

\$2,850,000 LEASED INVESTMENT FOR SALE



9572 CHAPMAN AVENUE | GARDEN GROVE | CA

Voit
REAL ESTATE SERVICES

**THE ZEHNER
DAVENPORT**
INDUSTRIAL GROUP

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Touring Guidelines



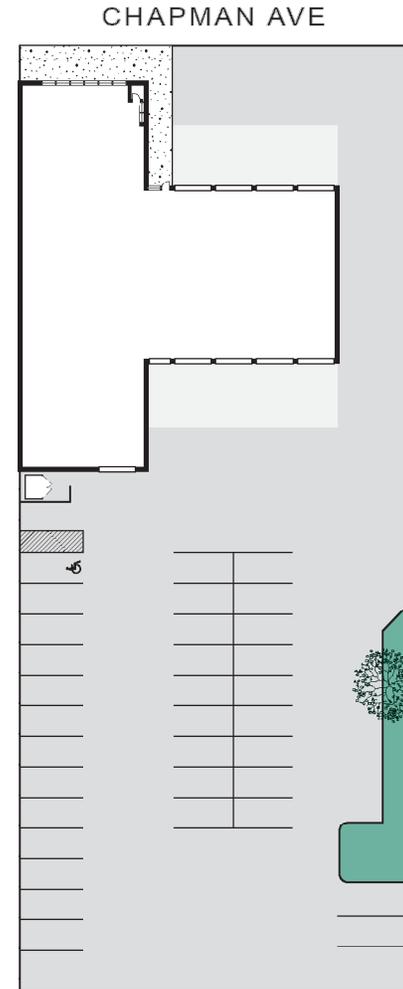
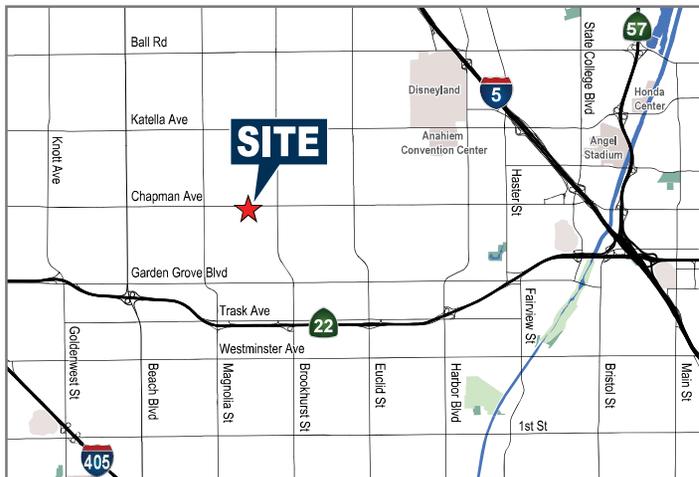
2020 Main Street, Suite 100, Irvine, California 92614 | 949.851.5100 | 949.261.9092 Fax | Lic #01991785 | www.VoitCo.com

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PROPERTY FEATURES

- ±8,018 SF Retail Building
- ±34,639 SF Parcel
- Lease Rate: \$9,400 a Month NNN / \$112,800 Annual NOI
- **Lease Expiration: 8/31/2029**
- 4% Cap Rate at Ask Price
- Leased Investment with 3-5 year Options
- Credit Tenant: Monro, Inc. a New York Corp.
- 4.8:1,000 Parking Ratio (Expandable)
- High Image Chapman Ave Street Visibility



Site Plan Not to Scale



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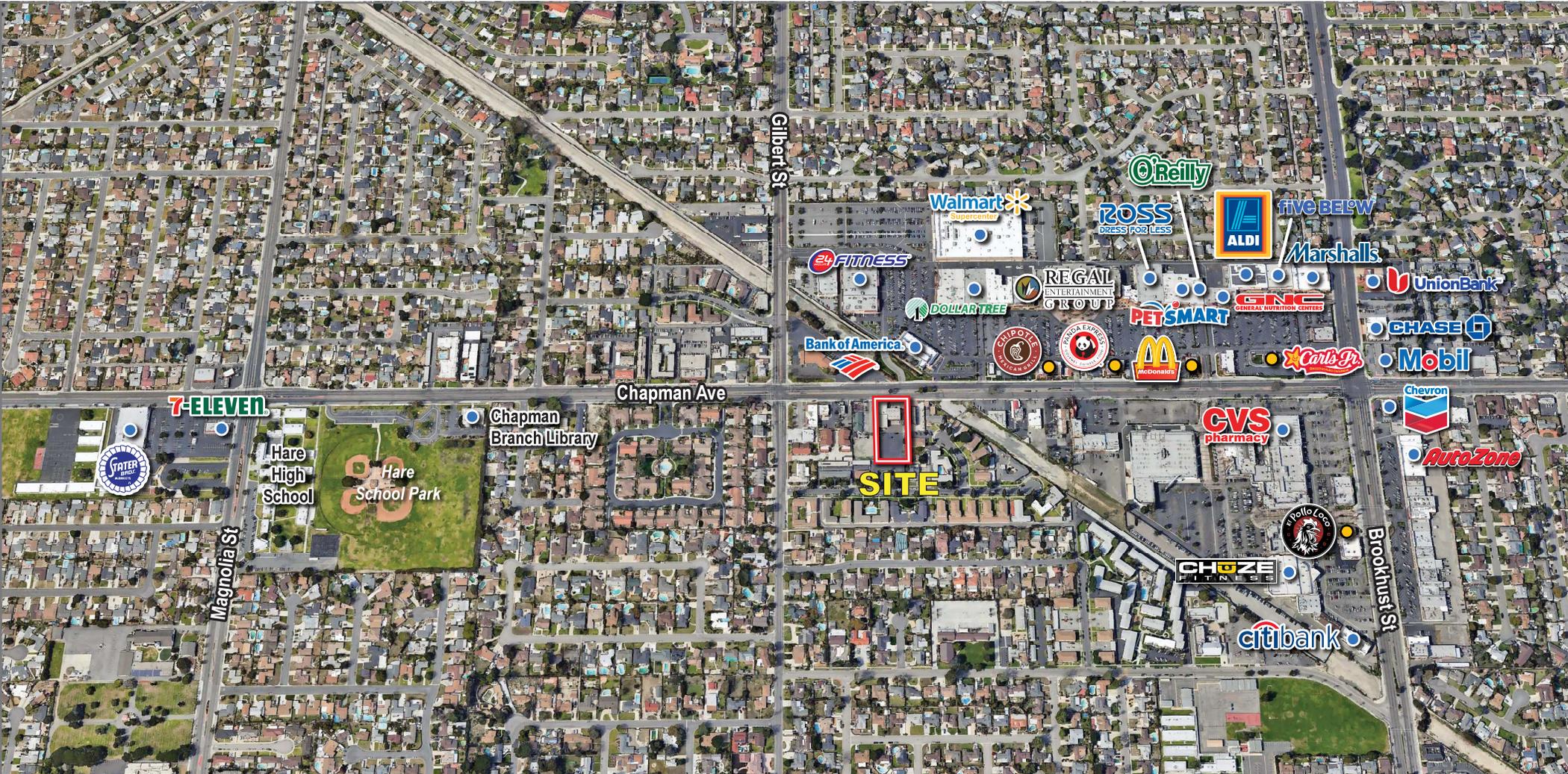
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