



RETAIL CENTER | 6% Cap Rate | \$4,688,000

370 W SIERRA MADRE BLVD., SIERRA MADRE, CA 91024

-  Attractive 6% Cap rate
-  Turnkey NNN investment opportunity
-  Lively center with attractive curb appeal
-  Most tenants on annual increase of 3%
-  Recent notable improvements
-  Triple net (NNN) & modified triple net leases
-  33 parking spaces & potential future re-development
-  Low maintenance & renovated in 2021



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