

OFFERING MEMORANDUM

15632

CONTAINER LANE

HUNTINGTON BEACH, CA 92649



Marcus & Millichap

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INVESTMENT OVERVIEW



Marcus and Millichap has been retained with the exclusive right to market 15632 Container Lane; a 25,000 sq ft prime industrial property located in the heart of West Huntington Beach's industrial/manufacturing district. The property is leased long term by Cal-Aurum Industries, a family owned business that spans three generations and has been operating at this same location for 55 years. The company operates a high precision micro electroplating business with numerous brand-name, long-term customers in advanced electronics, aerospace technology and military components. The property is particularly suited for a long-term investor seeking reliable, passive income with a credit-worthy tenant continuing to perform almost all maintenance under the lease.



PROPERTY OVERVIEW

| | |
|-------------------------|--|
| Property Address | 15632 Container Lane Huntington Beach, CA |
| Parcel Number | 145-473-23 |
| Square Footage | 25,000 SF |
| Land Area | 1.11 Acre Lot (w/ Large Fenced Yard) |
| Year Built | 1976 |
| Clear Height | 19' |
| Doors | 1 Oversized Ground-Level Door |
| Power | 1,200a 480v 3p |



OFFERING SUMMARY

| | |
|-----------------------------|---|
| Listing Price | \$9,850,000 |
| Cap Rate | 4.87% |
| Net Operating Income | \$480,000 |
| Occupancy | 100% |
| Ownership Type | Fee Simple |
| Lease Start/End | 09/01/2025 -08/31/2035 |
| Annual Increases | CPI (Not Expected to Exceed 3.5%) |
| Renewal Options | Two (2), Five-Year Options at Fair Market Value |

