

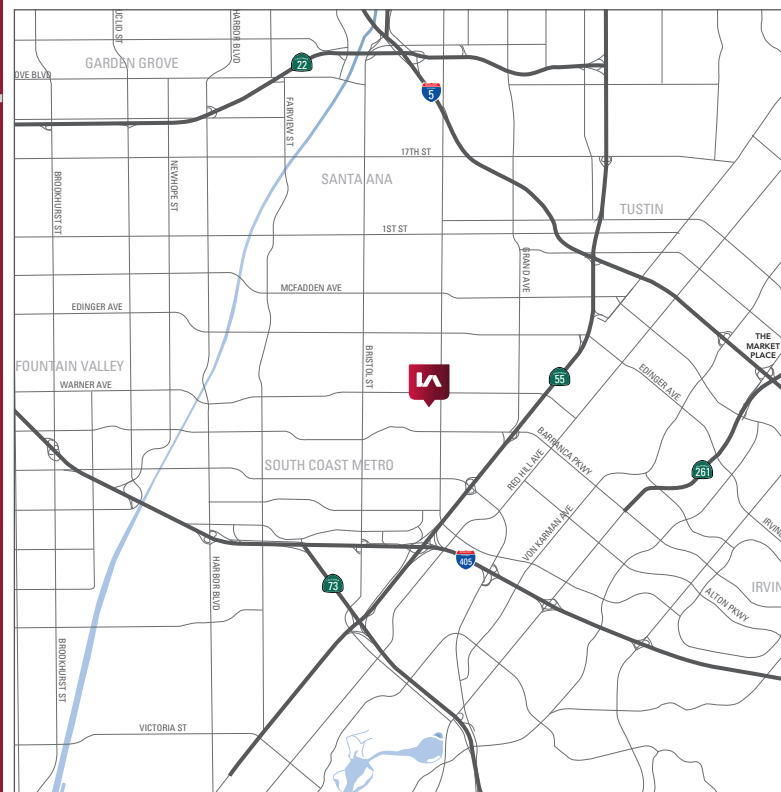
# FOR LEASE ±5,726 SF

2413 S BROADWAY, SANTA ANA, CA



## PROPERTY FEATURES

- 5,726 SF, End-Cap Unit
- ±1,000 SF Upgraded Offices
- Private, Fenced, Secured Yard, Concrete Paved
- 10' Clear Warehouse
- 13 Parking Spaces (2.3:1,000)
- Grade Level Loading (4 Doors)
- 400 Amps, 3 Phase Power



CHARLIE WINN  
SVP/Principal  
949.724.4763  
cwinn@lee-associates.com  
DRE #: 01151176

DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

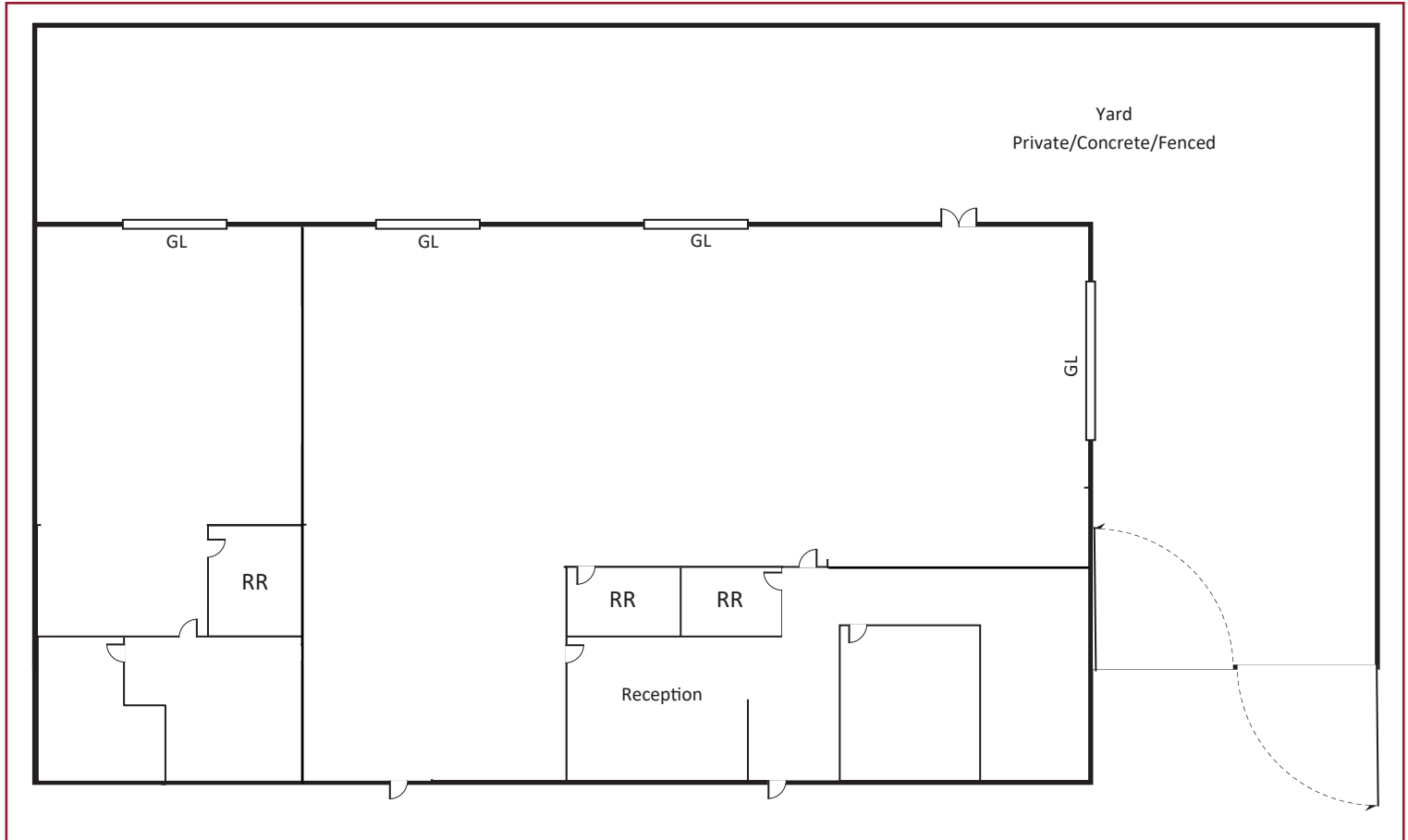
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

# FOR LEASE ±5,726 SF

2413 S BROADWAY, SANTA ANA, CA



## SITE PLAN



CHARLIE WINN

SVP/Principal

949.724.4763

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

**RENTAL APPLICATION & TENANT INFORMATION**

**COMPANY NAME:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**Business Address:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_  
**in Business:** \_\_\_\_\_ **Years at Current Address:** \_\_\_\_\_  
**Size of Current Premises:** \_\_\_\_\_ **Current Rent:** \_\_\_\_\_ **# of Employees:** \_\_\_\_\_  
**Present Landlord:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**Landlord Email:** \_\_\_\_\_

**Proposed Use of Premises:** \_\_\_\_\_  
 \_\_\_\_\_

**Will any Hazardous Materials be Stored or used on the Premises?** Yes  No  If yes, please attach list (i.e. MSDS sheets)

**TYPE OF BUSINESS ORGANIZATION: (Complete A, B or C)**

**A. SOLE PROPRIETORSHIP:**

**1. Owner's Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**Residence Address:** \_\_\_\_\_ **Zip Code:** \_\_\_\_\_  
**Do you Own  or Rent  ? For How Long?** \_\_\_\_\_  
**Social Security No:** \_\_\_\_\_ **Driver's License No:** \_\_\_\_\_  
**EMAIL Address:** \_\_\_\_\_

**B. PARTNERSHIP:**

**1. Name:** \_\_\_\_\_ **Social Security No:** \_\_\_\_\_  
**Residence Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**EMAIL Address:** \_\_\_\_\_

**2. Name:** \_\_\_\_\_ **Social Security No:** \_\_\_\_\_  
**Residence Address:** \_\_\_\_\_ **Phone:** \_\_\_\_\_  
**EMAIL Address:** \_\_\_\_\_

