

**\$299 PSF
SALE PRICE**



**THREE (3) INDUSTRIAL PROPERTIES TOTALING 24,427 SF
8,427 SF | 8,000 SF | 8,000 SF
PROPERTIES CAN BE SOLD SEPARATELY OR COMBINED!**

**FOR SALE 2222-2308 W. 2ND ST.
SANTA ANA | CA 92703**

CONTACT EXCLUSIVE LISTING AGENTS:



MIKE BARREIRO
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DEVIN RAY
VICE PRESIDENT
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**15 UNIT
MULTI- TENANT
INDUSTRIAL
PROPERTY**



**THREE (3)
SEPARATE PROPERTY
PARCELS**



**10 TENANTS
W/ MONTH TO
MONTH LEASES**



**0.90
AC PARCEL**



**6.17%
PRO FORMA
CAP RATE**



**BRAND NEW
RENOVATIONS**

±24,427 SF
MULTI-TENANT
INDUSTRIAL
FACILITY

FOR SALE

2222-2308 W. 2ND ST.
SANTA ANA | CA



PROPERTY HIGHLIGHTS

- 15 Unit Multi-Tenant Industrial Property
- 10 Tenants w/ Month to Month Leases
- Three Separate Property Parcels
- Available to an Owner/User or Leased Investment
- 0.90 AC Parcel
- 20 Ground-Level Doors

TOTAL SQUARE FOOTAGE: 24,427 SF

- Properties Can be Sold Combined or Separate!
- Tract 12 & 13: 8,427 SF
- Tract 34: 8,000 SF
- Tract 32: 8,000 SF

NEW RENOVATIONS 2022

- New Roof- TPO 60-mil (20 yr Product)
- New Skylights/ Security Bars
- New Exterior Paint
- New Exterior LED Lighting
- Cloud Based Security Cameras
- Asphalt/Concrete Repair

ABOUT THE PROPERTY

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TRACT 12 & 13

TRACT 34

TRACT 32



PARCEL	TRACT 12 & 13
SQUARE FOOTAGE	8,427 SF
ADDRESS	2222 - 2226
# OF UNITS	4
# OF GL DOORS	8 (10'X10')
POWER	400 amps (110/240v) Verify
# OF RESTROOMS	4
SALE PRICE	\$2,634,099 (\$312 PSF)

PARCEL	TRACT 34
SQUARE FOOTAGE	8,000 SF
ADDRESS	2230, 2232, 2232-B, 2234, 2234-B, 2236
# OF UNITS	6
# OF GL DOORS	6 (10'X10')
POWER	600 amps (110/240v) Verify
# OF RESTROOMS	6
SALE PRICE	\$2,392,000 (\$299 PSF)

PARCEL	TRACT 32
SQUARE FOOTAGE	8,000 SF
ADDRESS	2302, 2304-A, 2304-B, 2306-A, 2308
# OF UNITS	6
# OF GL DOORS	6 (10'X10')
POWER	600 amps (110/240v) Verify
# OF RESTROOMS	6
SALE PRICE	\$2,392,000 (\$299 PSF)