PURCHASE PRICE



\$9,850,000

SQUARE FOOTAGE



25,000 SF

CAP RATE



4.87%

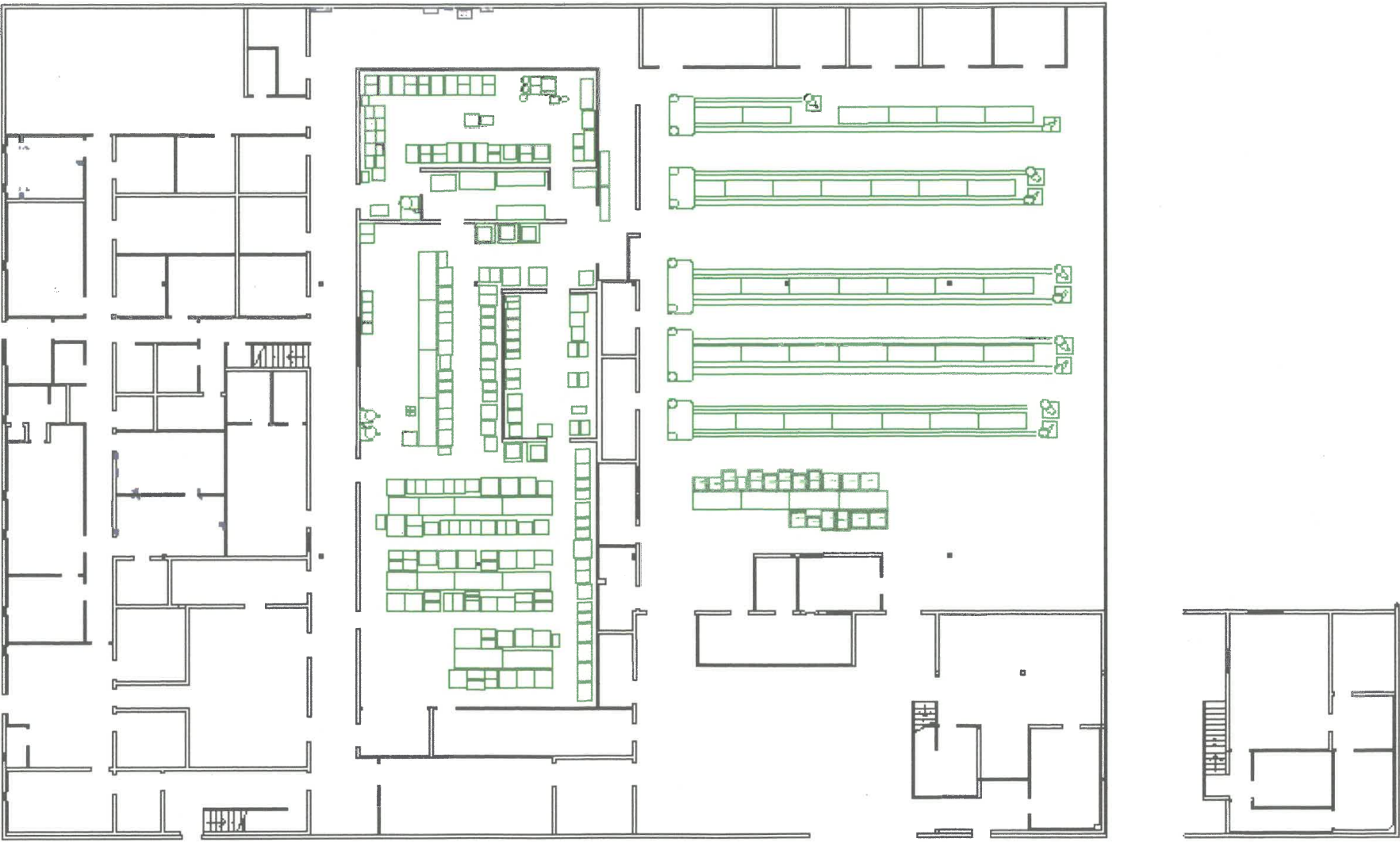
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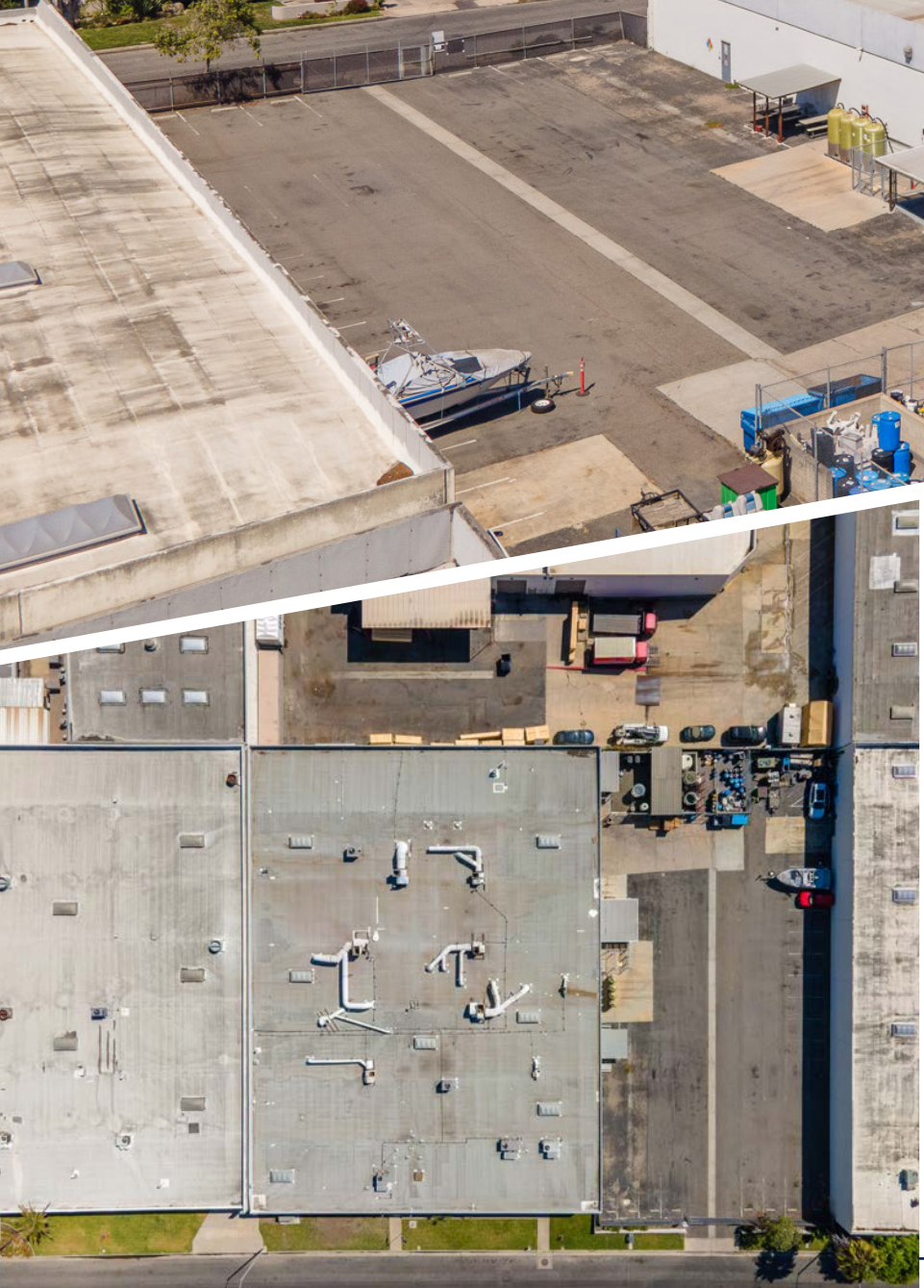