By signing below, you hereby declare that the representation of facts contained in the foregoing application are considered part of the lease and are true and correct. If any information herein contained is false, the lease made on strength of this application may, at the option of ("Landlord"), be terminated at any time. *By signing below, you authorize the Landlord and/or Collins Comercial to verify the above statements including, but not limited to, business and individual credit information, now or any time during the lease term.*

**Signature:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_



(Applicant to Complete this Form)

**APSCREEN INFORMATION & CONSENT FORM**

Last Name: \_\_\_\_\_ Jr./Sr.?: \_\_\_\_\_ First Name: \_\_\_\_\_

Middle Initial: \_\_\_\_\_ Spouse's Name: \_\_\_\_\_

Present Address and Zip Code: \_\_\_\_\_

Prior Address (if residing at current address less than one year): \_\_\_\_\_

Social Security No: \_\_\_\_\_ Spouse SS No: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Spouse DOB: \_\_\_\_\_

Employer's Name and Address (if applicable): \_\_\_\_\_

EMAIL Address: \_\_\_\_\_

**CONSENT**

I agree to allow my credit history to be procured and reviewed by Lee & Associates, Newport Beach and therefore release any and all persons from all liability in connection with responding to inquiries regarding this consent. I also understand that any inaccurate information contained in my report shall not be the responsibility of the requester, or the provider, or any of its affiliates or correspondents.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Co-Applicant

# **NOTICE TO CONSUMER**

**(PLEASE COMPLETE THOROUGHLY, COMPLETELY, AND LEGIBLY AND SIGN BELOW)**

Thank you for seeking a rental or leasing relationship with our company: LEE & ASSOCIATES, NB/ Charlie Winn.

In compliance with State and Federal laws, we are hereby notifying you that a CONSUMER REPORT, and/or INVESTIGATIVE CONSUMER REPORT may be obtained for use in evaluating our decision to accept your personal guarantee for the rental or lease of our property, the extension of credit in the form of providing tenant improvements, pro-rated and 'financed' through the lease terms, guaranty of the lease or rental agreement, retention and/or for collection purposes, in the event of a default of any of the above.

Inquiries may be made in considering your application, and the ensuing report may contain public/semi-public or private information, identification information, credit information, DMV records or other information, which could adversely affect your potential for an association with us. The report will only be obtained, according to your written instruction(s), below.

You have the right to make a direct written request to obtain copies of any reports, which may have been provided by one, or more of the following Consumer Reporting Agencies, which may have contributed to the compilation of the Consumer Report, and/or Investigative Consumer Report (copies of Privacy Policies are available on each website)

- |  |   |
|--|---|
| 1. EXPERIAN (www.experian.com)<br>701 Experian Pkwy<br>Dallas, TX 75013; or call:<br>1-888-397-3742    | 3. EQUIFAX (www.equifax.com)<br>P.O. Box 740241<br>Atlanta, GA 30374-0241; or call<br>1-800-685-1111            |
| 2. TRANSUNION (www.transunion.com)<br>2 Baldwin Place<br>Chester, PA 19022; or call:<br>1-800-916-8800 | 4. APSCREEN (www.apscreen.com)<br>P.O. Box 80639<br>Rancho Santa Margarita, CA 92688; or call<br>1-800-637-0223 |

## **AGREEMENT AND CONSENT**

*I have read this form completely, I understand it and I authorize you to obtain a Consumer Report, and/or Investigative Consumer Report, for the reason(s) stated above. I also (by photocopy, facsimile or electronic transmission of this form) authorize Consumer Reporting Agencies, related or unrelated firms both public and private; government, law enforcement and/or other agencies and/or persons to release information deemed necessary in response to this authorization. I have read and I understand my rights identified at: [www.ftc.gov](http://www.ftc.gov) and any other state or local websites that may apply and that I am authorizing this request in accordance with my rights under the Fair Credit Reporting Act, the Fair and Accurate Credit Transactions Act, the Gramm-Leach-Bliley Act, The California Investigative Consumer Reporting Agencies Act and any other Federal, state or local laws, statutes and/or ordinances that may apply.*

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Full Name (Printed): \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth (mm/dd/yy): \_\_\_\_\_

Current Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email: \_\_\_\_\_