

**SALE PRICE: \$7,125,000**  
**(\$291 PSF)**  
**CAP RATE: 6.01%**



**24,426 SF MULTI-TENANT INDUSTRIAL PARK**  
**FOR SALE** 2222-2308 W. 2ND ST.  
SANTA ANA | CA 92703

CONTACT EXCLUSIVE LISTING AGENTS:



**DEVIN RAY**  
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**MIKE BARREIRO, SIOR**  
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**15 UNIT**  
**MULTI-TENANT**  
**INDUSTRIAL**  
**PARK**



**PROFESSIONALLY**  
**MANAGED**



**15 NEW AIR**  
**MULTI-TENANT**  
**NNN LEASES SIGNED**



**0.90**  
**AC PARCEL**



**100%**  
**LEASED**



**6.01%**  
**CAP RATE**



**BRAND NEW**  
**RENOVATIONS**

**LEASED INVESTMENT SALE (100% LEASED)**

±24,426 SF  
MULTI-TENANT  
INDUSTRIAL  
PARK

**FOR SALE**

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## PROPERTY HIGHLIGHTS

- 15 Unit Multi-Tenant Industrial Property
- 100% Leased: AIR Multi-Tenant NNN Leases
- Three Separate Property Parcels
- 0.90 AC Parcel
- 20 Ground-Level Doors

## TOTAL SQUARE FOOTAGE: 24,426 SF

- Tract 12 & 13: 8,426 SF
- Tract 34: 8,000 SF
- Tract 32: 8,000 SF

## NEW RENOVATIONS

- 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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FOR SALE



## INVESTMENT HIGHLIGHTS

Total SF	24,426 SF
Percent Leased	100%
Purchase Price	\$7,125,000.00 (\$291.67 PSF)
Cap Rate	6.01%
Lease Document	AIR Standard Industrial Multi-Tenant Lease Net
Annual Rent Increases	4%
Monthly Base Rent (NNN)	\$35,736.19 (\$1.46 NNN)
Monthly Operating Expenses	\$7,327.80 (\$0.30 NNN)
Net Operating Income (NOI)	\$428,834.28

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## Cap Rate and Rent Roll: AIR STANDARD INDUSTRIAL MULTI-TENANT LEASE NET

#	ADDRESS	LEASE START	LEASE EXPIRATION	TERM	UNIT SIZE	BASE RENT: (\$1.45 NNN)	NNN (\$0.30)	TOTAL MONTHLY	RENT PSF
1-4	2222 W. 2nd #A, #B, #C, #D	12/1/2024	12/31/2027	37	4,401	\$5,941.35	\$1,320.30	\$7,261.65	\$1.65
5+6	2226 W. 2nd #A #B	12/1/2023	11/30/2026	36	2,030	\$3,061.24	\$609.00	\$3,670.24	\$1.81
7	2226 W. 2nd #C	10/1/2024	9/30/2026	24	999	\$1,448.55	\$299.70	\$1,748.25	\$1.75
8	2226 W. 2nd #D	12/1/2023	11/30/2026	36	997	\$1,503.48	\$299.10	\$1,802.58	\$1.81
9	2230 W. 2nd	12/1/2023	11/30/2026	36	2,050	\$3,091.40	\$615.00	\$3,706.40	\$1.81
10	2232 W. 2nd #A	12/1/2023	11/30/2025	24	977	\$1,473.32	\$293.10	\$1,766.42	\$1.81
11	2232 W. 2nd #B	4/1/2023	3/31/2027	36	973	\$1,410.85	\$291.90	\$1,702.75	\$1.75
12	2234 W. 2nd #A	3/1/2024	2/28/2027	36	977	\$1,416.65	\$293.10	\$1,709.75	\$1.75
13	2234 W. 2nd #B	12/1/2024	11/30/2029	60	973	\$1,410.85	\$291.90	\$1,702.75	\$1.75
14	2236 W 2nd	1/1/2024	12/31/2026	36	2,050	\$3,091.40	\$615.00	\$3,706.40	\$1.81
15	2302 W. 2nd	5/1/2024	4/30/2027	36	2,049	\$2,971.05	\$614.70	\$3,585.75	\$1.75
16	2304 W. 2nd #A	3/1/2024	2/28/2027	36	975	\$1,413.75	\$292.50	\$1,706.25	\$1.75
17	2304 W. 2nd #B	12/1/2023	11/30/2026	36	975	\$1,470.30	\$292.50	\$1,762.80	\$1.81
18+19	2306 W. 2nd #A #B	12/1/2023	11/30/2026	36	1,943	\$2,930.04	\$582.90	\$3,512.94	\$1.81
20	2308 W. 2nd	12/1/2023	11/30/2026	36	2,057	\$3,101.96	\$617.10	\$3,719.06	\$1.81

