

EXCLUSIVE LISTING - PLAZA DEL ESTE

16388 Colima Rd, Hacienda Heights



Property Overview

Asking Price	\$ 6,988,000
Number of Units	38
APN	8241-025-034
Year Built	2004
Gross Building Size	±19,380 SF
Lot Size	±45,944 SF
Zoning	LCRA
Parking	68 spaces

PROPERTY & INVESTMENT HIGHLIGHTS

- Great mix of retail and office buildings
- First time for sale by the original developer!
- High Cash-on-cash return with minimum down payment; High upside rent potential
- Excellent location a major street (Colima Road) with an excellent visibility (±26,101 cars per day)
- Superb demographics (±\$121,000 AHH within a-mile radius)
- Proximity to restaurants, supermarkets, shopping, entertainment, fitness centers etc. (85C Bakery, Costco, Walmart, Target, Vons, 99 Ranch Market, CVS, Puente Hills Mall, SpeedZone)
- Corner property (both streets have traffic signals)
- A diverse mix of tenant types (Internet recession proof) with many stable long-time tenants
- An abundant number of on-site and off-site parking spaces
- Ease of management with onsite leasing office available
- High-quality newer construction building with New Roof and New HVAC systems (6 new HVAC units)
- Flexible unit configuration making a wide appeal to different type of tenants including medical office use
- The building has great curb appeal with a sizable area for placement of a building monument sign
- Large lot size with ample parking (68 spaces)
- Minutes away to 60 FWY and Rowland Heights

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Growth Investment Group is proud to present a RARE commercial property located in a PRIME location in the city of Hacienda Heights. First time on market since it was built by its original developer. This hard corner property makes it extremely attractive for business owners and investors because of the exposure from $\pm 26,101$ cars passing by per day and traffic signals on both streets (Colima Rd and Punta Del Este Dr). The property is of a high-quality, newer construction built in 2004. It is a two-story office/retail building with a combined gross building size of $\pm 19,380$ square foot situated on a large $\pm 45,944$ square foot lot. It is occupied by many stable and long-time tenants. The property offers ample parking with 68-spaces on-site and many off-site street parking available.

The property boasts an extremely desirable location only minutes away from the booming Puente Hills Mall and its neighboring plaza. These shopping centers feature many popular amenities such as the Puente Hills AMC, 168 Market, 85c Bakery Café, 99 Ranch Market, Target, Ross, Round 1, and a myriad of high-traffic restaurants. The property has convenient access to the 60 Fwy, various parks, libraries, and schools.