



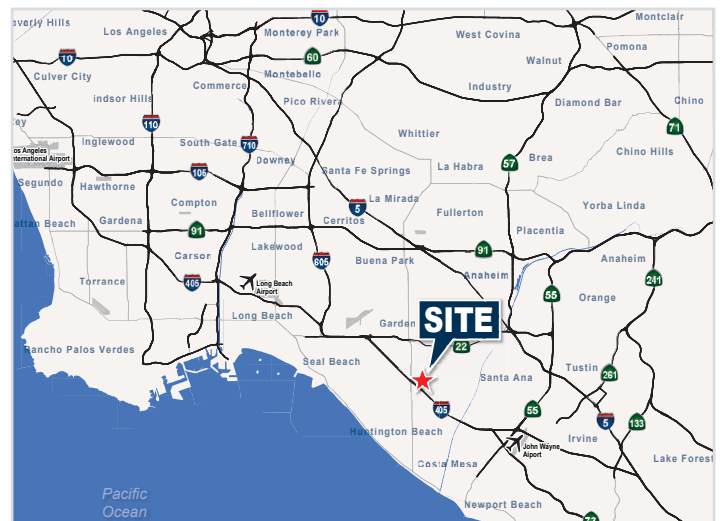
# FOR SALE - NNN GROUND LEASE INVESTMENT

15991 Magnolia Street, Westminster, CA



## INVESTMENT HIGHLIGHTS

- Triple Net Ground Lease Investment Opportunity
- Excellent Credit Tenant: 
- New 10 Year Lease Renewal (Effective May 1, 2022)
- Annual NOI: \$147,000
- 20 Year Tenant Operating History at the Property
- Built in 2002
- Ideal Freeway-Bound Location
- Signalized Corner Site
- Immediate Access to the  Freeway
- Desirable Orange County Location
- 20k+ and 30k+ C&D on Edinger Ave./Magnolia St., Respectively
- 12 Pump Gas Station and Convenience Store
- Low Site Coverage - 0.95 Acres



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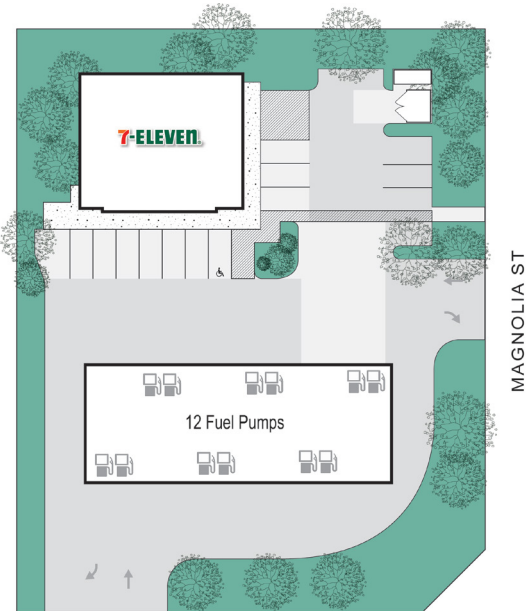
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AERIAL PHOTO



SITE PLAN



EDINGER AVE

REGIONAL AERIAL



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