



Flair Business Park - 3360-3380 Flair Drive, El Monte, CA 91731

Property Type:	Office Office Building	Price:	Not Disclosed
Building Size:	57,000 SF	Cap Rate:	7.00%
Building Class:	B	Occupancy:	94%
Parking Ratio:	3.9/1,000 SF		
Year Built:	1982		

Property Description:

2 two-story Office buildings comprising approximately 57,000 SqFt.



2601 Wilshire Blvd - Los Angeles, CA 90057-3401

Property Type:	Office Office Building	Price:	\$12,500,000
Building Size:	62,000 SF	Price/SF	\$201.61
Building Class:	B	Cap Rate:	6.13%
Parking Ratio:	4/1,000 SF	Occupancy:	100%
Year Built:	1952		

Property Description:

Grubb & Ellis Company has been exclusively retained by the Ownership to represent the offering of a 100% fee interest in 2601 Wilshire Boulevard, Los Angeles (Property). The Property is a 62,000 rentable square foot, single tenant, office project comprising of 2 buildings with a common attached lobby and a 223 car five story parking structure. The Property is fully leased to the County of Los Angeles on a modified gross basis, with the original term due to expire in 2019. Originally constructed in 1955, the building was completely rehabilitated and upgraded in 1999 by The Ratkovich Company. The upgrades consisted of mechanical systems, HVAC, electrical, and seismic, along with the creation of a fiber optic connected communication center.



La Cienega Commercial Building - 1610 S La Cienega, Los Angeles, CA 90035

Property Type:	Office Office Building	Price:	\$5,750,000
Building Size:	22,826 SF	Price/SF	\$251.91
Building Class:	B	Cap Rate:	6.60%
Parking Ratio:	2/1,000 SF	Occupancy:	100%
Year Built:	1990		

Property Description:

The subject property is used primarily as an office building with some retail tenants on the first floor. This tenant mix allows for higher groundfloor rents as well as a diverse tenant mix. Each of the fourteen units are individually metered and range between 1200 and 1700 square feet. Currently the owner is guaranteeing all vacant spaces for a one year term at \$1.60 NNN. This allows the new owner to obtain financing and cashflow while leasing. The property is currently acheiving a 6.6% cap rate with an immediate profroma cap rate of 7.5% by converting some of the current month to month tenants to NNN.



Gardena Valley Medical Center - 1300 W 155th street, Gardena, CA 90247

Property Type:	Office Medical Office	Price:	\$5,650,000
Building Size:	29,460 SF	Price/SF	\$191.79
Building Class:	B	Cap Rate:	4.55%
Parking Ratio:	31/1,000 SF	Occupancy:	80%
Year Built:	1973		

Property Description:

This is a very well kept building located one block east of Normandie Ave and one block south of Redondo Beach Blvd, in the South Bay city of Gardena. The Medical Center is a two-story medical office building containing 29,460 square feet of gross area, and 24,884 square feet of net useable area.. Most physicians in the building have been long term tenants. Property sits adjacent to the high traffic signalized corner of Normandie and West Redondo Beach Blvd. The location of the property adjacent to the two hospitals has resulted in an extremely stable tenancy and high rate of occupancy.



5 Mason - Irvine, CA 92618

Property Type:	Office Office-R&D	Price:	\$6,590,000
Building Size:	30,724 SF	Price/SF	\$214.49
Building Class:	B	Cap Rate:	5.80%
Parking Ratio:	3/1,000 SF	Occupancy:	100%
Year Built:	1981		

Property Description:

5 Mason is a freestanding, approximately 30,724 square foot, high image R&D building in the heart of Irvine Spectrum. The property is highly improved with approximately 29,000 square feet office improved. The property is currently 100% leased with three tenants, Control Systems International, Inc., Newtech Infosystems, Inc. and Star Financial. Located just off the 5 freeway and Bake Parkway with frontage on Muirlands and Mason. This high image R&D office building offers a buyer the opportunity to own a highly improved, 100% leased investment with stable income in the heart of Irvine Spectrum. With a vacancy factor of less than three percent (3%) and rents increasing in the market, this property offers a buyer a secure investment with average to below rents.

