

## EXCLUSIVE SINGLE-TENANT OFFERING

**Paul Kott Realtors, Inc.**  
RETAIL · OFFICE · INDUSTRIAL · INVESTMENT

**CLOSED**

**DOWNTOWN LAUNDROMAT WITH STUDIOS**  
**216 West Santa Fe Avenue**  
**Placentia, CA**

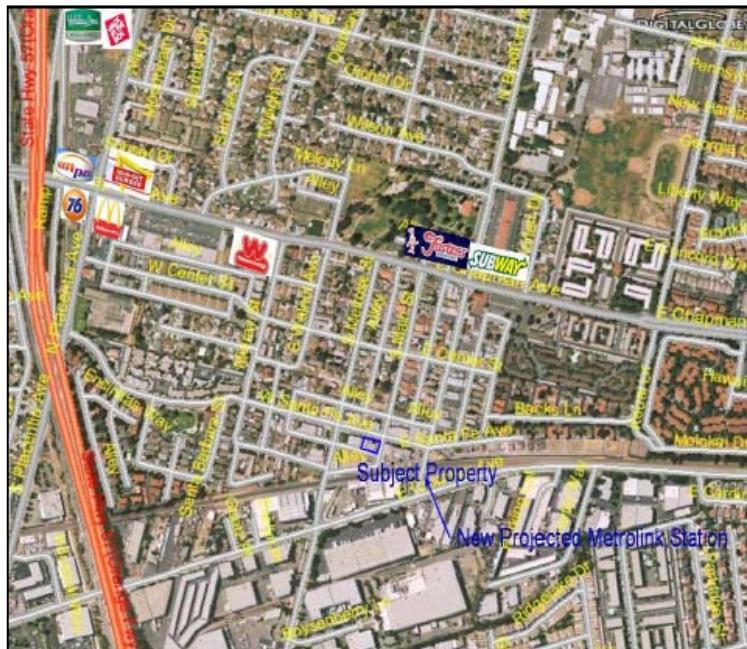


### INVESTMENT OPPORTUNITY

- ◆ PRICE: \$732,000
- ◆ RENTABLE SQUARE FEET: 3,570
- ◆ PRICE PER SQUARE FOOT: \$205.04
- ◆ YEAR BUILT: 1916
- ◆ CAP RATE: 7.54% (WITH LAUNDROMAT INCOME)

### INVESTMENT HIGHLIGHTS

- ◆ Rare Opportunity to Acquire a Mixed-Use Income Producing Property in North Orange County
- ◆ Low Rents on 2<sup>nd</sup> Level Studios
- ◆ Laundromat Business Included in Sale
- ◆ Major Downtown Revitalization Project with New Metrolink Station Behind Subject Property
- ◆ Located in the Heart of Old Town Placentia
- ◆ Metrolink Station Expected to be Complete by Early 2011
- ◆ Value Added Opportunity Through Management
- ◆ Building is Retrofit for Seismic



Closed By:

**BRETT CERVANTES**

Senior Investment Associate

National Retail, Office, & Industrial Properties Group

Tel: (714) 707-4959

Cell: (714) 345-5848

Fax: (714) 772-3372

License: CA 01499474

bcervantes@pk-cre.com

www.pk-cre.com

Listing Office: 1225 West Lincoln Avenue, Anaheim, CA 92805 • Tel: (714) 707-4959 Fax: (714) 772-3372

Anaheim Office  
[www.pk-cre.com](http://www.pk-cre.com)