\$480,000

HIGHLIGHTS

FLOOR PLAN





15632 CONTAINER LANE



15632 CONTAINER LANE



LEASE OVERVIEW



LEASE ABSTRACT

| | |
|------------------------|--|
| Tenant: | Cal-Aurum Industries, Inc. |
| Address: | 15632 Container Lane, Huntington Beach, CA 92649 |
| Date of Lease: | 8/1/2025 |
| Lease Commencement: | 9/1/2025 |
| Lease Expiration: | 8/31/2035 |
| Lease Term: | 10 (Ten) Years |
| Renewal Options: | Two (2), Five-Year Options at Fair Market Value |
| Base Rent: | \$40,000/Month |
| Annual Increases: | CPI (Not to exceed 3.5%) |
| Property Taxes: | Tenant shall pay all real property taxes and special assessments levied or assessed. |
| Utilities: | Tenant pays directly. |
| Insurance: | Tenant shall obtain and keep in full force, at Tenant's own cost and expense. |
| Repairs & Maintenance: | Landlord shall, at Landlord's own cost and expense, keep the foundations, exterior roof, exterior walls, down spouts, gutters (excluding all windows, doors, plate glass and showcases) and parking area on the Premises in good repair. |
| Subletting: | Tenant shall not encumber, assign, sublet or otherwise transfer the Lease, any right or interest in this Lease, or any right or interest in the Premises or any of the improvements that may now or hereafter be constructed or installed on the Premises without first obtaining the written consent of Landlord. |



15632 CONTAINER LANE





MARKET OVERVIEW



HUNTINGTON BEACH

CALIFORNIA

POPULATION

12,118

HOUSEHOLDS

4,629

MEDIAN AGE

45.0



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2029 Projection | | | |
| Total Population | 12,166 | 139,673 | 386,466 |
| 2024 Estimate | | | |
| Total Population | 12,118 | 138,753 | 383,327 |
| 2020 Census | | | |
| Total Population | 11,961 | 138,825 | 385,445 |
| 2010 Census | | | |
| Total Population | 12,001 | 132,515 | 375,168 |
| Daytime Population | | | |
| 2024 Estimate | 15,568 | 130,599 | 355,393 |

| HOUSEHOLDS | 1 MILES | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| 2029 Projection | | | |
| Total Households | 4,658 | 51,708 | 139,419 |
| 2024 Estimate | | | |
| Total Households | 4,629 | 51,217 | 138,034 |
| Average (Mean) Household Size | 2.7 | 2.8 | 2.8 |
| 2020 Census | | | |
| Total Households | 4,592 | 50,545 | 136,136 |
| 2010 Census | | | |
| Total Households | 4,483 | 47,344 | 130,305 |

| HOUSEHOLDS BY INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------|-----------|-----------|-----------|
| 2024 Estimate | | | |
| \$200,000 or More | 23.8% | 20.2% | 20.0% |
| \$150,000-\$199,999 | 14.1% | 12.3% | 12.4% |
| \$100,000-\$149,999 | 19.5% | 20.8% | 19.3% |
| \$75,000-\$99,999 | 12.1% | 11.7% | 10.9% |
| \$50,000-\$74,999 | 12.3% | 11.8% | 12.3% |
| \$35,000-\$49,999 | 4.7% | 6.3% | 7.3% |
| \$25,000-\$34,999 | 3.4% | 4.7% | 5.3% |
| \$15,000-\$24,999 | 4.6% | 5.5% | 5.6% |
| Under \$15,000 | 5.6% | 6.7% | 6.9% |
| Average Household Income | \$152,369 | \$135,645 | \$134,668 |
| Median Household Income | \$123,360 | \$110,749 | \$109,904 |
| Per Capita Income | \$55,714 | \$50,490 | \$48,646 |

| POPULATION PROFILE | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| Population By Age | | | |
| 2024 Estimate Total Population | 12,118 | 138,753 | 383,327 |
| Under 20 | 21.4% | 21.0% | 20.7% |
| 20 to 34 Years | 16.3% | 19.7% | 18.4% |
| 35 to 39 Years | 5.8% | 6.3% | 5.9% |
| 40 to 49 Years | 13.2% | 12.4% | 12.3% |
| 50 to 64 Years | 24.0% | 21.6% | 21.7% |
| Age 65+ | 19.3% | 19.0% | 21.0% |
| Median Age | 45.0 | 43.0 | 44.0 |
| Population 25+ | | | |
| 2024 Estimate Population Age 25+ | 8,861 | 101,285 | 281,667 |
| Elementary (0-8) | 2.1% | 5.2% | 7.1% |
| Some High School (9-11) | 3.6% | 6.1% | 6.4% |
| High School Graduate (12) | 15.8% | 18.6% | 19.0% |
| Some College (13-15) | 26.1% | 21.1% | 20.4% |
| Associate Degree Only | 12.0% | 9.1% | 8.7% |
| Bachelor's Degree Only | 26.4% | 25.1% | 24.5% |
| Graduate Degree | 14.1% | 14.7% | 13.8% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 33.0 | 33.0 | 32.0 |