Over the past five (5) years we have seen a over corrected leasing market with below market rents that seem to have reached a bottom and should begin to increase substantially over the next few years.



Magnolia Point & Magnolia Center - 15492 Magnolia Avenue, Westminster, CA 92683

Property Type:	Shopping Center	Price:	\$12,000,000
	Neighborhood Center	Price/SF	\$448.63
Year Built:	2006	Cap Rate:	5.80%
GLA:	26,748 SF		

Property Description:

Motivated Seller!! \$180,000 Commission for Procuring Broker at List Price!! Magnolia Point and Magnolia Center feature excellent accessibility, identity, and visibility. The subject properties benefit tremendously from being located in the highly desirable submarket of Little Saigon within the city of Westminster, located just blocks away from both the I-405 and I-22 Freeways. The immediate trade area features low vacancy rates and a dense residential population base proving why Magnolia Point has attracted numerous high quality national tenants. Located between Magnolia Point and Magnolia Center is another shopping center called Scott Center, which is not a part of the offering, but helps create additional traffic flow and tenant synergy. The offering is situated on four separate parcels and a total of 1.99 acres of land, which is rare in Orange County. The offering provides a prospective investor with the unique opportunity to purchase a brand new pride of ownership building with excellent national tenancy and annual increases in Magnolia Point, and an existing retail property with long term stable tenancy and below market rents in Magnolia Center.



Medical Office Strip Center - 861-887 S. Atlantic Blvd., Monterey Park, CA 91754

Property Type:	Shopping Center	Price:	\$6,700,000
	Strip Center	Price/SF	\$297.45
Year Built:	1967	Cap Rate:	6.30%
GLA:	22,525 SF		

Property Description:

AVAILABLE - The subject Medical Office Strip Center controls 300' of frontage along busy S. Atlantic Blvd. with an average of over 30,000 cars per day traffic. The property lies next to East West Bank and directly across from the Monterey Park City Hospital and maintains 3.9 parking spaces per 1,000 rentable square feet and is in excellent physical condition and has a new roof. Several of the existing leases are at well below the market rate value.
PLEASE CALL FOR info



Western Medical Plaza - 1828 WESTERN AVE, LOS ANGELES, CA 90006

Property Type:	Office	Price:	\$4,490,000
	Office Building	Price/SF	\$201.81
Building Size:	22,249 SF	Cap Rate:	7.25%
Year Built:	1957		

Property Description:

PRICED BELOW LAND VALUE. Rare opportunity to find huge sized property on Prime Western Avenue. Three buildings on almost 40,000 sq.ft of Land. 12Tenants mostly from Medical Industry known for paying rent on time as they get paid on time. Many suites are located for clients to park and walk-in. Unlike highrise buildings these medical suites are designed like retail centers. Comparables sold in the immediate area represent average Land price per sq.ft sold at \$201 VS this property being offered at \$125 per sq.ft. average building price per sq ft sold at \$290 VS this property being offered at \$217. Considering the facts it is located on one of the Major throughfares of Western Avenue in southern California, just in two minutes distance NORTH of I-10 Freeway, Five minutes on freeway to Down Town Los Angeles, in the heart of Korea Town, It is priced below market. please be advised not to disturb any tenants.



4 Corporate Plaza - Newport Beach, CA 92660

Property Type:	Office Office Building	Price:	\$9,600,000
Building Size:	20,210 SF	Price/SF	\$475.01
Year Built:	1979	Cap Rate:	5.76%

Property Description:

Two-story, elevator-served brick building situated directly on Pacific Coast Highway with building-top signage and prominent street exposure from both directions. The property size is +/-20,210 sq.ft. +/-11,431 sq.ft. will likely be available for a user to occupy on 1/1/2007.



