

FULLY LEASED
SINGLE TENANT LEASED INVESTMENT

OFFERING MEMORANDUM

Voit

REAL ESTATE SERVICES

AN APPROXIMATE
19,008 SQ. FT.
INDUSTRIAL OFFERING

1841 TYLER AVENUE, SOUTH EL MONTE, CA

**CALIBER
COLLISION**

CALIBER
COLLISION
PARTS

Exclusively Offered By:

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THE OFFERING

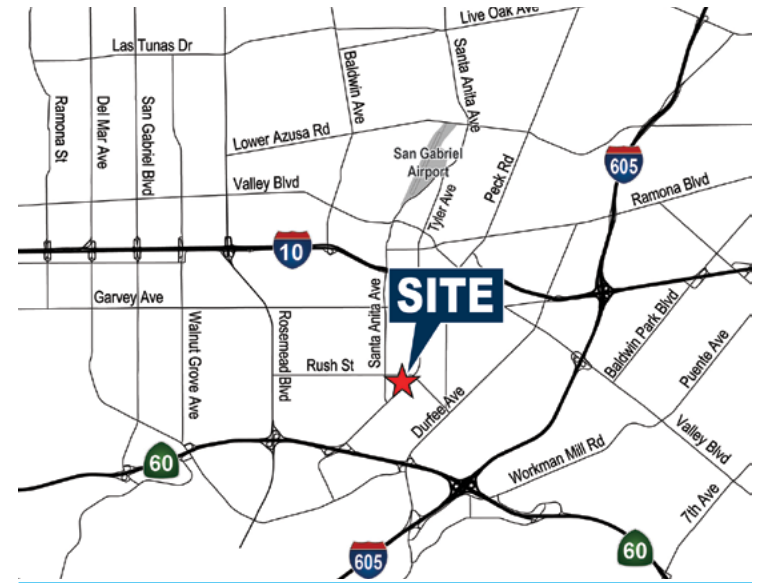
Voit Real Estate Services is pleased to offer for sale 1841 Tyler Avenue, El Monte, CA, a 19,008 square foot fully leased building is situated on 34,622 square feet of land area. The building is located in the highly desirable Los Angeles County and serves as home to Caliber Collision, the nation's largest auto collision company. Caliber Collision was founded in 1997 and now boasts over 1,100 locations serving customers in 32 states.

Constructed in 1974, this concrete tilt-up building features 16' of interior clearance, four (4) grade level doors, a fenced yard area, and well distributed heavy power.

The property offers a high identity location on Tyler Avenue, a major thoroughfare with a daily traffic count of 14,732 cars per day. The property also offers convenient access to the Pomona (60), San Gabriel (605), Santa Ana (5) and the Santa Monica (10) Freeways, the Ports of Long Beach and Los Angeles, and the Los Angeles International Airport.

Investment Highlights

- Desirable building features including 16' of warehouse clearance, four ground level doors, secured yard area and well distributed power.
- Historically strong submarket boasting a low vacancy rate of 2.70%.
- Stable cash flow from a national credit tenant, Caliber Collision, that has extensive capital investment in the building making lease renewal highly likely.
- Below market in place rent, creating the opportunity to significantly enhance returns on lease renewal.
- The building comes with highly sought after auto body conditional use permit from the City of El Monte.



TOTAL BUILDING SIZE	19,008 Square Feet
LAND AREA	34,622 Square Feet
TENANT	Caliber Collision
LEASE TYPE	AIR Standard Industrial / Commercial Single-Tenant Lease-Net
PROJECTED YEAR ONE NET INCOME	± \$164,789.00
ASKING PRICE	\$3,800,000.00 (\$199.91 PSF)

*Based on asking price property taxes

AERIAL IMAGE



Tyler Ave

CALIBER COLLISION

ABACUS

HANSON