SQUARE FOOTAGE- LEASED	24,426	TOTAL BASE RENT (NNN)	TOTAL NNN	TOTAL MONTHLY (CURRENTLY)
Total Square Footage	24,426	\$35,736.19	\$7,327.80	\$43,063.99
Percent Leased	100.00%	\$1.46 / SF	\$0.30 / SF	\$1.76 / SF

PURCHASE PRICE	\$7,125,000.00
NET OPERATING INCOME (NOI)	\$428,834.28
CAP RATE	6.019%
PRICE PER SQFT	\$291.70

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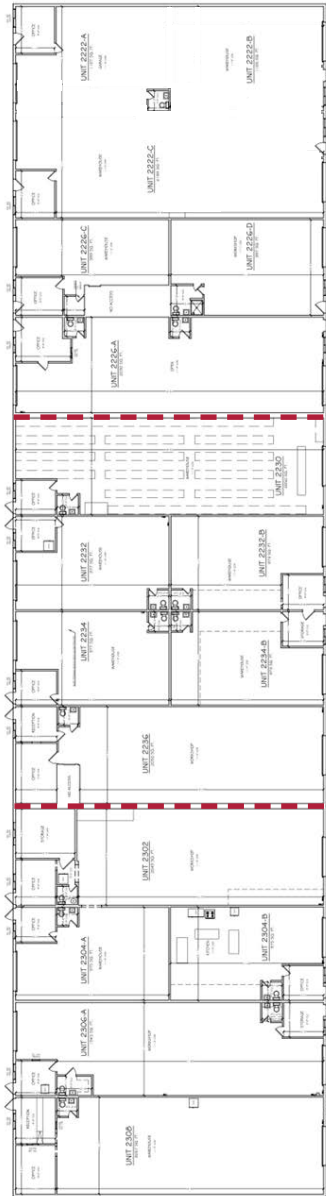
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TRACT 12 & 13

TRACT 34

TRACT 32



PARCEL	TRACT 12 & 13
SQUARE FOOTAGE	8,426 SF
ADDRESS	2222 - 2226
# OF UNITS	4
# OF GL DOORS	8 (10'X10')
POWER	400 amps (110/240v) Verify
# OF RESTROOMS	4

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

PARCEL	TRACT 32
SQUARE FOOTAGE	8,000 SF
ADDRESS	2302, 2304-A, 2304-B, 2306-A, 2308
# OF UNITS	5
# OF GL DOORS	6 (10'X10')
POWER	600 amps (110/240v) Verify
# OF RESTROOMS	6

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PHOTOS

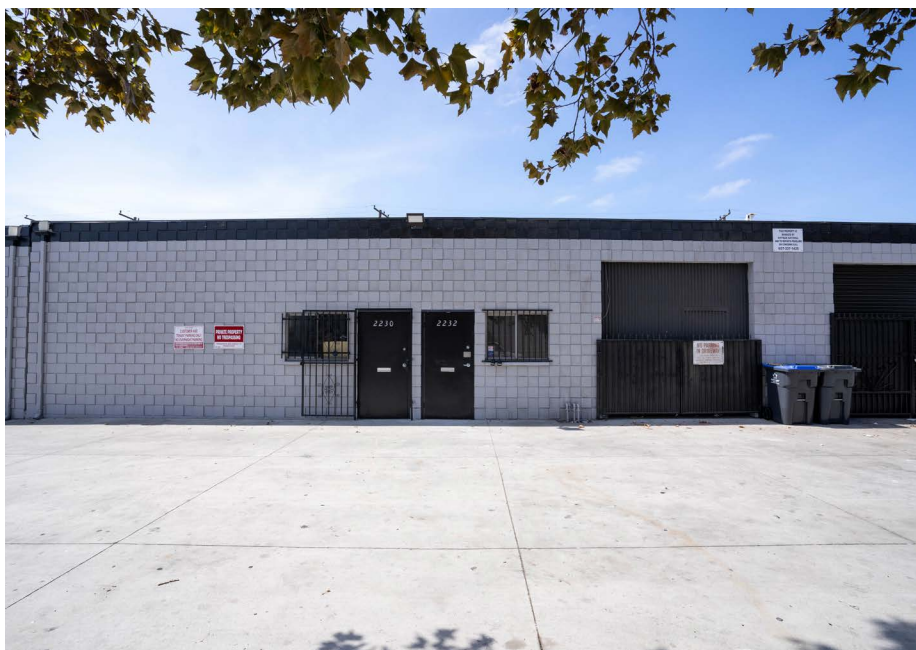


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DISNEYLAND PARK



22

22



W CERRITOS AVE.

N. CLARA ST.



W CERRITOS AVE.

W CERRITOS AVE.



Google

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AMENITIES MAP



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