Samaritan Medical Tower - 1127 Wilshire Blvd., Los Angeles, CA 90017

Property Type:	Office Medical Office	Price:	\$57,800,000
Building Size:	174,184 SF	Price/SF	\$331.83
Building Class:	B	Cap Rate:	6.00%
Year Built:	1964	Occupancy:	97%

Property Description:

Call broker for info.



224 East Olive Boulevard - Burbank, CA 91502

Property Type:	Office Office Building	Price:	\$5,600,000
Building Size:	27,035 SF	Price/SF	\$207.14
Building Class:	B	Cap Rate:	6.71%
Year Built:	1925	Occupancy:	100%

Property Description:

224 East Olive Avenue located in Burbank is a 100% occupied, three-story, 27,035-square-foot office and retail property located at the intersection of Olive Avenue and San Fernando Boulevard. The property consists of three co-joined buildings containing 14,787 square feet of retail and 12,248 square feet of office space. The building s consistently high occupancy provides a stable cash flow creating an extremely high quality investment.



Harbor Nutmeg Plaza - 1520 Nutmeg Place, Costa Mesa, CA 92626

Property Type:	Office Office Building	Price:	\$3,775,000
Building Size:	26,874 SF	Price/SF	\$140.47
Building Class:	B	Cap Rate:	7.75%
Year Built:	1982	Occupancy:	95%

Property Description:

We are pleased to offer the leasehold interest in a high quality multi-tenant office building located at 1520 Nutmeg Place, Costa Mesa, California. There are 29 years left on the ground lease and the landlord is currently in the process of extending beyond 30 years. This pride of ownership building was built in 1982 and has approximately 26,874 rentable square feet. The property has an above standard parking ratio of 4.6:1 and is situated on approximately 43,680 square feet of land. The subject property is of steel frame construction, and the exterior walls of the building are constructed of cement panels and solar bronze windows. The entire first floor of the building is leased to medical tenants, while the second floor consists of non-medical tenants. The quality and location of this building facilitates filling of any vacant space. The building is located directly off of Harbor Boulevard making it close to many retail shops, restaurants and amenities. The 405 Freeway is approximately 1/3 of a mile to the north, and the building is in close proximity to the 73 and 55 Freeways.



Valley West Center - 18341 Sherman Way, Reseda, CA 91335

Property Type:	Retail Street Retail	Price:	\$7,450,000
Building Size:	34,550 SF	Price/SF	\$215.63
Year Built:	1952	Cap Rate:	6.30%
		Occupancy:	97%

Property Description:

Exceptional High Profile Two-Story Free Standing Multi-Tenant Office/Retail Building, \$693,000 Actual Annual Base Rent with Annual Increases, +/- \$470,000 Annual Net Operating Income, Leased Investment, Below Market Lease Rates, Long Standing Tenants, Abundant Parking, All leases are based on the approximate Useable Square Footage.



WNC First Insurance Services, Inc. - 899 El Centro Street, South Pasadena, CA 91030

Property Type:	Office Office Building	Price:	\$14,900,000
Building Size:	50,052 SF	Price/SF	\$297.69
Building Class:	A	Cap Rate:	5.83%
Parking Ratio:	2.7/1,000 SF		
Year Built:	1984		

Property Description:

Located in South Pasadena, CA, the property is a 2-story 50,052 square foot building on an 1.62 acre site. It is 100% occupied by WNC First Insurance Services, Inc. The building has been serving as the company headquarters for WNC since 2004. The building was built in 1984. The improvements and grounds have been well maintained and are in excellent condition. There is total parking for 135 cars on the site through underground garage parking and surface lots (2.70 per 1,000).



ROYALTY MEDICAL PLAZA - 1902 ROYALTY DR, POMONA, CA 91767

Property Type:	Office Medical Office	Price:	\$6,950,000
Building Size:	32,387 SF	Price/SF	\$214.59
Parking Ratio:	4/1,000 SF	Cap Rate:	4.80%
Year Built:	1981	Occupancy:	73%

Property Description:

Free-Standing, Two Story, Office/Professional/Medical Building, 32,387sq ft. Beautifully Renovated Professional Office Buildings. Each Suite Has An Entryway to a Landscaped Courtyard. Lots of Common, Surface Parking. Private Restrooms in Select Suites, with Male/Female Restrooms in Common Corridor Area.



