NAI Capital
Commercial Real Estate Services, Worldwide.

Single Tenant NNN Investment

FOR SALE

$3,495,000

12410 Day Street

Moreno Valley, California 92553

Property Features

- Nationally Recognized Tenant (NASDAQ:WEN)
- 5.25% Capitalization Rate
- 10 Year NNN Lease
- 10% Rent Increase Every 5 Years
- Strategic Location - Intersection of 215 & 60 Freeways
- Ideal 1031 Exchange Property

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	11,654	97,842	236,073
Avg. HH Income:	$67,014	$66,990	$76,427

Traffic Counts	CPD
Day Street	21,380
60 Freeway	132,000

For more information:

Bob Davis, Senior Vice President

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