

LEASED INVESTMENT OFFERING

RARE 27,200 SQ. FT.
ORANGE COUNTY
MULTI-TENANT BUSINESS PARK

GRAND PLAZA BUSINESS PARK

200 - 220 S. GRAND AVE.,
SANTA ANA, CA



Exclusively
Presented By:

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Voit
REAL ESTATE SERVICES

HV
HEFNER
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TEAM

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 approximately 27,200 square feet. The project is located along the high-traffic thoroughfare of Grand Avenue in Santa Ana, which has 304' of frontage, providing excellent street identity with a total traffic count of more than 30,000 cars daily.

The project features primarily renovated units with flexible sizes ranging from 1,800 to 12,200 square feet, ground level loading, an ample 2.9:1000 parking ratio, excellent vehicle access and multiple drive entrances providing circulation through the project.

The Grand Plaza Business Park is centrally located in the city of Santa Ana, one of Orange County's most desirable business address. Santa Ana consistently ranks as one of the county's strongest performing industrial submarkets and currently boasts a low 1.50% vacancy rate, one of the lowest in the County. The project also offers immediate access to four major freeways including the Santa Ana (5), Garden Grove (22), 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

- Highly desirable location and currently 93% leased.
- Diverse unit sizes that can accommodate tenant growth within the project, resulting in excellent tenant retention.
- Frontage on Grand Avenue, which provides excellent signage, street identity and vehicle circulation.
- Located in a mature submarket with limited 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, which boasts a 1.50% industrial vacancy rate, one of the lowest vacancy rates in all of Orange County.
- Average occupancy of competing business parks is 97.50%, indicative of the strong demand from industrial tenants.
- Institutionally owned and managed property, insuring high quality workmanship and materials.

Financial Highlights

Purchase Price	\$4,488,000
Net Operating Income Year 1	\$246,880
Net Operating Income Year 2	\$260,029
Capitalization Rate Year 1	5.50%
Capitalization Rate Year 2	5.79%

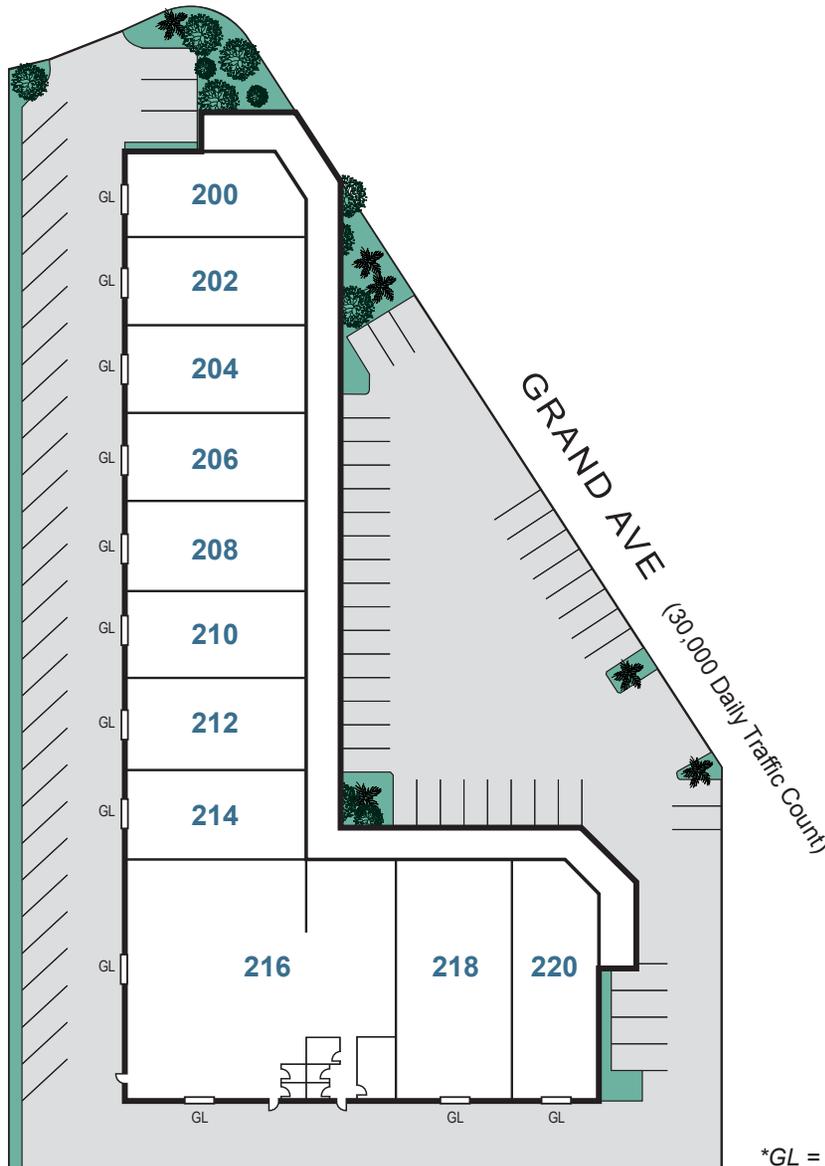
Property Description

Address:	200 - 220 S. Grand Ave., Santa Ana, CA 92701	Loading:	Ground Level Doors
Total Building Area:	Approximately 27,200 Square Feet	Clearance:	13' - 16' Minimum Warehouse Clearance
Office Area:	Typically 15 - 60% Improved	Zoning:	M-1 Light Industrial
Parcel Size:	1.63 Acres	Parking:	2.9:1000
Power:	100 Amps Per Unit	Assessor Parcel Number:	011-152-09
Year Built:	1973	Individual Unit Sizes Range:	1,800 to 2,400 Square Feet (Combined up to 12,200 SF)
Total Units:	Twelve (12)	Natural Gas:	Yes
Total Buildings:	One (1) Building	Fire Sprinklers:	No