1400 Shamrock - 1400 S. Shamrock, Monrovia, CA 91016

Property Type:	Office Office-R&D	Price:	\$12,625,000
Building Size:	74,346 SF	Price/SF	\$169.81
Parking Ratio:	3.7/1,000 SF	Cap Rate:	6.22%
Year Built:	1957	Occupancy:	100%

Property Description:

1400 Shamrock is an office/R&D building located in the San Gabriel Valley's 210 Corridor in Los Angeles County, California. It consists of one (1), single-story building totaling 74,346 square feet, and is currently 100% leased to a single credit tenant, ITT Industries. The property is institutionally-owned and professionally managed, and possesses a prime location just north of the 210 Freeway in the city of Monrovia. The property was built in 1957 and completely renovated in 2001. The building features a newly renovated lobby and fitness area. The build-out is comprised of approximately 80% office space, 10% new lab space and 10% of clear height warehouse space. The Property has plentiful parking with 273 stalls. The Property totals 5.05 acres and includes an outdoor patio area.



27489 Agoura Road - Agoura, CA 91301

Property Type:	Office Office Building	Price:	\$6,450,000
Building Size:	24,876 SF	Price/SF	\$259.29
Building Class:	B	Cap Rate:	6.26%
Parking Ratio:	3.5/1,000 SF	Occupancy:	100%
Year Built:	1989		

Property Description:

3 Story Professional Building with 2 floors of offices and one floor of covered parking with outstanding Santa Monica Mountain views.



UCC PLAZA - 2338 E. Anaheim St., Long Beach, CA 90804

Property Type:	Retail Retail (Other)	Price:	\$3,300,000
Building Size:	24,434 SF	Price/SF	\$135.06
Year Built:	1936	Cap Rate:	4.10%

Property Description:

Please call For info



LA Pico Fashion Mart - 1250 South Los Angeles Street, Los Angeles, CA 90015

Property Type:	Office Office Building	Price:	\$25,000,000
Building Size:	60,382 SF	Price/SF	\$414.03
Year Built:	1961	Cap Rate:	7.00%

Property Description:

Located at 1250 South Los Angeles Street, and situated on approximately 0.73 acres of land, the asset features superior frontage along two main arterials in the heart of the Fashion District in Downtown Los Angeles. The exterior of the building is charming, with an exposed brick façade ensconced by canvas awnings over both floors. The building contains approximately 64,000 gross rentable square feet of retail and apparel space in two stories.



The IVC Building - 2777 N. Ontario Street, Burbank, CA 91504

Property Type:	Office Office-Warehouse	Price:	\$24,000,000
Building Size:	125,550 SF	Price/SF	\$191.16
Year Built:	1967	Cap Rate:	7.00%
		Occupancy:	100%

Property Description:

The IVC Building is a 125,550 multi-tenant office and industrial facility in one of the strongest office markets in Southern California. The property consists of a two story office component with an industrial component. 85% of the building is leased to two tenants: Point.360, a NASDAQ traded post-production company and Warner Brothers (Time Warner, Inc.). The project has ample parking, raised floor throughout the entire second floor, superior technology infrastructure and abundant power and HVAC capacity, together with a backup generator.

The building offers stable income with the extremely high probability of tenant retention given the market, the infrastructure and the difficulty of relocating post-production facilities.



8% True Cap Office Building in Los Angeles - 12714 S. Avalon Blvd., Los Angeles, CA 90061

Property Type:	Office Office Building	Price:	\$3,150,000
Building Size:	26,000 SF	Price/SF	\$121.15
Building Class:	B	Cap Rate:	8.00%
Year Built:	1968	Occupancy:	100%

Property Description:

We are pleased to present an excellent opportunity to acquire a fully occupied prime office building located at 12714 S. Avalon Blvd. in the City of Los Angeles, CA.

