



## McArthur Bird LLC

Sav-On Drug Stores  
American Stores.

Location:  
San Gabriel Valley, California

Top community Intersection  
Near two community hospitals  
Across from top neighbor hood  
Vons/Safeway grocery center

Land:  
Approximately 80,000 square feet  
Prime corner lot

Credit Tenant:  
National single tenant center.  
Albertson's 25-year true triple net  
lease including roof and struc-  
ture. Newly constructed store  
with drive through. 10% rental  
increases every five years  
throughout lease term.

For Sale:  
\$5.2 Million



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