



## PROPERTY HIGHLIGHTS

- Investment property offered at 5.4 CAP. Net income: \$64,400.00
- Long term lease with well qualified client in place. 13 years remaining.
- Approximately 3,100 Sq. Ft. of building.
- Approximately 22,252 Sq. Ft. of land.
- Zoned SHM2\*
- Large fenced and cemented yard.
- Recently updated.
- Adjacent to Signal Hill Auto Center.
- Close to 405, 710, and 605 freeways.
- \$387.10 per Sq. Ft.

**SALE PRICE: \$1,200,000**

**JASON PRICE**

562.587.7142

jprice@incocommercial.com

BRE #01980320

**BRAD MILES**

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BRE #00927860







# 2777 RAYMOND

SIGNAL HILL, CA 90755



Your Entrepreneurial Real Estate Partner. Building Wealth Together.

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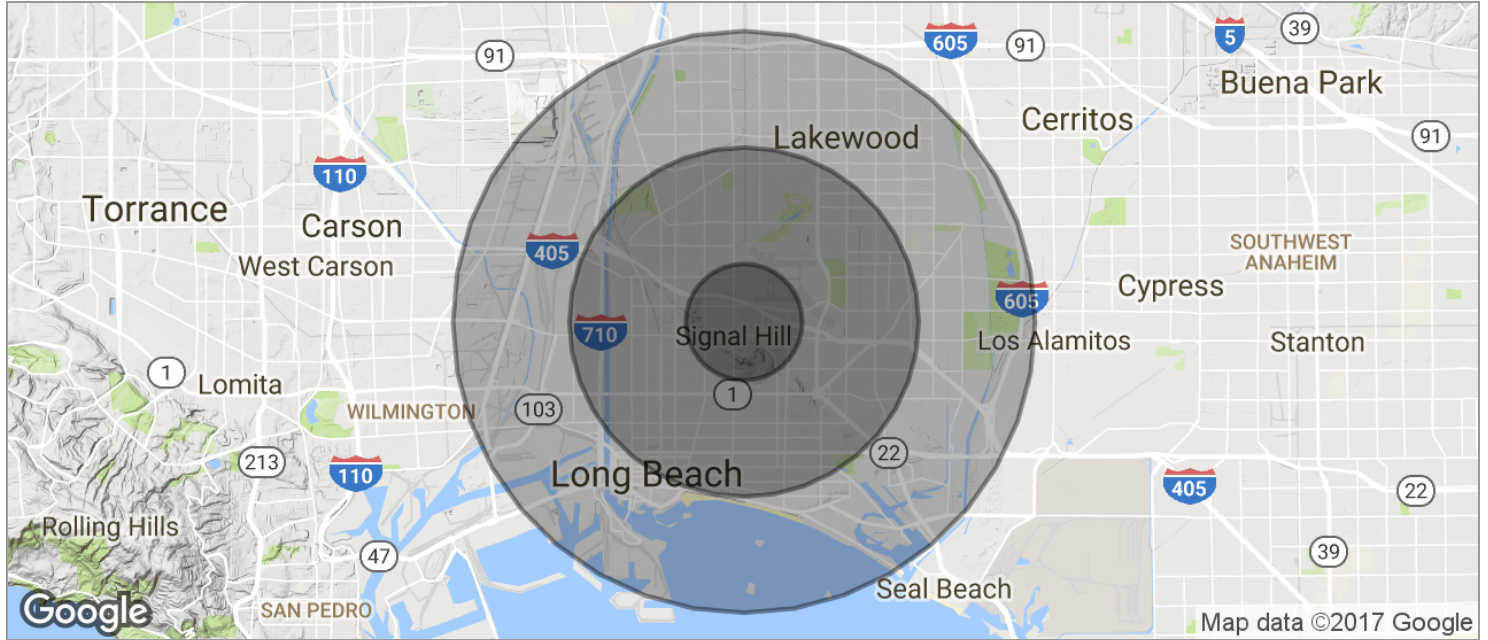
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6621 E. PACIFIC COAST HWY, SUITE 280  
LONG BEACH, CA 90803  
562.587.7142  
DRE# 01359006



**FOR SALE**

2777 RAYMOND AVE., SIGNAL HILL, CA 90755



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>			
TOTAL POPULATION	9,740	285,739	600,351
MEDIAN AGE	35.3	32.1	33.1
MEDIAN AGE (MALE)	34.1	31.5	32.3
MEDIAN AGE (FEMALE)	37.4	32.8	33.9
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	3,861	99,937	206,459
# OF PERSONS PER HH	2.5	2.9	2.9
AVERAGE HH INCOME	\$91,409	\$64,603	\$71,633
AVERAGE HOUSE VALUE	\$544,400	\$537,703	\$525,637

\* Demographic data derived from 2010 US Census

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