

17330

NEWHOPE STREET
FOUNTAIN VALLEY, CA



Exclusively Offered By:

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Voit

REAL ESTATE SERVICES

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CBRE





**EXECUTIVE
SUMMARY**



**PROPERTY
OVERVIEW**



EXECUTIVE SUMMARY





Voit Real Estate Services and CBRE are pleased to offer for sale the fee simple ownership of a rare four industrial condominiums totaling 9,453 sq. ft. located in a larger freestanding building of 15,296 sq. ft. The building is located on the corner of Coley River Circle and Newhope Street in Fountain Valley, a high identity location with excellent signage and visibility on a major street.

The property is fully occupied by California Prime Recovery Services, Inc. under the term of a five year lease that expires in February 2028. The individual condominiums range in size from 1,810 sq. ft. to 5,833 sq. ft. and feature ground level loading, 2.3:1,000 parking ratio and two driveway entrances which provides excellent vehicle access and circulation throughout the project.

The property is centrally located in the Airport Orange County submarket, consistently one of Orange County's strongest performing industrial market which currently boasts a 2.30% vacancy rate. The project also offers immediate access to the San Diego (405) Freeway as well as convenient access to the ports of Los Angeles and Long Beach and John Wayne Airport and Los Angeles International Airport.

FINANCIAL HIGHLIGHTS

Offering Price	\$3,750,000 (\$396.69 PSF)
In-place Cap Rate	5.5%
Year 1 NOI	\$208,786
Year 2 NOI	\$217,094

FINANCIAL HIGHLIGHTS

- A stabilized leased investment opportunity in one of the strongest performing real estate markets in the country. The property is centrally located in one of Orange County's most exciting commercial hubs, provides strategic access to the freeway and abundant surrounding amenities.
- A mission critical location for California Prime Recovery Services (CPR) a Joint Commission Accredited Partial Hospitalization (PHP) / Intensive Outpatient (IOP) center providing evidence based and client-centered addiction and mental health treatment programs.
- The asset is comprised of four (4) individual condominium units ranging from 1,810 Sq. Ft. to 5,833 Sq. Ft. providing flexibility for future leasing and the ability to sell units individually in the future at premium value.
- Located in a mature market with significant barriers to entry, the property will trade significantly below replacement cost (severely limiting future competitive supply).
- Situated in an extensively renovated project creating "turn-key" opportunity with virtually no capital improvements required by the investor.



