

LEASED INVESTMENT OFFERING  
**SATCO CENTER BUSINESS PARK**

**A FULLY LEASED ORANGE COUNTY BUSINESS PARK  
1941-1953 W. COMMONWEALTH AVENUE, FULLERTON, CA**



*Exclusively Offered By:*

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***Voit***  
REAL ESTATE SERVICES

## EXECUTIVE SUMMARY

Voit Real Estate Services is pleased to offer for sale the fee simple ownership of a rare Orange County multi-tenant industrial park consisting of four buildings totaling approximately 33,306 square feet. The project is located along the high-traffic thoroughfare of Commonwealth Avenue, which provides excellent street identity with a total traffic count of more than 17,000 cars daily.

The project features newly renovated units with flexible sizes ranging from 1,100 to 3,173 square feet, ground level loading, and ample 2:1000 parking ratio, and excellent vehicle access and circulation through the project.

The Satco Center Business Park is centrally located in the city of Fullerton, one of Orange County’s most desirable business addresses. Fullerton consistently ranks as one of the county’s strongest performing industrial submarkets and currently boasts a low 2.43% vacancy rate, one of the lowest in the County. The project also offers immediate access to four major freeways including the Santa Ana (5), Riverside (91), Pomona (57), and Newport (55) Freeways as well as convenient access to the ports of Los Angeles and Long Beach, John Wayne Airport and Los Angeles International Airport.



## INVESTMENT HIGHLIGHTS

- Currently 100% occupied
- The project has undergone extensive interior and exterior renovations including exterior paint and landscape upgrades.
- Comprised of four buildings on two separate legal parcels with 23 individual units, offering a unique breakup strategy to the investor.
- Desirable and diverse unit sizes can accommodate tenant growth within the project, resulting in excellent tenant retention.
- Located directly on West Commonwealth Avenue, which provides excellent signage, street identity and vehicle circulation.
- Located in a mature submarket with virtually no development opportunities and can be purchased at a significant discount to replacement cost, hence insulating the investor from new competition.
- Situated in a historically strong submarket with a 2.43% industrial vacancy rate, one of the the lowest vacancy rates in all of Orange County.

## FINANCIAL HIGHLIGHTS

Purchase Price	\$5,600,000
Net Operating Income Year 1	\$290,059
Net Operating Income Year 2	\$308,675

**PROPERTY DESCRIPTION**

<b>Address:</b>	1941, 1945, 1949, 1953 West Commonwealth Avenue Fullerton, CA	<b>Loading:</b>	Ground Level Doors
<b>Total Building Area:</b>	Approximately 33,306 SF	<b>Clearance:</b>	14'
<b>Office Area:</b>	Typically 10 - 20% Improved	<b>Zoning:</b>	M-G (General Manufacturing)
<b>Parcel Size:</b>	Approx. 2.03 Acres for entire project (2 separate parcels)	<b>Parking:</b>	2.0:1000 (over the entire project)
<b>Power:</b>	100 AMP 120/240 Volt Power	<b>Assessor Parcel Number:</b>	030-160-05 030-160-19
<b>Year Built:</b>	1980	<b>Individual Unit Sizes Range:</b>	1,100 to 3,173 Sq. Ft.
<b>Total Units:</b>	23 Units		
<b>Total Buildings:</b>	Four (4) buildings situated on two (2) legal parcels		

PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



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1941-1953 W. COMMONWEALTH, FULLERTON, CA  
RARE 33,306 SQ. FT. ORANGE COUNTY MULTI-TENANT BUSINESS PARK



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