

3562 Howard Ave., Los Alamitos, CA 90720

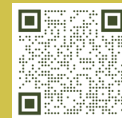
Multi-Tenant Office Building For Sale



Features

- Rare small 5 unit office/commercial building
- Surrounded by restaurants, retail and residential neighborhoods.
- 18 parking spaces (8 covered and 10 uncovered) plus street parking
- Zoned C-G; Commercial General
- Built in 1980
- 4 units on second floor and 1 unit on first floor; 5 units total
- 6 individual electric meters; Total 800 Amps, 120/240 Volts
- All tenants on month-to-month leases
- In-common men's and women's restrooms.
- Well maintained.
- Close to 405 and 605 Freeway

**+/- 5,480 square foot
2-story multi-tenant office building**



**Virtual Walk
Around Tour**



TM

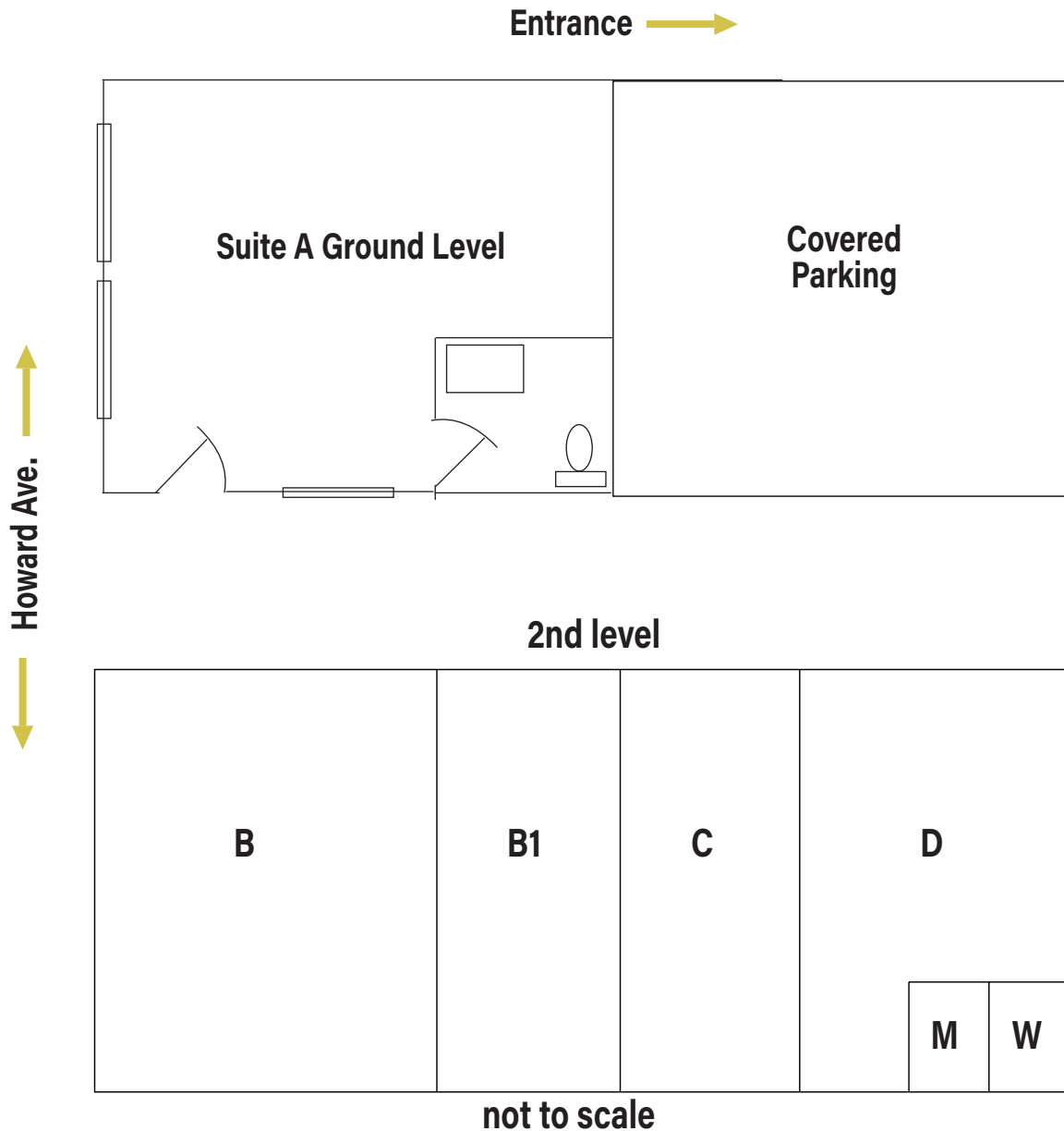
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DRE 01183029
Corp ID 01923438.
3857 Birch St., #63, Newport
Beach, CA 92660