The site is adjacent to the Intersection of the 110 & 105 Freeways and is one lot over from the major intersection of Avalon & El Segundo (bordering tenants include Burger King, Union 76, Popeye s, El Pollo Loco, Foster s Freeze). The rear of the property borders the prestigious Magic Johnson Recreation Center, in a desirable area characterized by ongoing redevelopment.

The subject property is zoned commercial and consists of an approx. 26,000 s.f. 3-story building on a 50,000 s.f. lot with great street visibility.

A cap-rate investor seeking an asset with excellent existing returns as well as potential upside in a quality location will find this property very appealing.

****please Call for info ****



615 Allen Ave - Glendale, CA 91201

Property Type:	Industrial Manufacturing	Price:	\$7,250,000
Building Size:	28,920 SF	Price/SF	\$250.69
Year Built:	1959	Cap Rate:	7.50%
Clear Height:	12 Ft.		
Grade-Level Doors:	1		

Property Description:

Leased to 12/1/2010. Base Rent: \$45,000/\$540,000 NNN Base Rent Increase 3% Annually
 Option To Extend: 5 Years W/3% Annual Increases. Company: Challenger One - Leading Provider of Office Solutions to the Office Supply Sector, Ideal for post production, computer animation, lab, or garment related uses. The property features fenced parking, HVAC, fluorescent warehouse lighting and warehouse restrooms. Parking lot also has 625 Irving Avenue address.



Peregrine Pharmaceuticals Buildings - 14272 & 14282 Franklin Avenue, Tustin, CA 92780

Property Type:	Office Office-R&D	Price:	\$11,700,000
Building Size:	47,771 SF	Price/SF	\$244.92
Building Class:	B	Cap Rate:	6.50%
Parking Ratio:	3.1/1,000 SF	Occupancy:	100%
Year Built:	1987		

Property Description:

The Property consists of two 2-story, R&D, concrete tilt-up buildings containing a total approximate rentable area of 47,771 square feet. The Property is parked 3.11 per 1,000 rentable square feet.



12840 Riverside Drive - 12828-12840 Riverside Drive, Valley Village, CA 91607

Property Type:	Office Office Building	Price:	\$9,495,000
Building Size:	28,315 SF	Price/SF	\$335.33
Year Built:	1965	Cap Rate:	5.31%
		Occupancy:	100%

Property Description:

12840 Riverside Drive is a 100% leased, 5-story medical office building containing approximately 28.315 rentable square feet. The property is well located for the tenants to service Sherman Oaks Hospital, St. Joseph's Hospital, as well as Valley Presbyterian Hospital. The building has long term tenants and an exceptional retention. Also, 12828 Riverside Drive is entitled for 29,475 square feet of office space with conceptual drawings for a 3-story office building.



201 Avenida Fabricante - San Clemente, CA 92673

Property Type:	Office	Price:	\$4,725,000
	Office-Business Park	Price/SF	\$221.89
Building Size:	21,294 SF	Cap Rate:	5.81%
Year Built:	1999		

Property Description:

201 Avenida Fabricante is located in the city of San Clemente, Orange County. The subject property is situated within the Rancho San Clemente Business Park area of San Clemente just east of Interstate 5. The site is within the jurisdiction of the City of San Clemente and is provided all municipal services, including police, fire and garbage collection. All utilities are available to the site in adequate quality and quantity to service the highest and best use as if vacant and as improved.



