

ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE

INDUSTRIAL

1 **FIRSTTEAM COMMERCIAL**

FOR SALE
1626 Ohms Way Costa Mesa
Westside Costa Mesa
» 8,248 SF Light Industrial Warehouse » 17,860 SF Lot
» Less than 1 Mile to the Ocean
» Large Secured Fenced Yard
» Owner/User or Investment
Request Offering Memorandum
John Gessford
(949) 930-6292
JGessford@gmail.com

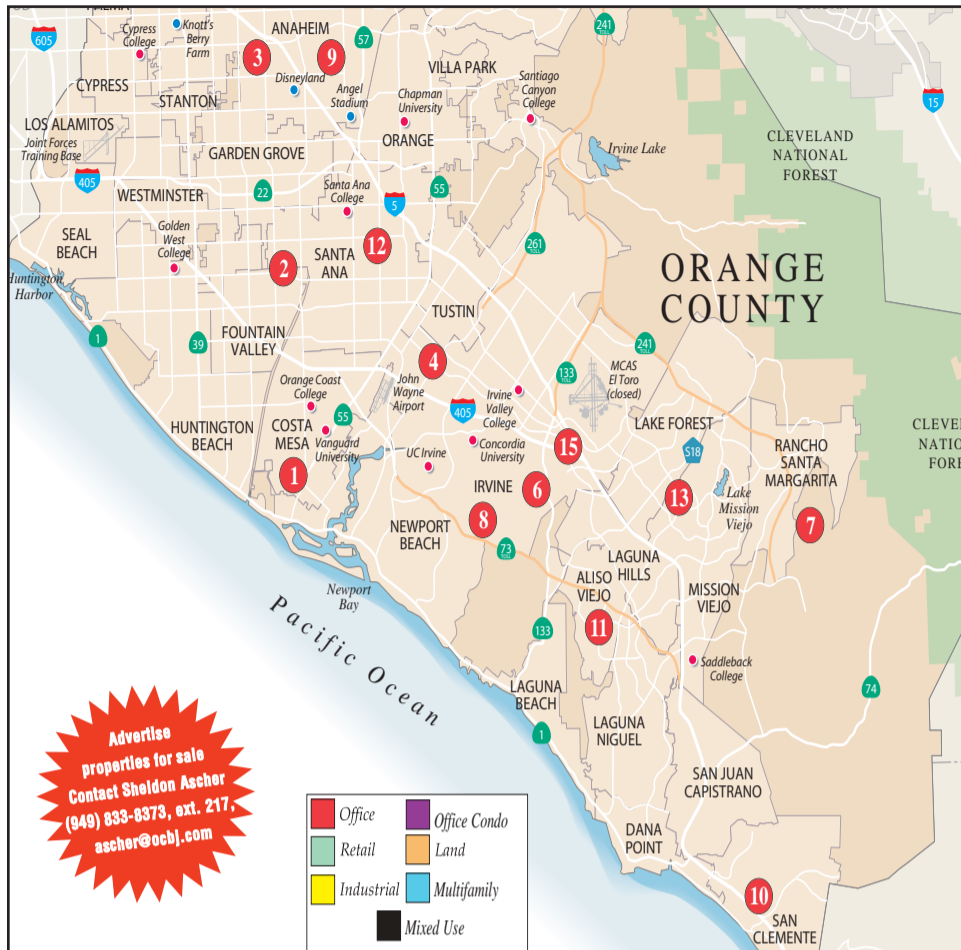
2 **PRES**

For Sale
2020 and 2030 S. Susan Street, Santa Ana, CA
33,433 SF Multi-Tenant Industrial, 96% leased and stabilized
Motivated Seller, year-end close.
Great 1031 Exchange Opportunity
Upside in lot line adjustment and sell 2030 Building to user
In "Cannabis" Zone
Buy side Broker Co-Op available
David G. Whitney
Cell: 949.295.7300
dgwhitney@PREScompanies.com | www.PREScompanies.com

OFFICE PROPERTIES

3 **PRES**

For Sale
2040 S Santa Cruz, Anaheim-\$4,226,476
2050 S Santa Cruz, Anaheim-\$4,268,301
17,682, and 17,859 sf multi-tenant office buildings
in Anaheim Platinum Triangle.
Walking distance to Angle Stadium, and many retail amenities.
The properties can be purchased separately or as a portfolio (2
parcels).
Upside in below Markets Rents. Great Exchange Property.
Buy Side Broker Co-Op available.
Motivated Seller!
David G. Whitney
Cell: 949.295.7300
dgwhitney@PREScompanies.com
www.PREScompanies.com



