



12541-12543 Lambert Rd

Whittier, CA 90606 · Office For Sale

\$799,000



Office Property For Sale

Price	\$799,000	No. Stories	1
Property Type	Office	Year Built	1980
Property Sub-type	Medical More...	Parking Ratio	4.58/1,000 SF
Building Class	C	Zoning Description	WHC1
Sale Type	Investment	APN / Parcel ID	8170-036-004
Cap Rate	4.64%	Walk Score ®	66 (Somewhat Walkable)
Lot Size	0.21 AC	Transit Score ®	24 (Minimal Transit)
Rentable Building Area	2,400 SF		
Listing ID: 12754715		Date Created: 06/04/2018	Last Updated:

Description

Two unit medical building currently occupied by tenants with Modified Gross Income leases. Landlord pays property tax and gardener only. Annual income:\$49,030. Each unit is 1,200 sq.ft. Very modern building with updated bathrooms along with built-in reception area/exam rooms. Roof and AC unit are only three years old. Separate electric and gas meters for each unit. Secure gated parking lot in rear of the building. Located less than 1/4mile from Presbyterian Hospital. Located between Washington Blvd. & Santa Fe Ave. Lots of street traffic exposure! Each office has its own address. 12541 and 12543 Lambert Road. Tenants may have done own improvements so interior photos possibly not how currently situated.

Tenant 1- Month-to-month tenancy

Tenant 2- Current lease until 3/2022 + 5yr option at market rate. 3% annual increase in rent.

Highlights

- Excellent Street Traffic
- Very close to Hospital
- Secure gated lot

Sale Notes

Two unit medical building currently occupied by tenant with modified gross incomes leases. Landlord pays property tax and garnder only. Annual income is \$49,030. Each unit is 12,00 sf. Very modern building with updated bathrooms along with built-in reception area/exam rooms. Roof and AC unit are only three years old. Separate electric and gas meters for each unit. Secure gated parking lot in rear of building. Located a short distanceto the Presbyterian hospital. Located between Washington Blvd. & Santa Fe Ave. Lots of street traffic exposure! Each office has its own address. 12541-12543 Lambert Road.

Financial Summary (Actual - 2017)

	Annual	Annual Per SF
Gross Rental Income	\$49,030	20.43
Other Income	-	-
Vacancy Loss	-	-
Effective Gross Income	\$49,030	20.43
Net Operating Income	-	-

Major Tenant Information

Tenant	SF Occupied	Lease End Date
Chiropractor	1,200	
Premier Healthcare	1,200	

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Washington Blvd	Adler Dr, SW	22,291	2017	0.22 mi
Lambert Rd	Milton Ave, SE	24,907	2017	0.23 mi
Santa Fe Springs Rd	Dunton Dr, NE	15,623	2017	0.27 mi
Whittier Blvd	Washington Blvd, SE	28,000	2017	0.40 mi
Whittier Blvd	Milton Ave, SE	40,000	2017	0.42 mi

Public Transportation

Commuter Rail	Drive	Distance
Norwalk/Santa Fe Springs Commuter Rail (Orange County, 91 Lines)	10 min	4.1 mi
Montebello/Commerce Commuter Rail (Riverside Line)	16 min	6.8 mi
Airport	Drive	Distance
Long Beach-Daugherty Field Airport	27 min	21.9 mi
Los Angeles International Airport	32 min	25.9 mi
John Wayne Airport	34 min	31.3 mi

Map of **12541-12543 Lambert Rd Whittier, CA 90606**



Additional Photos



Private Gated Parking Lot



Kitchen/Break Room



Private Parking Lot



High Quality



Reception



Exam Room



Front

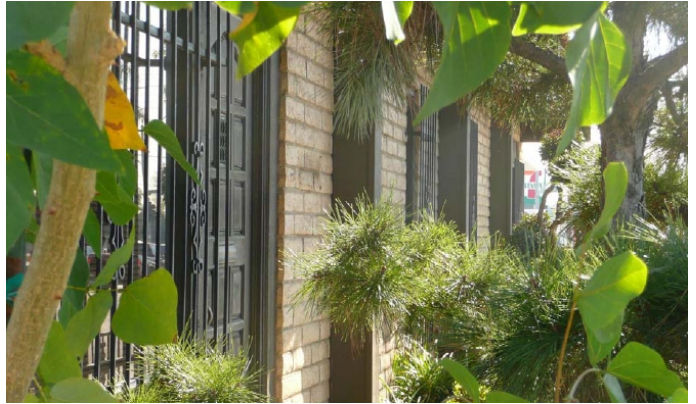


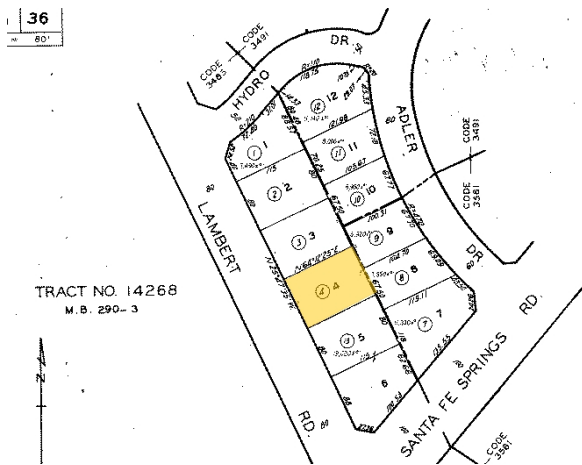
Bathroom



Reception







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