Signalized
Intersection**



**80,000+ / day
Traffic Counts**

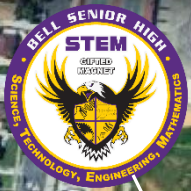


7200 Atlantic Blvd.,

Cudahy, CA 90201



Bell High School



Atlantic Ave



E Florence Ave

SUBJECT PROPERTY
7200 Atlantic Ave
Cudahy
CA

Atlantic Ave



E Florence Ave

Jaime Escalante Elementary School





PROPERTY INFO

- Prime Signage Available
- Ample Parking
- Signalized Intersection
- Curb Cuts on Both Corners
- High Traffic Thoroughfare



OPPORTUNITY

- Strong Retail Synergy
- Great Exposure and Co-Tenancy
- Prominent Signage
- Dense Population
- Great Morning & Evening Drive Time Traffic

— 7200 —
ATLANTIC BLVD.

CUDAHY, CA 91606



ALEX RODRIGUEZ, CCIM

818.464.5743 - Tel

818.301.1969 - Fax

Alex@TAGcre.com DRE

Lic# 01803607

Affiliated Business Disclosure

The information contained in the following Offering Memorandum / Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Alexander Group and it should not be made available to any other person or entity without the written consent of The Alexander Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of these materials. If you have no interest in the subject property at this time, please return these marketing materials to The Alexander Group.

This Offering Memorandum / Marketing Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Alexander Group has not made any investigation, and makes no warranty or representation with respect to any income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum / Marketing Brochure has been obtained from sources we believe to be reliable; however, The Alexander Group has not verified, and will not verify, any of the information contained herein, nor has The Alexander Group conducted any investigation regarding said information and makes no warranty or representation whatsoever regarding the accuracy

or completeness of the information provided. All potential interested parties must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, The Alexander Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser.

The Alexander Group's principal expertise is in marketing investment properties for sale/ lease and acting as intermediaries between buyers / sellers and leasees / lessors. The Alexander Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook.

Projections and pro forma figures and/or financial statements are not guaranteed, buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making. Any rent or income information in this offering memorandum / marketing brochure, with the exception of actual, historical rent collections, if applicable, represent good faith projections of potential future rent only, and The Alexander Group makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



THE
ALEXANDER
GROUP
COMMERCIAL REAL ESTATE

ALEX RODRIGUEZ, CCIM

818.464.5743 - Tel

818.301.1969 - Fax

Alex@TAGcre.com

DRE Lic# 01803607