Site Plan

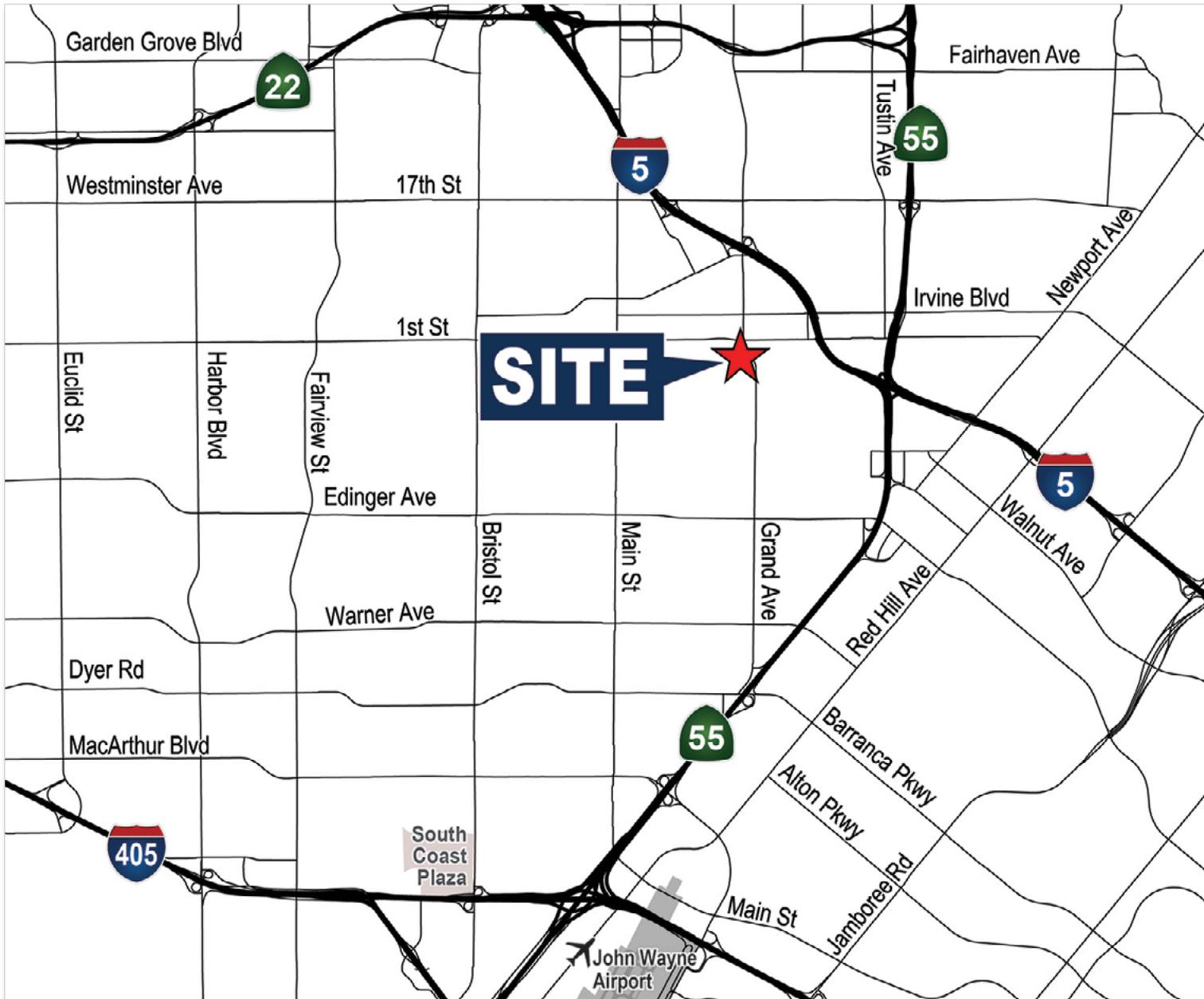
(Approximately 27,200 Sq. Ft.)



BUILDING ADDRESS	SIZE (SQ. FT.)
Suite 200	1,800
Suite 202	1,800
Suite 204	1,800
Suite 206	1,800
Suite 208	1,800
Suite 210	1,800
Suite 212	1,800
Suite 214, 216A, 216B, 218	12,200
Suite 220	2,400
TOTAL PROJECT SQ. FT.	27,200

*GL = Grade Level Loading Door

Location Map



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