OFFICE PROPERTIES

6 **CBRE**

5500 Trabuco Road, Irvine
FOR SALE ±6,933 SF
Located within Jeffrey Corporate Centre
Single-Story, High Image Office Building
±6,933 Square Feet 100% Leased to Two Tenants
Private Entrances Shared Restrooms
Excellent Glassline Lush Landscaping
4:1,000 Parking Ratio
Close Proximity to many Retail Amenities
Immediate Access to the 5 Freeway
Kelly Kayl | Lic. 01114406 | Kelly.kayl@cbre.com
+1 949 725 8500

7 **CBRE**

60 BUNSEN, IRVINE SPECTRUM
±19,100 SQUARE FEET FOR SALE
· Two-Story Flex Building
· Divisible to ±9,550 SF (First Floor Lease)
· ±95% of Office Area · Double Door Loading Area
· 3.9:1,000 Parking Ratio · Built in 2004
· Fully Sprinklered · Strategic Irvine Spectrum Location
· Close Proximity to the Irvine Spectrum Center, Southern California's most Popular Entertainment and Shopping Destination
· Less Than 1 Mile From Interstate (5) Freeway and Bake Parkway Interchange
Gregg Haly Gregg.haly@cbre.com
Tyler Haly Tyler.haly@cbre.com
(949) 725-8500

8 **CBRE**

BESPOKE IRVINE - 3 Burroughs, Irvine Spectrum
· Approximately 37,435 Square Foot, Two-Story Office/ R&D Building
· Entire Building For Sale or Lease
· Full Building or Multi-Tenant Options
· Building Top Signage Available
· Frontage on Bake Parkway
· Abundance of Parking (4:1,000 Ratio)
· Excellent Access to the 5, 405 and 133 Freeways
· Close Proximity to Retail Amenities, Spectrum Center and Lake Forest Gateway Center
Jeff Carr jeff.carr@cbre.com Justin Hill Justin.hill@cbre.com
(949) 725-8500

4 **CBRE**

Von Karman Center
16782 Von Karman Avenue, #30, Irvine, CA 92606
4,965 SF High Image Industrial Condo for Sale or Lease
1,000 SF of Single Story Office Space - Corner Unit
One (1) Ground Level Loading Door - 16' - 18' Clearance Height
Close to John Wayne Airport
Prestigious Von Karman Address and Frontage
Immediate Access to 5, 405, 55 Freeways and 261 Toll Road
Adjacent to The District at Tustin Legacy
Xavier Nolasco - xavier.nolasco@cbre.com
949 725 8499

INDUSTRIAL

5 **FIRSTTEAM COMMERCIAL**

FOR SALE
5751 Chino Avenue, Chino
Rare freestanding 8,820 Sq Ft Fee Simple Industrial Building
Direct 71 freeway access
Bosch electric vehicle charging stations
Contact: Karl Heim
714-223-2115
karlheim@firstteam.com

INDUSTRIAL

9 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE - 8015 E. Crystal Dr., Anaheim
High-Image, Freestanding Industrial/Flex For Sale
30,400 SF with over 20,500 SF of 26' Clearance
60/3000 Sprinklers allowing Buyer flexibility to maximize racking height
· Functional 2-Story Office with above standard finishes
· Multiple restrooms, Conference Rooms, Kitchen/Break rooms
· Pride of ownership · Very well maintained facility
Immediate access to: Executive Housing, Retail Amenities,
91/55/57/241 Freeways · 13 Miles to Anaheim Stadium
20 Miles to John Wayne Airport · Lee & Associates | Orange
Luke Hudson | Principal · 714.564.7154
lhudson@lee-associates.com
Scott Seal | Principal · 714-564-7159
ssealed@lee-associates.com
Ryan Magarian | Associate · 714-564-7106
Rmagarian@lee-associates.com

MULTIFAMILY LISTING

14 Units - Anaheim
1986 Construction
100% 2B/2B Townhouse Floor Plans
CBRE

Steps to Anaheim Packing District

Dan Blackwell
(949) 307-8319 | dan.blackwell@cbre.com

1717-1745 ORANGEWOOD AVENUE & 571 N. POPLAR STREET
ORANGE, CA 92868

Three-Building Class B Project Totaling 54,273 SF
100% Leased to 26 Tenants Providing Steady Cash Flow
Immediate Access to the 5, 22 and 57 Freeways