PROPERTY OVERVIEW

PROPERTY DESCRIPTION



17330
NEWHOPE STREET
FOUNTAIN VALLEY, CA 92708



± 9,453 Sq. Ft.
BUILDING
SIZE



Four (4)
INDIVIDUAL CONDOMINIUM
UNITS



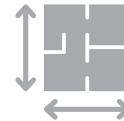
One (1)
STORIES



1982
YEAR BUILT



169-401-16
APN



± 41,809 SQ. FT. OF TOTAL
LAND AREA

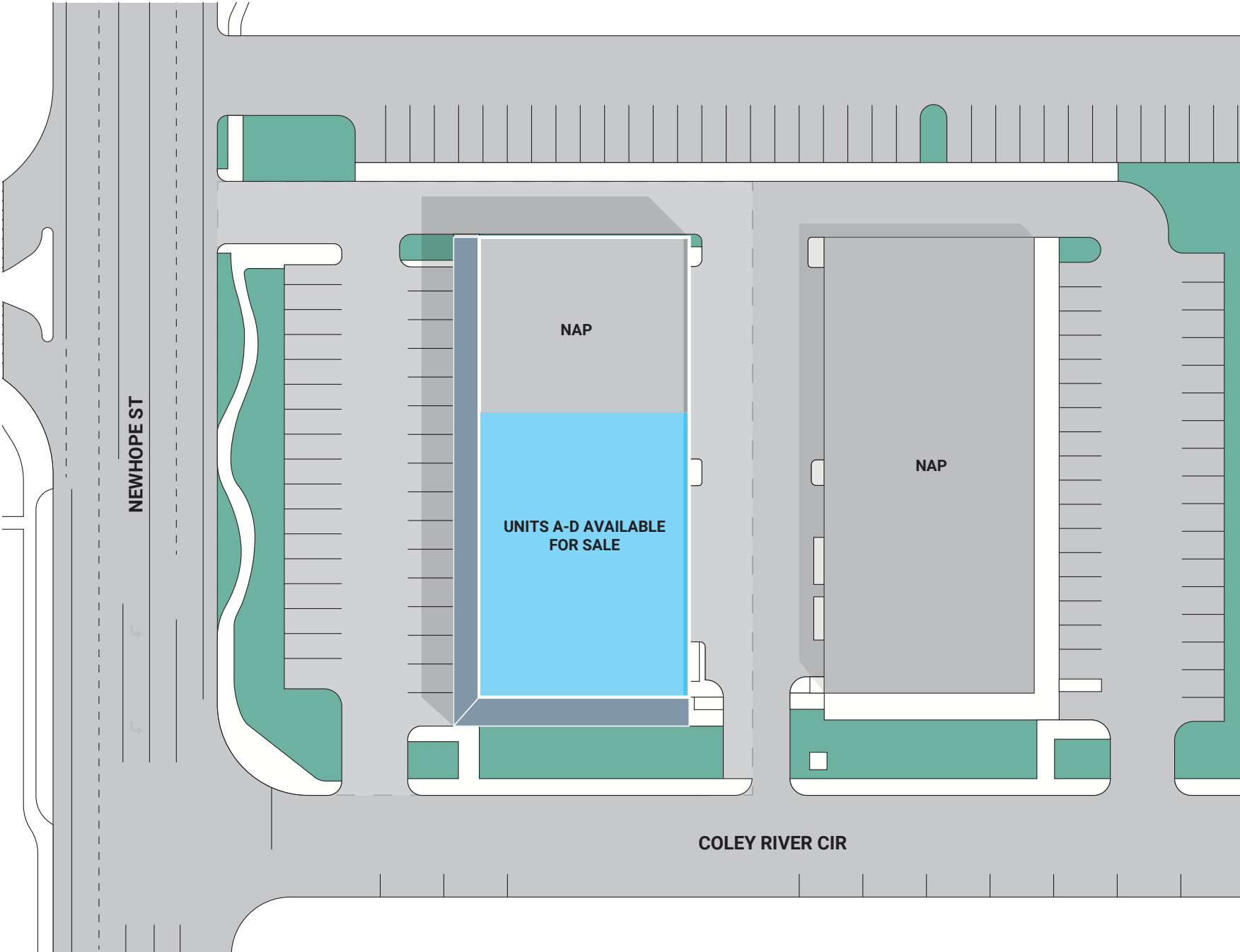


2.3:1,000/SQ. FT. PARKING
RATIO

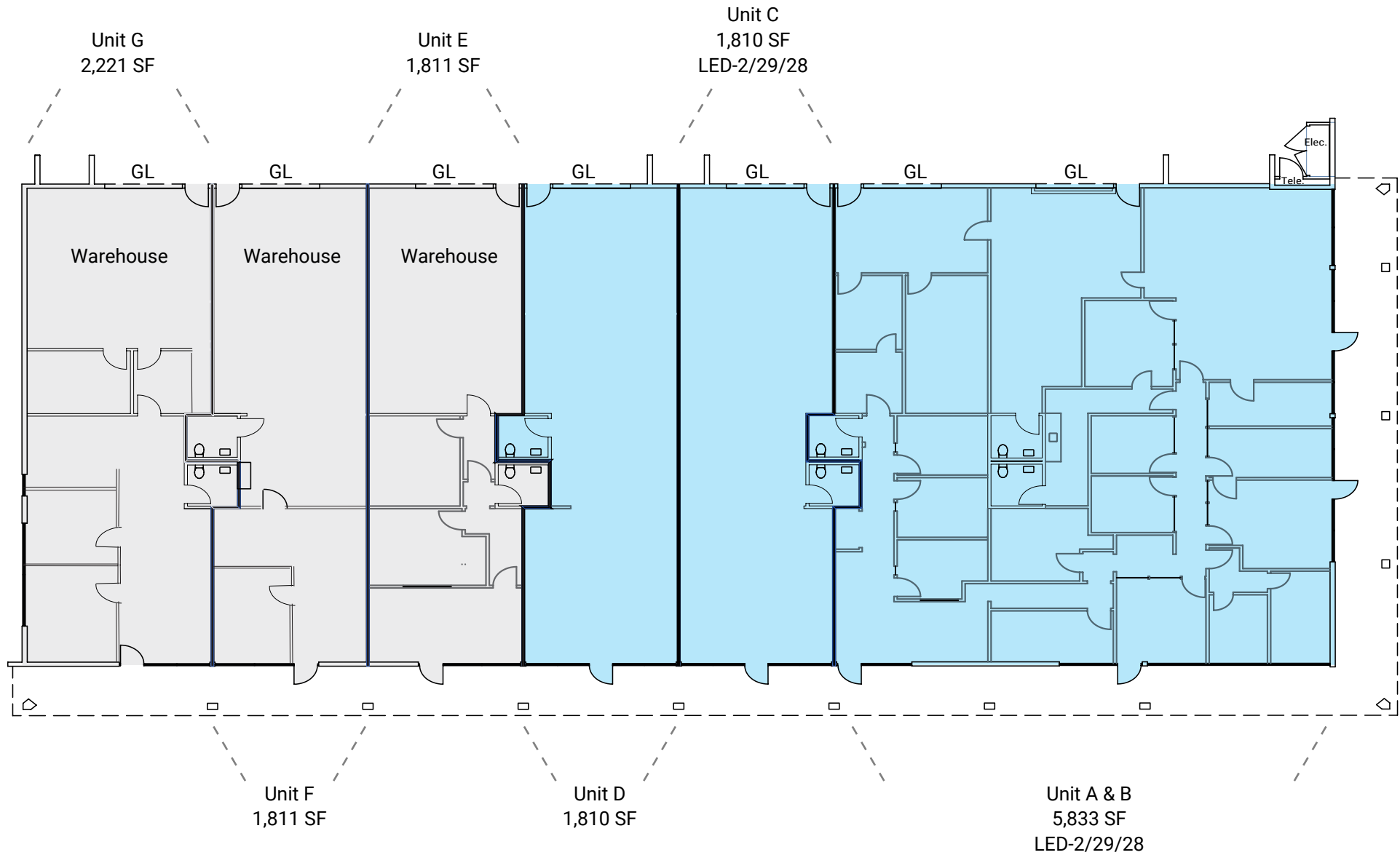


Industrial, Warehouse
LAND USE (LANDVISION)
M1 - Manufacturing
ZONING CODE

SITE PLAN



FLOOR PLAN



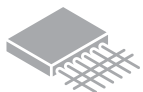
NOT A PART OF SALE



Wood Frame
STRUCTURE (COSTAR)



Concrete Tilt-Up
GROUNDS



Poured Concrete Slab On Grade
FOUNDATION



Built Up Shingles to Flat Roof
ROOFING SYSTEM



Concrete Block Walls with Metal-Framed Glass Windows and Doors
EXTERIOR IMPROVEMENTS



Standard Improvements for Warehouse/Industrial Uses
INTERIOR IMPROVEMENTS



The Property is Accessible via **Three (3) Egress/Ingress Points, One (1) Off Newhope St. and Two (2) Off Coley River Circle**
SITE ACCESS



Adequate Power for Warehouse and Industrial Uses
ELECTRICAL/POWER SYSTEM



Packaged Rooftop Units
HVAC SYSTEM



Gas: Southern California Gas Co.
Electric: Southern California Edison
Water: Fountain Valley City Water Services
Waste Services: Rainbow Trash Disposal & Republic Services
Telecommunications: Various Providers
POTENTIAL UTILITIES PROVIDERS



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