

6,000 SF Multi-Tenant Industrial 100% Leased Investment Opportunity

14932-14948 Dillow St. Westminster, CA 92683



EXCLUSIVELY LISTED BY:



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COMMERCIAL REAL ESTATE



Executive Summary

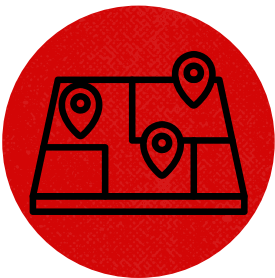
Ashwill Associates and Affinity Property Management are pleased to present 14932–14948 Dillow Street, a rare opportunity to acquire a 100% occupied multi-tenant industrial investment property located in the heart of Westminster's highly desirable Little Saigon district. The property consists of approximately 6,000 square feet divided into five industrial units occupied by four long-term tenants, providing stable in-place cash flow, built-in rent growth, and a proven operating history. Current rents average approximately \$1.49 per square foot, offering investors meaningful upside potential through future lease renewals and market rent growth.

Strategically positioned less than 300 feet from Bolsa Avenue, Little Saigon's primary commercial corridor, the property benefits from exceptional accessibility and proximity to one of Southern California's most vibrant business districts. Industrial properties within Little Saigon rarely come to market, creating a unique supply-constrained investment opportunity in a highly sought-after Orange County infill location.

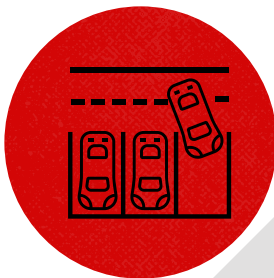
With stable income, scheduled rent increases, long-term tenant occupancy, and future rental upside potential, the property presents an attractive opportunity for private investors, family offices, and 1031 exchange buyers seeking a well-located industrial asset with both immediate cash flow and long-term appreciation potential. Offered at \$2,850,000, 14932–14948 Dillow Street represents a rare opportunity to acquire a stabilized industrial investment in one of Orange County's most desirable and tightly held industrial submarkets.



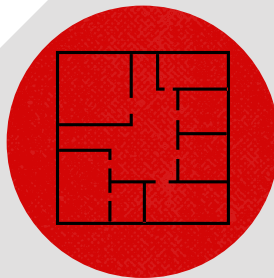
PROPERTY FEATURES



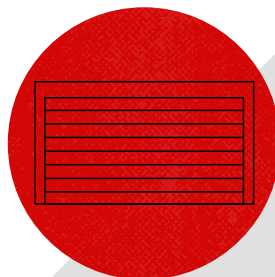
M1 Zoning
(Light Industrial)



20 Parking Stalls
(3.33:1,000)



1,200 SF
Units



5 Grade
Level Doors



Click for
Video Tour



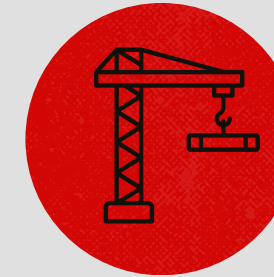
5-Unit
Building



Drive Around
Access



Professionally
Managed Property



1967
Construction



Rent Roll

14932 - Ba Le Sandwich Shop (Storage)

Lease Start: 2/1/2013

LeaseTo: 1/31/2028

SF Occupied: 1,200 SF

Current Monthly Rent: \$1,688 (\$1.41PSF)

14936 & 14938 - T Express Cargo

Lease Start: 4/1/2019

LeaseTo: 3/31/2029

SF Occupied: 2,400 SF

Current Monthly Rent: \$3,789 (\$1.58PSF)

14942 - Printing

Lease Start: 5/1/2017

LeaseTo: 5/31/2028

SF Occupied: 1,200 SF

Current Monthly Rent: \$1,736 (\$1.45PSF)

14948 - Travel & Cold Storage

Lease Start: 6/1/2020

LeaseTo: 5/31/2028

SF Occupied: 1,200 SF

Current Monthly Rent: \$1,736 (\$1.45PSF)