204 West Paramount Street - Azusa, CA 91702

Property Type:	Office	Price:	\$5,100,000
	Medical Office	Price/SF	\$209.61
Building Size:	24,331 SF	Cap Rate:	6.00%
Year Built:	1963	Occupancy:	100%

Property Description:

JUST REDUCED!!
 Absolute NNN Single Tenant Medical For Sale.
 Tenant-Res-Care Inc. is Credit National Traded Company. Standard & Poor Rating is B+ with over \$1 billion in sales in 2004
 Licensed for 99 Beds.
 Annual Rent \$320,000, Below Market.
 6% Cap Rate
 Ten (10) Year Lease beginning Jan 2006.
 Building is 24,331SF
 Large Parcel of Land 82,497SF, almost 2 acres of land.
 Tenant responsible for everything.
 Immediate access to the I-210 Foothill Freeway.
 Abundant Parking on large lot.
 Central Azusa Location with 3 Hospitals located within a 2.63 mile radius.



SAN GABRIEL PROFESSIONAL CENTER - 416 W. LAS TUNAS DR., SAN GABRIEL, CA 91776

Property Type:	Office	Price:	\$8,280,000
	Office Building	Price/SF	\$248.35
Building Size:	33,340 SF	Cap Rate:	6.52%
Year Built:	1979		

Property Description:

PREMIER MEDICAL OFFICE BUILDING IN PRIME SAN GABRIEL VALLY .THE PROFESSIONAL MEDICAL BUILDING WAS BUILT IN 1979;AND THE RESTAURANT WAS BUILT IN 1952. TOTAL PARKING SPACES 127(ON-SITE 55 PARKING SPACE PLUS 72 PARKING SPACE IN ADJACENT LOT UNDER RECIPROCAL AGREEMENT WITH THE SAN GABRIEL VALLEY MEDICAL CENTER).



The Endevo Building - 30700 Rancho Viejo Road, San Juan Capistrano, CA 92675

Property Type:	Industrial R&D	Price:	\$34,000,000
Building Size:	125,000 SF	Price/SF	\$272.00
Year Built:	1974	Cap Rate:	5.91%
		Occupancy:	100%

Property Description:

The building is a one story, research and development (R&D) building totaling approximately 125,000 square feet situated on 15.32 acres of land. The Property is 100% air conditioned/drop ceiling and has no loading doors. The building construction is wood and concrete block with a stucco exterior and ceramic tile roof. The building was originally constructed in 1974 by the tenant and expanded to its present size in 1978. The Property has 451 surface parking spaces and is parked 3.6 per 1,000 rentable square feet which is above standard and makes the Property very attractive to users and for possible expansion or redevelopment. The tenant is spending approximately \$3 million (\$24 p.s.f.) to \$5 million (\$40 p.s.f.) over the next 18 months reconfiguring the interior of the building to better accommodate its needs. The Property is zoned MP (Industrial Park) by the City of San Juan Capistrano. The City of San Juan Capistrano allows for a coverage ratio of 30% with a maximum structure height of 35 feet.



15 Cushing - Irvine Spectrum, CA 92618

Property Type:	Office Office Building	Price:	\$10,800,000
Building Size:	25,914 SF	Price/SF	\$416.76
Building Class:	A	Cap Rate:	5.70%
Parking Ratio:	4.2/1,000 SF	Occupancy:	100%
Year Built:	2001		

Property Description:

Rare "Irvine Spectrum 5" Investment Opportunity, premier Orange County location, 5.7% CAP rate, NNN leased w/ 5 years remaining, high visibility, immediate freeway access, building top signage



The Whittier Building - 13006 Philadelphia Street, Whittier, CA 90601

Property Type:	Retail Street Retail	Price:	\$6,450,000
Building Size:	57,170 SF	Price/SF	\$112.82
Year Built:	1923	Cap Rate:	13.77%
		Occupancy:	88%

Property Description:

This offering is for fee-simple interest in the landmark Whittier Building. The property consists of a six-story structure, of approximately 57,170 rentable square feet, over a full basement, constructed in 1923. The ground floor, which was previously used as a bank branch, is currently NNN retail space occupied by a restaurant, with five-stories above used as FSG office space for tenants. The subject is a registered National Historic Landmark, having served as the first law offices of Richard M. Nixon, who graduated from Whittier College, located approximately four blocks from the subject.