



**3046 S. Higuera Street, Suite A&B**  
**Single Tenant Triple Net Leased Investment**

**Property Description:**

The building's tenant, Vista Paint Corporation, occupies approximately 4,500 square feet in 2 suites located on the south end of the building. Vista Paint Corporation is one of the largest independently owned paint stores in Southern California and has over 50 retail locations in California and Nevada. The current lease is in place through December, 2013 and generates an annual net income of approximately \$67,500.00. The space has been renovated recently and the monument sign provides excellent exposure. In addition, the lease provides for a 3-5 year options to extend the lease at the then fair market rent. The building is prominently located on Higuera Street next to the DMV with immediate access to Hwy 101. The building's design and parking are flexible and can accommodate a variety of uses from industrial to retail and office uses.

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