Investment Highlights

- 100% occupied five-unit multi-tenant industrial investment property
- Current annual gross rental income of approximately \$107,395
- Scheduled future rent increases provide built-in revenue growth
- Average in-place rents remain below market, offering significant upside potential
- Diversified tenant roster reduces reliance on any single tenant
- Stable in-place income from four established long-term tenants occupying five units
- Staggered lease expirations through 2029 provide income stability and leasing flexibility
- Located in the heart of Westminster's highly sought-after Little Saigon district
- Industrial properties in Little Saigon rarely come to market, creating scarcity value
- Strong barriers to entry and limited industrial inventory support long-term appreciation
- Convenient access to the 405, 22, and 605 Freeways
- Attractive opportunity for private investors, family offices and 1031 exchange buyers
- Potential to increase NOI and value through future rent growth and lease rollovers
- Orange County small-bay industrial market continues to benefit from strong tenant demand and limited supply
- Well-positioned infill location within one of Southern California's most desirable industrial submarkets
- Opportunity to acquire a stabilized asset with immediate cash flow and long-term upside potential



Location Highlights

- Located in the heart of Westminster's renowned Little Saigon district, the largest Vietnamese-American district in America
- Less than 300 feet from Bolsa Ave, Little Saigon's primary commercial corridor
- Excellent access to the 405 and 22 Freeways, providing connectivity throughout Southern California
- Dense surrounding population supports a strong labor pool and business activity
- Surrounded by a diverse mix of industrial, commercial, retail, and residential uses
- Minutes from major retail destinations, restaurants, banks, and business services
- Approximately 15 miles from the Ports of Los Angeles and Long Beach via regional freeway access
- Convenient access to John Wayne Airport and Long Beach Airport



Property Summary

- Address: 14932-14948 Dillow St. Westminster, CA, 92683
- Property Type: Multi-Tenant Industrial
- Building Size: ±6,000 SF
- Lot Size: ±11,075 (0.25 AC)
- Year Built: 1967
- New Roof: 2019
- Parking Ratio: 3.33:1,000 SF
- APN: 098-561-05
- Current Occupancy: 100% Occupied (5 units & 4 tenants)
- Zoning: M1 - Light Industrial
- Construction Type: Concrete Tilt-Up
- Number of Grade Level Doors: 5
- Access: Drive around access



