

Investment | Leased | Freestanding Building

New 3½ Yr Lease with Long-Term Tenant

10953 14th Avenue Armona, CA 93202



INVESTMENT OPPORTUNITY • 2,998 SF - Freestanding Building

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ZEEB

Commercial Real Estate

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LISTING HIGHLIGHTS

Leased Investment free standing office building in Armona CA. New 3 1/2yr lease with long term Tenant. Tenant is planning on doing several thousands in upgrades to the building. 25 spaces on private parking lot. Located in central Armona. **Please call to see.**

SALE PRICE: \$690,000
BUILDING SIZE: 2,998 SF
TYPE: Freestanding Building
Parcel No. 017-080-001
NO OF FLOORS: 1



INTERIOR PICS



INTERIOR PICS



SITE PLAN



DEMOGRAPHICS

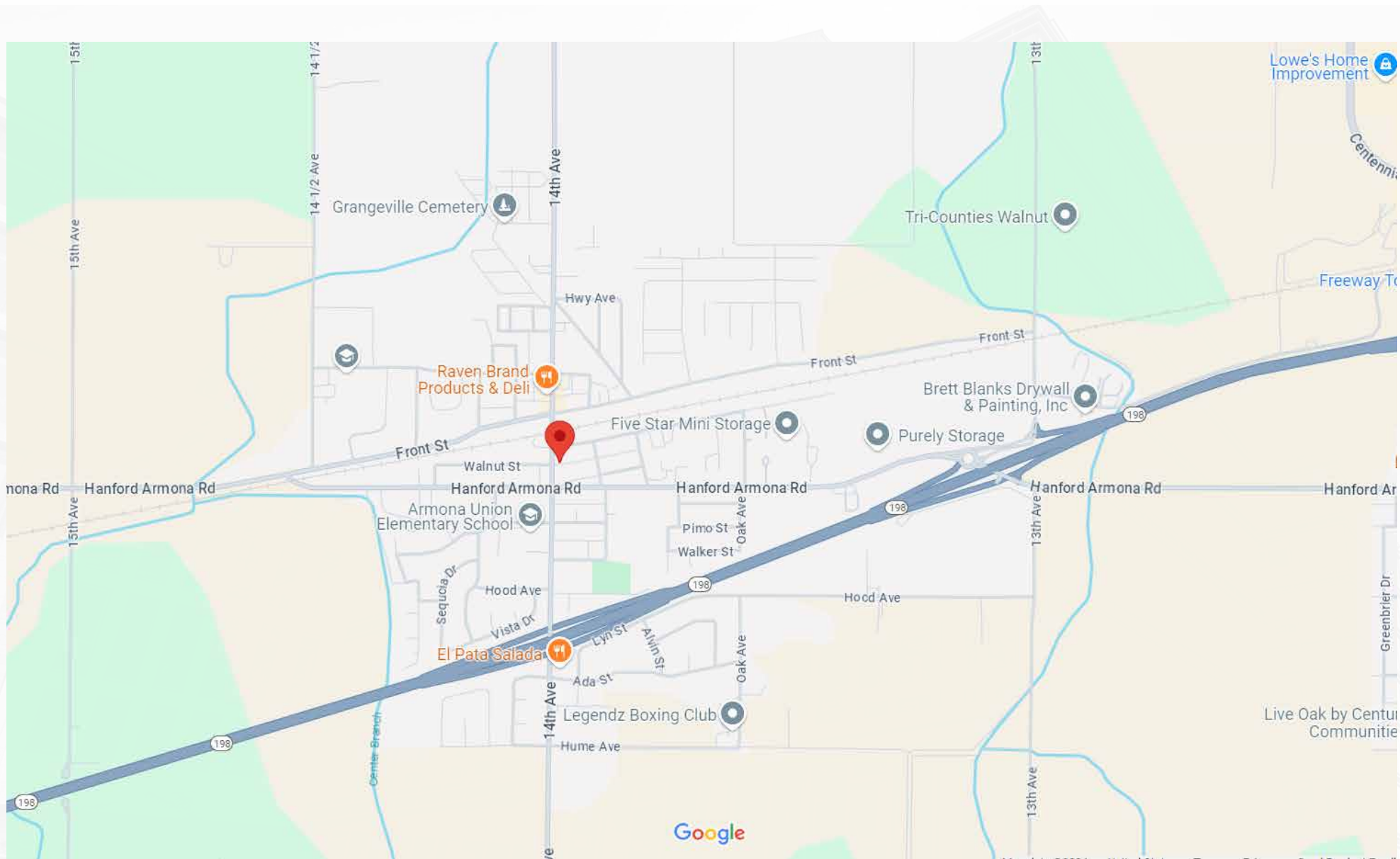
POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

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Note: This information is believed to be reliable, however broker makes no guarantee as to its current validity.

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