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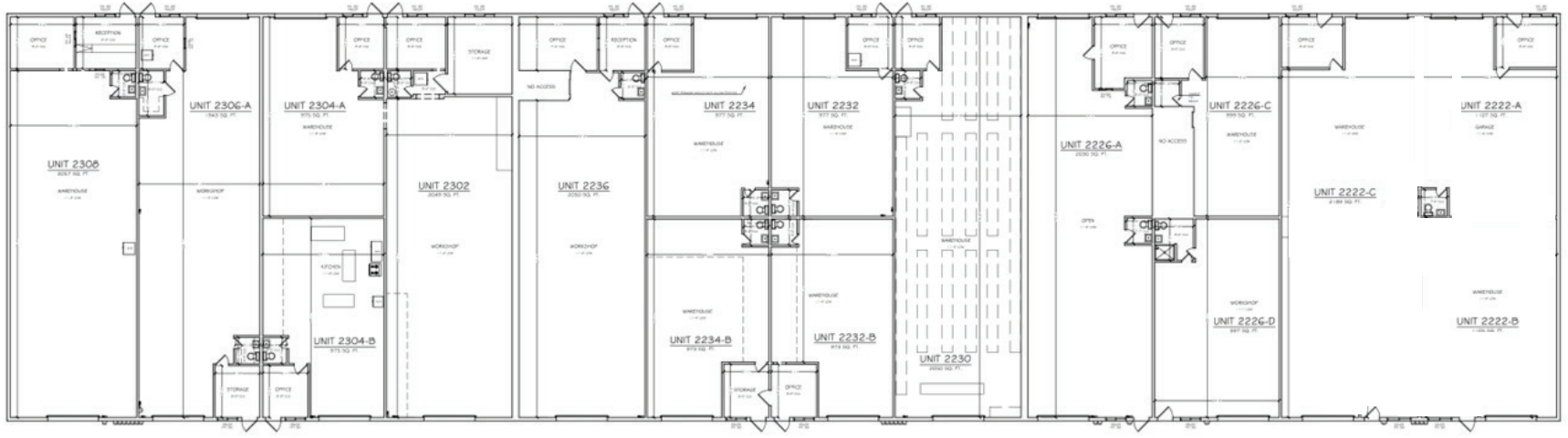
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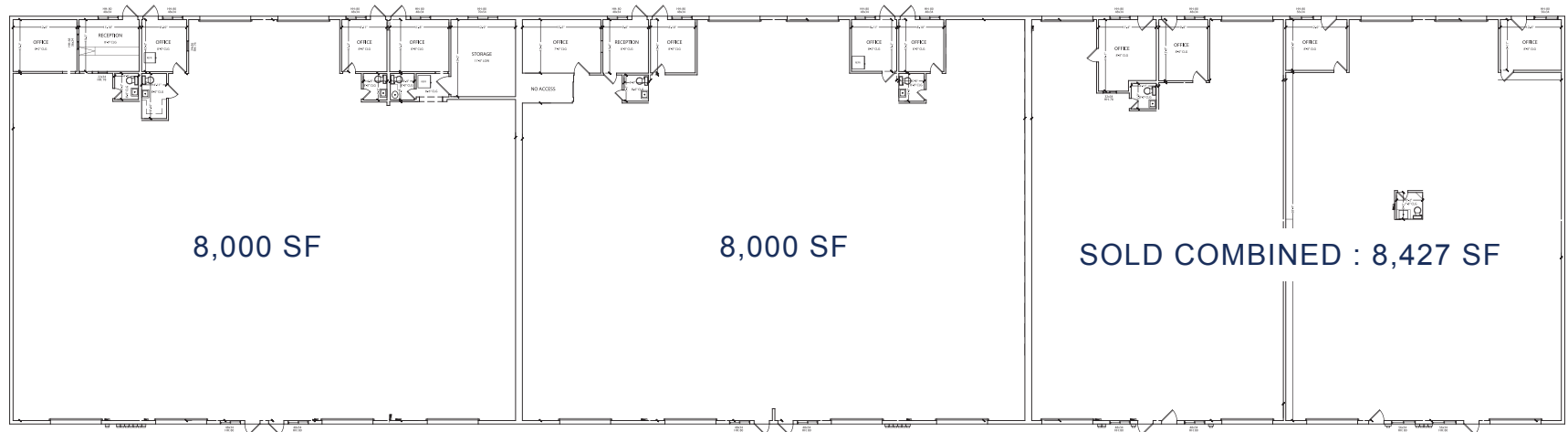
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EXISTING FLOOR PLAN



HYPOTHETICAL FLOOR PLAN



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DISNEYLAND PARK



22

22



**SUBJECT
PROPERTY**



SORIANA'S PARTY RENTAL



W CERRITOS AVE.



W CERRITOS AVE.



W CERRITOS AVE.



Google

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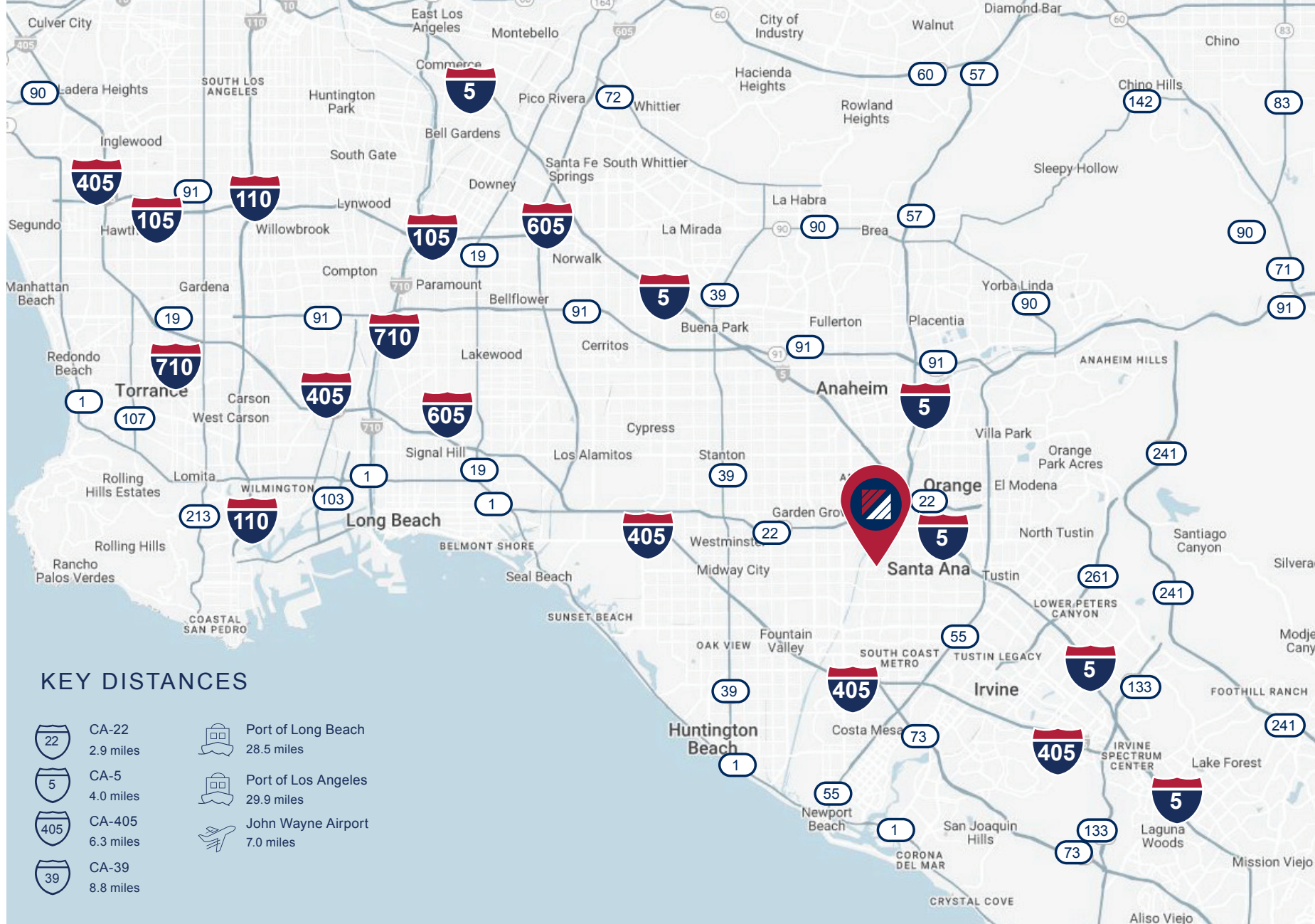
AMENITIES MAP



