

# Marcus & Millichap

**6801 Suva Street and 6814  
Foster Bridge Boulevard  
Bell Gardens, CA 90201**



## INVESTMENT HIGHLIGHTS

- ◆ Tremendous Improvements
- ◆ Two Adjacent Parcels
- ◆ 99,913- Square Foot Lot Size
- ◆ Total Rentable Square Footage of 53,820
- ◆ Built in 1961 and Renovated After 2008
- ◆ Ample Parking
- ◆ Loading Docks

## OFFERING SUMMARY

Price	\$4,900,000
Down Payment	(100%) \$4,900,000
Gross SF	53,820
Price Per Gross SF	\$91.04
Rentable SF	53,820
Price Per Rentable SF	\$91.04
Year Built	1961
Parcel Size	99,913 SF
Cap Rate - Current	4.21%
Cap Rate - Pro Forma	5.73%
Total Return - Current	4.21%
Total Return - Pro Forma	5.73%

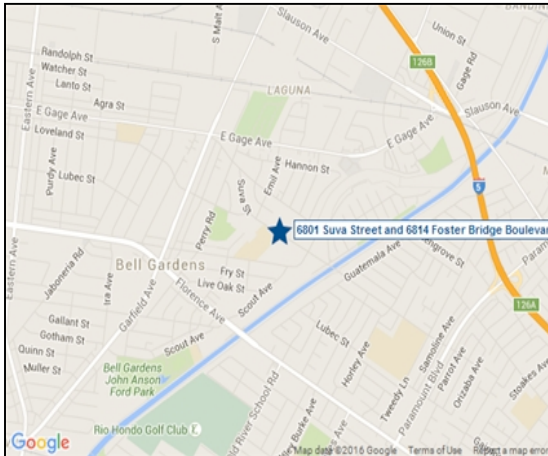
Listed by:

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**OPERATING DATA**

Income	Current	Pro Forma
Gross Potential Rent	\$302,100	\$376,740
Gross Potential Income	\$302,100	\$376,740
Effective Gross Income	\$302,100	\$376,740
Total Expenses	\$95,923	\$95,923
Net Operating Income	\$206,177	\$280,817
Total Return	4.21% / \$206,177	5.73% / \$280,817

**MAJOR TENANTS**

- ◆ Trams International
- ◆ Robin's Jean

**INVESTMENT OVERVIEW**

Marcus & Millichap is pleased to offer two adjacent parcels with a combined square footage of 99,913 Square feet located at 6801 Suva Street and 6814 Foster Boulevard, in Bell Gardens, CA.. The buildings were built in 1961 and renovated after 2008 and have a combined rentable square footage of approximately 53,820 square feet.

The property is east of Garfield Avenue, north of Florence Avenue, west of Guatemala Avenue, and south of Gage Avenue. 6801 Suva Street is the larger of the two buildings with 33,076 of rentable square feet and is currently owner occupied. The second building, 6814 Foster Bridge Boulevard has 20,744 of rentable square feet and is currently occupied by a jean manufacturer. Both buildings benefit from having a secure and gated entry, ample parking and tremendous improvements such as newer bathrooms and office areas. In addition, this property is in a great location with convenient access to the 5 and 710 Freeways.

The property is currently undergoing a phase II environmental site assessment and results are expected in 13 weeks – beginning of June 2016.

**EXPENSES**

Real Estate Taxes	\$61,250	\$61,250
Insurance	7,713	7,713
Repairs & Maintenance	17,760	17,760
Management Fee	9,200	9,200
<b>Total Expenses</b>	<b>\$95,923</b>	<b>\$95,923</b>
<b>Expenses per SF</b>	<b>\$1.78</b>	<b>\$1.78</b>



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