Chuck Wilson Lic. 00947221 +1 949 724 5502 chuck.wilson@colliers.com
Brian Chastain Lic. 01835064 +1 949 724 5520 brian.chastain@colliers.com

Colliers INTERNATIONAL

10 **CBRE**

961 Calle Negocio, San Clemente
FOR SALE ±17,505 SF
Approximately 17,505 Square Feet
Two-Story, Single Tenant Building
±10,364 Square Feet of Highly Improved Office Area
Two (2) Ground Level Doors · 2.5:1,000 Parking Ratio
±22' Minimum Warehouse Clearance
Warehouse Racking Available
Built in 1989 · Furniture and Appliances Available
Close Proximity to Retail Amenities
Easy Access to the 5 Freeway and 73 Toll Road
Brian Cole | Lic. 01771986 | brian.cole@cbre.com
Jeff Carr | Lic. 01009600 | jeff.carr@cbre.com
+1 949 725 8500

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ORANGE COUNTY INVESTMENT PROPERTIES FOR SALE

OFFICE PROPERTIES

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CBRE



27372 Aliso Creek Road, Aliso Viejo

OWNER/USER OPPORTUNITY! ±14,037 SF

Rare Free Standing Two-Story Office Building
Five (5) Separate Suites Currently - Can be Modified

Ideal for Owner/Investor Occupancy

Building Could be Partially Occupied or Fully Occupied by Owner

Collect Income While Occupying the Building

High End Finishes Throughout, Recently Remodeled

Elevator Served, Executive Shower

Exterior Balconies Abundance of Parking

Panoramic Views Close Proximity to Retail Amenities

Easy Access to the 73 Transportation Corridor

Jeff Carr jeff.carr@cbre.com 949-725-8500

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CBRE



FOR SALE THE ROOST – ORANGE COUNTY

601-613 SANTA ANA BLVD. SANTA ANA, CA

\$3,171,000 Cap Rate: 5.75%

NOI: \$182,304 Built: 2015 Dense Trade Area

Award Winning Design Mixed-Use Adaptive Reuse Property

Ryan Sharpe - Broker Lic. CA 01940376

310-893-3397 Ryan.Sharpe@cbre.com

Nathan Holthouser - Broker Lic. CA 01838616

949-809-3660 Nathan.Holthouser@cbre.com

INDUSTRIAL

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CBRE



19651 Descartes, Foothill Ranch

• High Image Industrial Building

• ±6,904 SF with ±3,700 SF of Two-Story Office Area

• Two (2) Ground Level Doors

• ±22' Minimum Warehouse Clearance • 2.5:1,000 Parking Ratio

• 400 AMPS of Power • Built in 1999

• Located within a Master Planned Business Community

• Excellent Access to the Foothill (241) Transportation Corridor

• Close Proximity to the Foothill Ranch Towne Centre Retail Center

Jeff Carr jeff.carr@cbre.com

Gregg Halv Gregg.haly@cbre.com (949) 725-8500

INDUSTRIAL

14

CBRE



2455 Wardlow Road, Corona, CA

Pharmaceutical Manufacturing Facility

FOR SALE OR LEASE ±244,123 SQUARE FEET

FIRST FLOOR

• Warehouse: ±95,990 SF • Office Area: ±28,194 SF

• Manufacturing/Packing Areas: ±52,759 SF

SECOND FLOOR (ELEVATOR SERVED)

• Office/Manufacturing Area: ±45,311 SF

• Mechanical Area: ±26,583 SF

CEILING HEIGHTS

40' Clearance on East-side 25' Clearance on West-side

ADDITIONAL FEATURES

• Eleven (11) dock high (8'x10') loading doors with load levelers

• Four (4) ground level (12'x14') loading doors

• Fenced concrete trucking yard with guard shack

• Fully Fire Sprinklered • 100% HVAC (climate control)

JEFF CARR jeff.carr@cbre.com

CHIP WRIGHT chip.wright@cbre.com

(949) 725-8500

INDUSTRIAL

15

CBRE



7 Musick, Irvine Spectrum

FOR SALE ±5,312 SF

Single Story Industrial Condominium

±5,312 SF with ±4,800 SF of Office Area

One (1) Ground Level Door

±16' Minimum Warehouse Clearance

3:1,000 Parking Ratio Fully Sprinklered

±400 Amps of Power

Easy Access to the 5, 405 and 133 Freeways

Close to Retail Amenities

Brian Cole | Lic. 01770986 | brian.com@cbre.com

Jeff Carr | Lic. 01009600 | brian.com@cbre.com

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