

MULTI-TENANT INDUSTRIAL PARK WITH MAJOR STREET FRONTAGE

1501-1519 S. GRAND AVENUE, SANTA ANA, CA | ± 13,745 SF ON .74 ACRES



Exclusively Offered by:

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**OFFERING
MEMORANDUM**

Voit
REAL ESTATE SERVICES
Real People. Real Solutions.®

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Address:	1501-1519 S. Grand Avenue, Santa Ana, CA. 92705
Building Size:	±13,896 SF (13,745 SF on Rent Roll)
APN:	402-231-09
Number of Units:	Eight - expandable to Nine
Unit Size Ranges:	1,225 to 5,000 SF
Office Build Out:	12 to 20%
Land Size:	.74 Acres (32,234SF)
Clear Height:	± 13-15'
Ground Level Doors:	Nine (9)
Zoning:	Industrial
Year Built:	1965
Occupancy:	100%
Year 1 NOI:	\$121,741
Year 1 CAP Rate:	5.41%
Projected CAP Rate 2016	6.0%
Asking Price:	\$2,250,000 (\$163.70/SF)

OFFERING SUMMARY

Voit Real Estate Services, as exclusive advisor, is pleased to present for sale 1501-1519 South Grand Avenue, Santa Ana, California, a 13,745 square foot multi-tenant industrial park situated on .74 acres of land. This property is ideally located within the Santa Ana Industrial Market with excellent access to the 405, 5 and 55 freeways. The building features include major street frontage, nine ground level loading doors, flexible unit sizes, and provides investors an opportunity to acquire an extremely well-located building in one of the most desirable investment markets in Southern California.

SUMMARY

- Majority of the tenants are "Service Retail" uses benefiting from a high traffic location.
- The Project offers 192 feet of linear exposure along Grand Avenue, which boasts a traffic count of approximately 27,000 cars per day. The high identity location, excellent visibility and access make the project an appealing and desirable location to prospective tenants, especially those requiring retail exposure.
- The project is centrally located in the city of Santa Ana, providing immediate access to the Newport (55) and Santa Ana (5) freeways
- The project is strategically located in the Airport area of Orange County. With its close proximity to airports, retail support facilities, skilled labor base, and executive and affordable housing, Santa Ana will continue to be an area of strong tenant demand.
- Concrete tilt-up building construction, desirable unit sizes, and ample parking.
- The Santa Ana Industrial Market has consistently been one of the Orange County's strongest performing submarkets. The projects directly competing with the subject property enjoy average occupancy levels at ninety eight percent (98%). The subject property is currently one hundred percent (100%) occupied and has enjoyed a stable occupancy history.
- A combination of factors including a recovering economy, high occupancy rates, strong demand from the industrial sector and limited new development have contributed to high occupancy levels in the Santa Ana Market. The thriving local economy and shortage of industrial space has created an ideal environment for continued rental increases.
- The Project provides for minimal management on behalf of the ownership
- The offering price is for sale significantly below replacement cost.



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