POPULATION

In 2024, the population in your selected geography is 383,327. The population has changed by 2.17 percent since 2010. It is estimated that the population in your area will be 386,466 five years from now, which represents a change of 0.8 percent from the current year. The current population is 50.9 percent male and 49.1 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,880 people per square mile.



HOUSEHOLDS

There are currently 138,034 households in your selected geography. The number of households has changed by 5.93 percent since 2010. It is estimated that the number of households in your area will be 139,419 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2024, the median household income for your selected geography is \$109,904, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 57.81 percent since 2010. It is estimated that the median household income in your area will be \$128,090 five years from now, which represents a change of 16.5 percent from the current year. The current year per capita income in your area is \$48,646, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$134,668, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 194,818 people in your selected area were employed. The 2010 Census revealed that 64.8 percent of employees are in white-collar occupations in this geography, and 17.5 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$959,907 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 80,158.00 owner-occupied housing units and 50,147.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 36.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.7 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

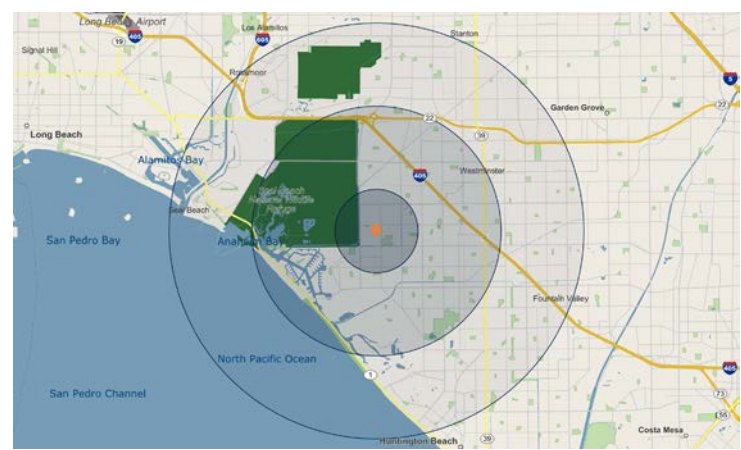
The number of area residents with an associate degree was higher than the nation's at 14.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.9 percent in the selected area compared with the 19.7 percent in the U.S.

NEARBY EMPLOYERS

EMPLOYEES

| | |
|--|-------|
| 1. Sisters of St Joseph Orange | 2,572 |
| 2. City Market Inc | 1,496 |
| 3. Pratt & Whitney Eng Svcs Inc-Pratt Whitney Engine Services | 1,467 |
| 4. Anthony Elementary School | 1,379 |
| 5. Southern California Edison Co-Southeastern Westminster | 1,159 |
| 6. Boeing Company-Boeing | 1,005 |
| 7. Kings Seafood Company LLC | 815 |
| 8. Uhc of California-Pacificare Health Systems | 800 |
| 9. Tad Pgs Inc | 797 |
| 10. Tad Pgs Inc | 797 |
| 11. Premiere Customs Brokers Inc | 795 |
| 12. Safran Cabin Galleys Us Inc | 717 |
| 13. Staff Pro Inc-Allied Universal Event Svcs | 700 |
| 14. Arrowhead Products Corporation-Arrowhead Products | 640 |
| 15. Marine Corps Forces Reserve US-Det 4 Prod Analys Intel Sp Bn | 611 |
| 16. 6 Marine Corps Forces Reserve US-Co G 2nd Bn 23rd Mar Regt | 611 |
| 17. Marine Corps Forces Reserve US-Arty Btry O 5th Bn 14th | 611 |
| 18. Ofs Brands Holdings Inc | 572 |
| 19. Haulaway Storage Cntrs Inc | 562 |
| 20. Pacificare Health Systems LLC-Pacificare Health Systems | 550 |
| 21. Markem-Imaje Corporation | 530 |
| 22. Department Military California-CA Arng 115th Rsg | 500 |
| 23. Safran Cabin Inc | 500 |
| 24. Cambro Manufacturing Company-Cambro | 500 |
| 25. City of Huntington Beach | 500 |



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