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Aerial & Parcel Map



Interior Photos



TRAVEL AGENCY



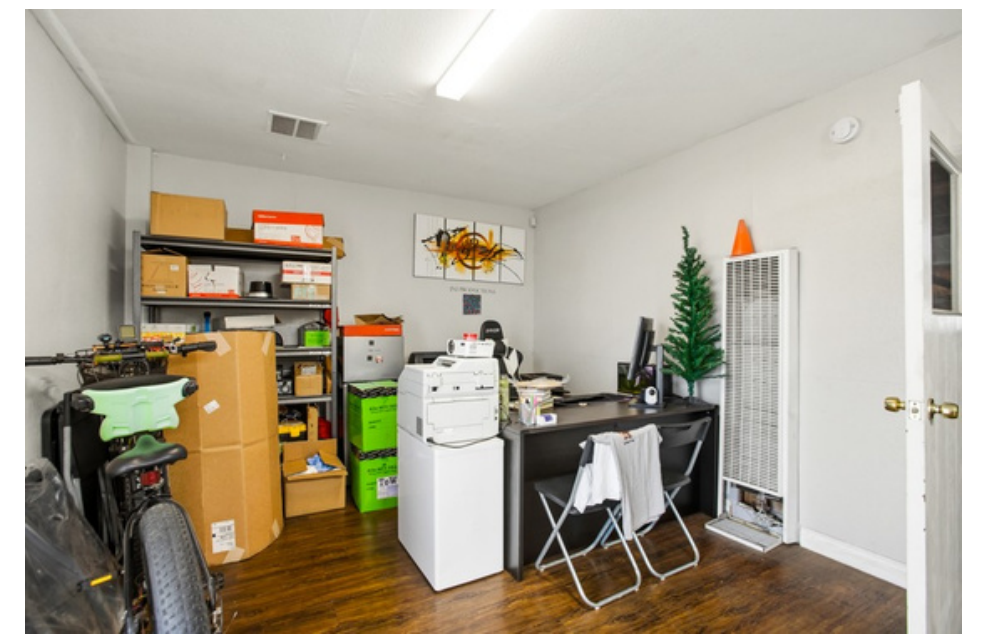
RECEPTION



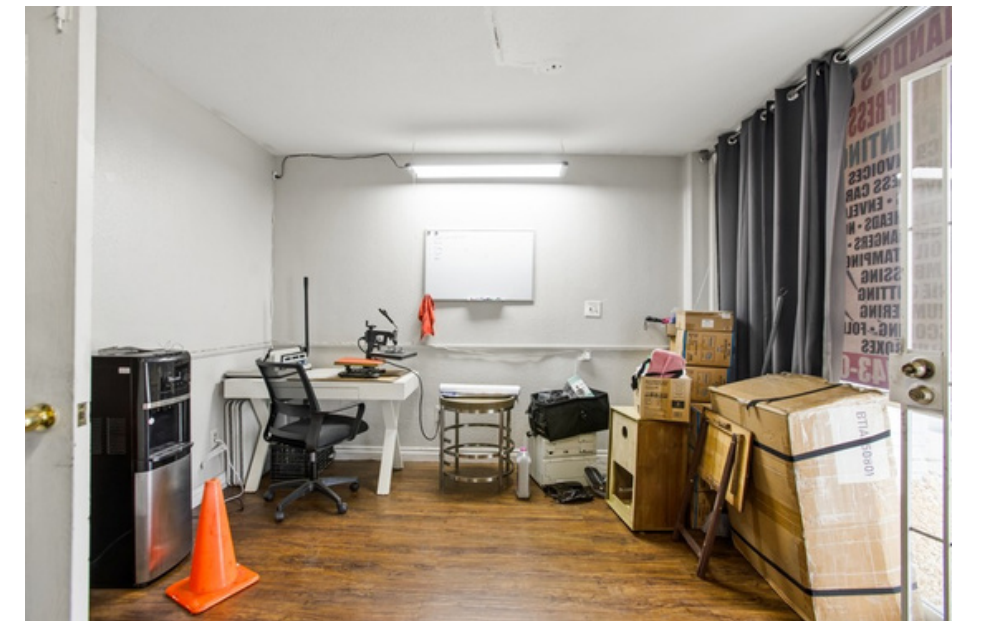
INTERIOR



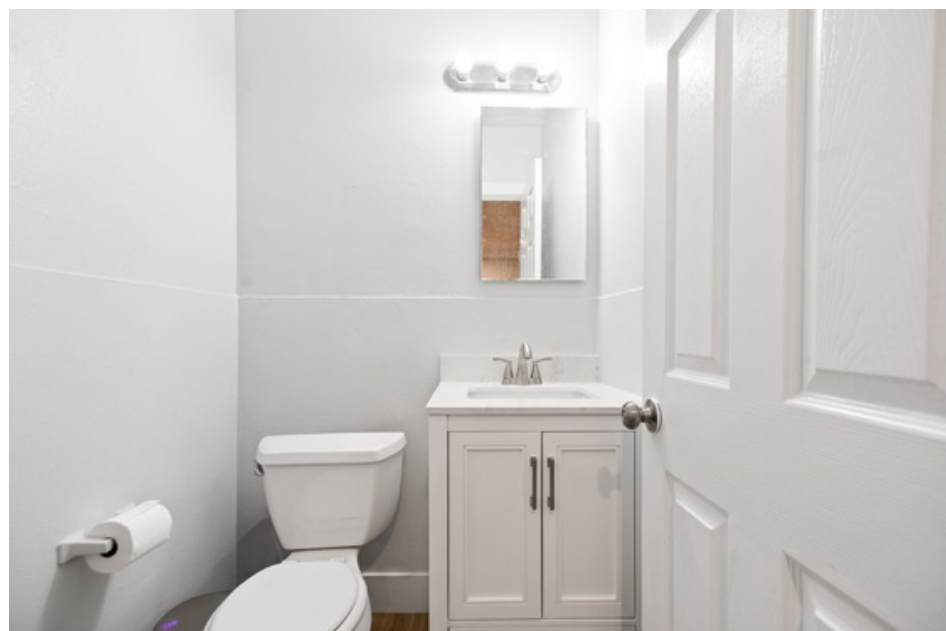
