

# Super Hot • Superstore



**4500+  
sq.ft.**

**Anchor Store**

**Dollar Plus Discount Store**

★ **Utility Bill Pay Center** ★

★ **Mailbox, Shipping & Business Center** ★

★ **Truck Rental Potential** ★

★ **Business Incubator in a Super Hot Location** ★

★★ **NO RENT DUE FIRST SIX MONTHS!!** ★★

- \$1195.00 rent for months 7 - 9 (29¢ sq ft) • \$2995.00 rent for Year Three (67¢ sq ft)
  - \$1795.00 rent for months 10 -12 (40¢ sq ft) • \$3895.00 rent for Year Four (87¢ sq ft)
  - \$2395.00 rent for Year Two (53¢ sq ft) • \$4495.00 rent for Year Five (99¢ sq ft)
- + HVAC Maintenance Fees

**PLUS: two five year consecutive options**

**Completely refurbished • Reset Facilities • Turn Key Operation  
Hot "Community Burn-in" & Marketing Package!**

*Buy it, Run it for 5 years, Make Money, and then Sell \$\$\$\$\**

**BUY NOW FOR \$199,990 (CASH ONLY)**

**Only "Triple A Credit-Rated" Buyers need apply  
for this Exclusive "Lease Wrap" Opportunity**

**Contact (310)709-2875**

*\* Per business & market conditions at the time of future sale*