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KEY DISTANCES

- | | | | |
|--|---------------------|--|-----------------------------------|
| | CA-22
2.9 miles | | Port of Long Beach
28.5 miles |
| | CA-5
4.0 miles | | Port of Los Angeles
29.9 miles |
| | CA-405
6.3 miles | | John Wayne Airport
7.0 miles |
| | CA-39
8.8 miles | | |

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LOCATION MAP



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RENT ROLL & PROFORMA CAP RATE

TENANT NAME	UNIT	SQ FT	LEASE EXPIRATION	MARKET RENT (GROSS)	PROFORMA MONTHLY RENT	CURRENT RENT	CURRENT MONTHLY RENT
<VACANT>	2222-A	1,107	<VACANT>	\$1.85	\$2,047.95	\$-	\$0.00
<VACANT>	2222-B	1,105	<VACANT>	\$1.85	\$2,044.25	\$-	\$0.00
<VACANT>	2222 C-D	2,189	<VACANT>	\$1.85	\$4,049.65	\$-	\$0.00
<VACANT>	2226 A-B	2,030	<VACANT>	\$1.85	\$3,755.50	\$-	\$0.00
<VACANT>	2226 C	999 SF	<VACANT>	\$1.85	\$1,848.15	\$-	\$0.00
Victor M. Mora	2226-D	997	AIR Month-to-Month	\$1.85	\$1,844.45	\$1.68	\$1,675.00
Dionicio Torres	2230	2,050	AIR Month-to-Month	\$1.85	\$3,792.50	\$1.75	\$3,587.50
Song Kim	2232-A	977	AIR Month-to-Month	\$1.85	\$1,807.45	\$1.75	\$1,710.00
Hamza Mir/Manpre	2234-A	977	AIR Month-to-Month	\$1.85	\$1,807.45	\$1.51	\$1,475.00
Refrigeration ARR	2234-B	973	AIR Month-to-Month	\$1.85	\$1,800.05	\$1.75	\$1,700.00
<VACANT>	2232-B	973	<VACANT>	\$1.85	\$1,800.05	\$-	\$0.00
Patricia Bush	2236	2,050	AIR Month-to-Month	\$1.85	\$3,792.50	\$1.46	\$3,000.00
David P. Nguyen	2302	2,050	AIR Month-to-Month	\$1.85	\$3,792.50	\$1.66	\$3,400.00
<VACANT>	2304-A	975	<VACANT>	\$1.85	\$1,803.75	\$-	\$0.00
Brenda Lane/Ryan	2304-B	975	AIR Month-to-Month	\$1.85	\$1,803.75	\$1.72	\$1,675.00
GTO Auto Service	2306 A-B	1,943	AIR Month-to-Month	\$1.85	\$3,594.55	\$1.75	\$1,969.64
Quality Finish Inc.	2308	2,057	AIR Month-to-Month	\$1.85	\$3,805.45	\$1.64	\$3,400.00

PROFORMA CAP RATE	
Gross Yearly Rents	\$542,279.40
Expenses	(\$91,332.55)
NOI	\$450,946.85
Proforma Cap Rate	6.17%

EXPENSES	
Est Taxes	\$80,340.40
Est Insurance	\$10,992.15
Total Expenses	(\$91,332.55)

PSF	SQFT	PURCHASE PRICE
\$299	24,427	\$7,303,673.00

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