

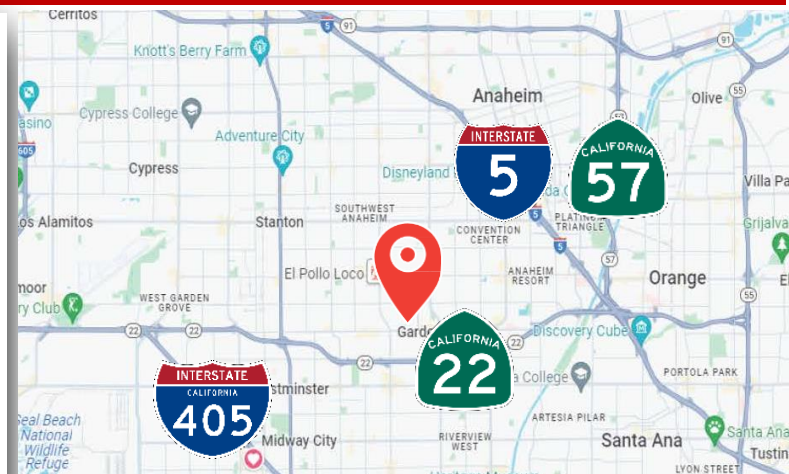
# Multi-Tenant Industrial (4) Buildings w/ Large Fenced Yard **FOR SALE**



10542-10572 Stanford Ave., Garden Grove, CA 92840

## PROPERTY FEATURES

- Four (4) 4,000 SF Freestanding Industrial Buildings totaling  $\pm$  16,000 SF on  $\pm$  1.54 Acres
- Large Paved & Fenced Yard
- 100% tenant occupied property with short-term leases in place allowing for further flexibility (call broker for details)
- Separately metered units (confirm)
- Five (5) GL Doors
- Warehouse Clearance of  $\pm$  10-14'
- Zoning: Adaptive Re-use (AR) and Land Use (Industrial/Residential Mixed Use 2) allows for flexible Industrial, Commercial & Residential Development (verify with City)
- Parcel #: 089-080-33



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The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

# Investment Summary

10542-10572 STANFORD AVE. | GARDEN GROVE, CA 92840

Offering Price:	\$5,600,000.00
Price/SF Bldg:	\$350.00/sf
Price/SF Land:	\$83.48/sf
Pro-Forma Cap Rate:	7.65%
Pro-Forma Annual NOI:	\$428,520.00
Current Occupancy:	100%
Buildings:	4 buildings 4,000 SF each
Total Land Area:	± 67,082 SF (± 1.54 acres)
Year Built:	1954
APN:	089-080-33

## HIGH-QUALITY INDUSTRIAL/RETAIL AUTO CENTER WITH STABLE TENANTS

**TENANCY** - Built in 1954, This 4-Unit Multi-Tenant Industrial Property is approximately 16,000 SF with an approximate 16,850 SF storage yard, on a 1.54-acre lot, that's 100% occupied.

**MODERATE-TRAFFIC LOCATION** – With a traffic count of approximately 17,000 CPD and with the 22 Freeway minutes away the property sits in a Garden Grove area with high demographics and large population base, providing a significant customer base for the property.

### **STRONG HISTORICAL TENANCY WITH LIMITED NEAR-TERM ROLLOVER:**

- 4 tenants occupying each of the four (4) buildings
- 1 tenant occupying the storage yard

**LOW RENTS CREATE LONG TERM EMBEDDED VALUE** – Current in-place rents average total \$21,880/month, with well below estimated market rate enhancing the property's security and long-term upside.

**EXCELLENT INCOME GROWTH** – Due to embedded increases averaging 3% + annually and below market rents, the Net Operating Income is projected to increase substantially over the near term providing a strong hedge against inflation and further upside, on lease renewals.

**OCCUPANCY** – With 100% occupancy, short-term leases for huge income growth potential, and substantial rental income on day 1, provides immediate rental income to investors with little to no management responsibility.

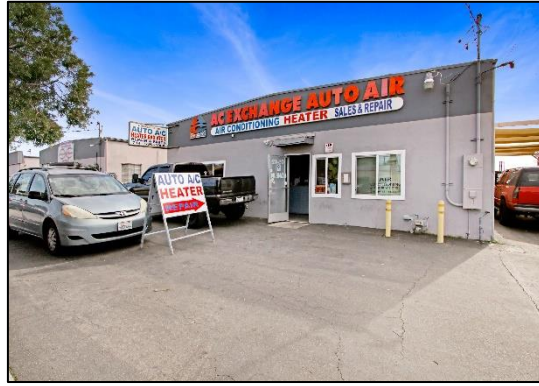
**DEVELOPMENT POTENTIAL** – The Industrial/Residential Mixed Use 2 designation allows a Floor Area Ratio ranging from 0.50 for industrial uses, and residential densities up to 32 dwelling units per acre (verify).

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# Building Pictures

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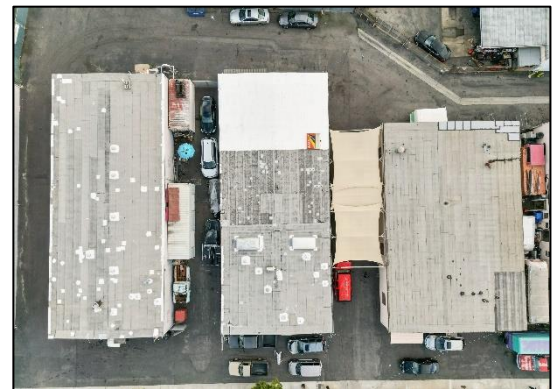
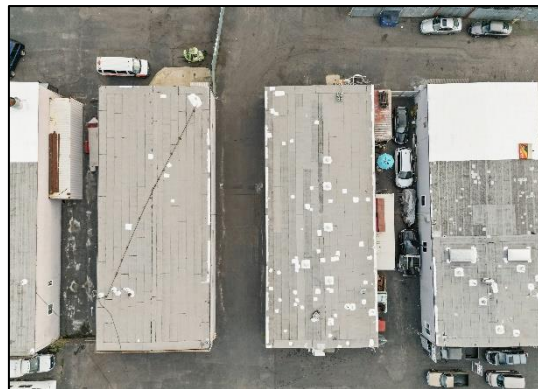
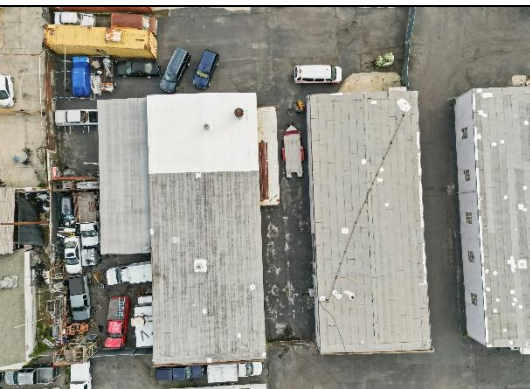


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# Aerial Pictures

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# Aerial View

10542-10572 STANFORD AVE. | GARDEN GROVE, CA 92840

*\*Outlines are not to scale,  
They are approximate*

