



## 3 Store Strip Center

**Starbucks, Bellabar, Cleaners**

**8295 E. Monte Vista Rd.**

**Anaheim, CA. 92808**



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**Office: 516-394-5429**

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**100% Occupied**

Long Term Leases with options and escalations

Highly visible hard corner signalized lot

Part of a portfolio sale:

**1.64 Acre Contiguous Parcels**



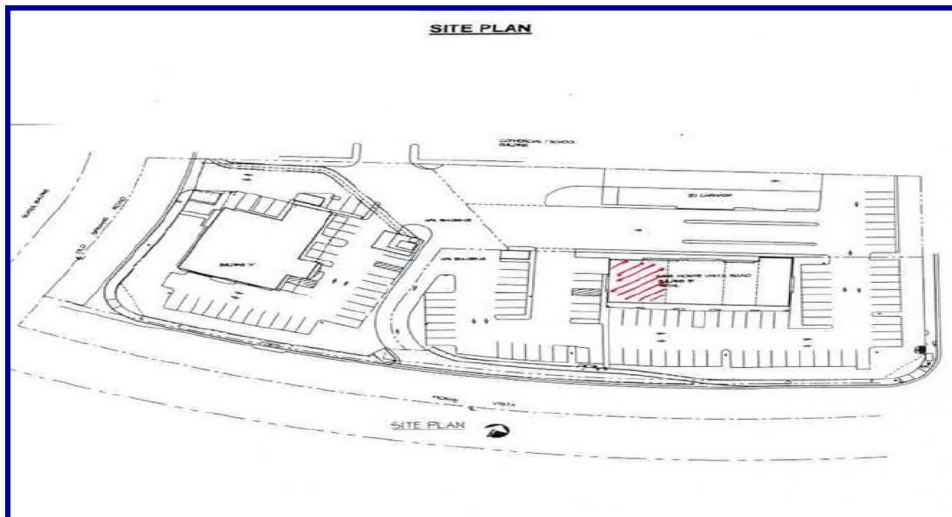
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## Property Details:

Property Type: **Retail**

Sub Type: **Strip Center**

Square Footage: **5,625**

Price/Sq Ft: **\$1,102.22**

Cap Rate: **4.50%**

Occupancy: **100%**

NOI: **\$278,993**

Units: **3**

Year Built: **2006**

Lot Size (acres): **0.94**

Property taxes are **\$25,900**.

Insurance including earthquake is **\$7000**.

Utilities/trash is **\$10,000**

Landscape, cleaning is **\$5,000**

General upkeep is about **\$3,000**.