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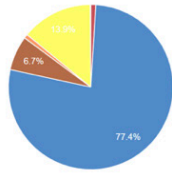
Demographics

Los Alamitos (Spanish for "The Little Cottonwoods") is a city in Orange County, California. The city was incorporated in March 1960. The adjacent unincorporated community of Rossmoor uses the same 90720 Zip Code in its mailing address, but is not part of the city. The Los Alamitos Race Course is named for the city, but lies in the neighboring city of Cypress.

There are almost 2,000 businesses which include light manufacturing and wholesaler sales. Many retail establishments and restaurants line the City's main thoroughfares, contributing to the City's small town ambience.

Highlights

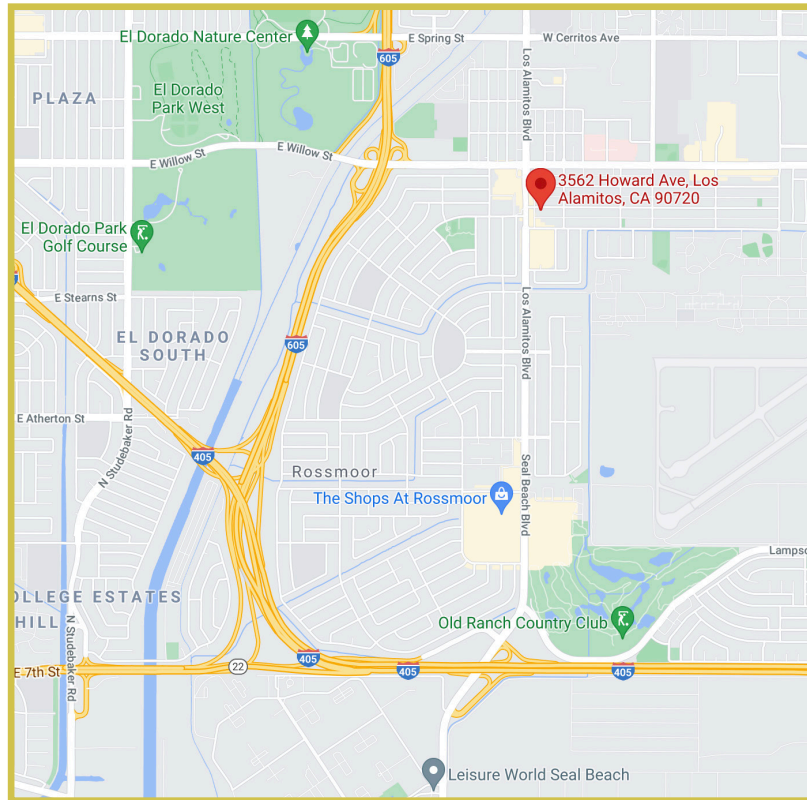
Total Population	Walk Score
12k 	15 
Median Home Price	Median Rent
\$1,225,000 	\$1,823 
Median Household Income	Median Individual Income
\$88,729 	\$43,710 



Race/Ethnicity:

Zip Code Race/Ethnicity

White	2925	82.14%
Black Or African American	37	1.04%
Hispanic	527	14.8%
American Indian Or Alaskan Native	30	0.84%
Asian	255	7.16%
Native Hawaiian & Other Pacific Islander	4	0.11%
Other Race	114	3.2%
Two Or More Races	197	5.53%



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