

Hanley Brown Group Represents Seller in the \$1,715,000 Sale of Hollywood Video in San Bernardino County, CA

Hanley Brown Group Real Estate Advisors announced today Eric P. Wohl of Hanley Brown Group represented the seller in the \$1,715,000 sale of a single-tenant NNN leased investment with Hollywood Video in Colton, CA. Cap rate was 6.10%. Built in 1968, the 8,000-square-foot pad building is situated on a .48-acre parcel of land at 125 West Valley Blvd.

IRVINE, CA – Hanley Brown Group Real Estate Advisors, one of the most dominant retail investment groups in Southern California and a market leader in the exclusive representation of owners in the sale of retail properties, announced today Eric P. Wohl of Hanley Brown Group represented the seller in the sale of a single-tenant NNN leased investment with Hollywood Video in Colton, CA.

The 8,000-square-foot pad building, located at 125 West Valley Boulevard, sold for \$1,715,000 at a cap rate of 6.10%.

Situated at the signalized intersection of West Valley Boulevard and La Cadena Drive, Hollywood Video is situated on a .48-acre parcel of land with five years remaining on its initial lease term.

Built in 1968, the Hollywood Video is visible from the I-10 Freeway and is adjacent to the following credit retailers: Stater Bros., McDonald's, Denny's, Burger King, Citizens Business Bank and Mobil.

The buyer, a private investor from Los Angeles, CA, was represented by Sun Yoon of Sun Realty in Los Angeles. The seller was a private investor from Alta Loma, CA.

Hanley Brown Group's Senior Associate Eric Wohl notes that this was the fourth Hollywood Video transaction Hanley Brown Group has closed this year.

"Hanley Brown Group's extensive experience in selling properties occupied by Hollywood Video was significant in guiding the buyer through the challenging transaction and realizing its upside potential," says Wohl.

Built on a solid foundation of performance, integrity and dedication, Hanley Brown Group Real Estate Advisors is a boutique retail investment advisory firm with a \$900 million transaction track record that is comprised of innovative specialists delivering unparalleled service and superior results that consistently exceed client expectations.

Hanley Brown Group's expertise, commitment and unwavering focus of putting the client's needs first have continued to set the company apart in the industry. Hanley Brown Group works closely with individual investors, developers, and institutional property owners in every facet of the transaction to insure that the highest value is achieved. Clients rely on Hanley Brown Group to be the most knowledgeable and trusted source for valuation services, market information and retail property acquisitions and dispositions. For more information, visit the Company's website at www.hanleybrown.com or call (949) 585-7610.

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