OFFICE



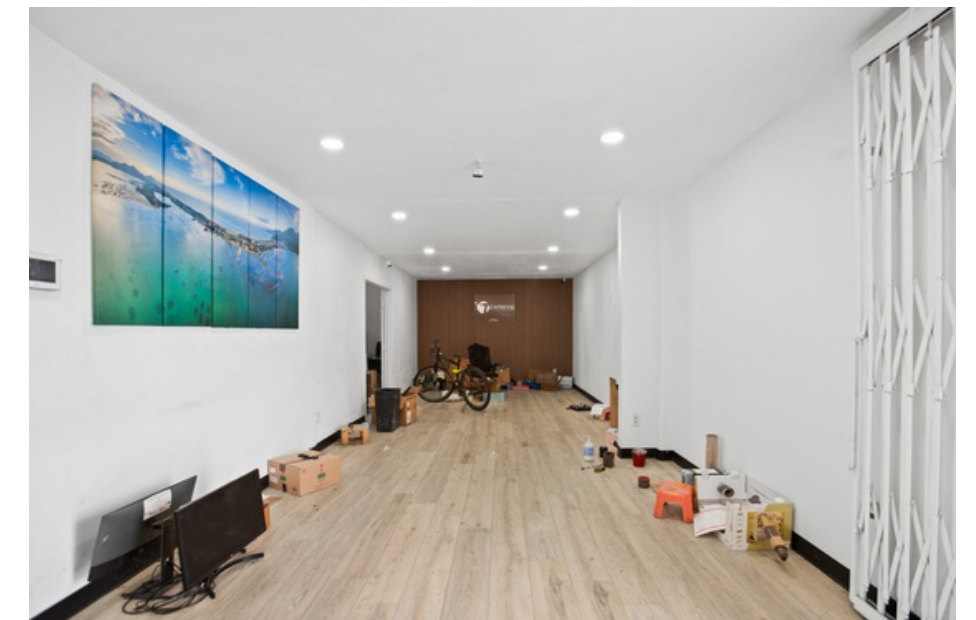
STORAGE



OFFICE



RESTROOM





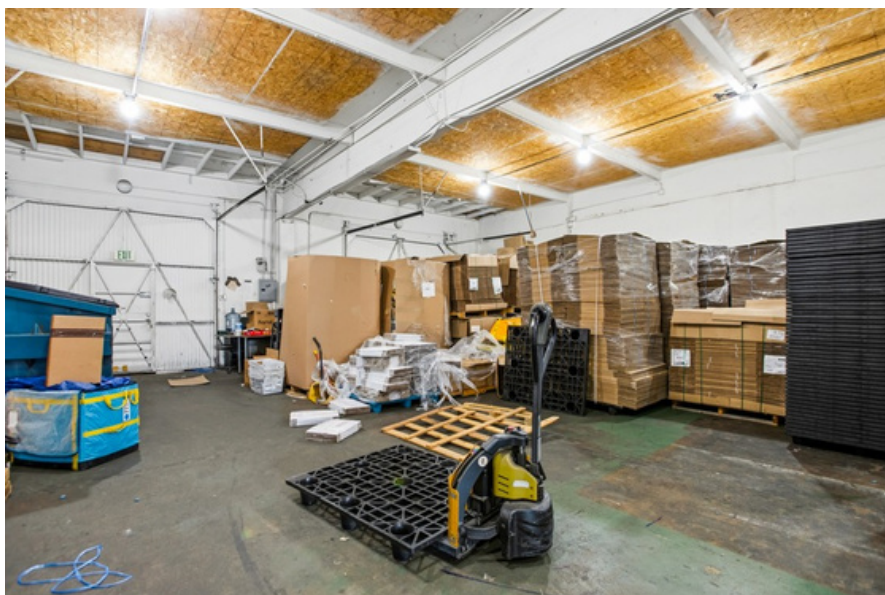
PRINTING



STORAGE



EXPANSIVE GLASS LINE



SHIPPING/LOGISTICS

Warehouse Photos



ALLEY ACCESS

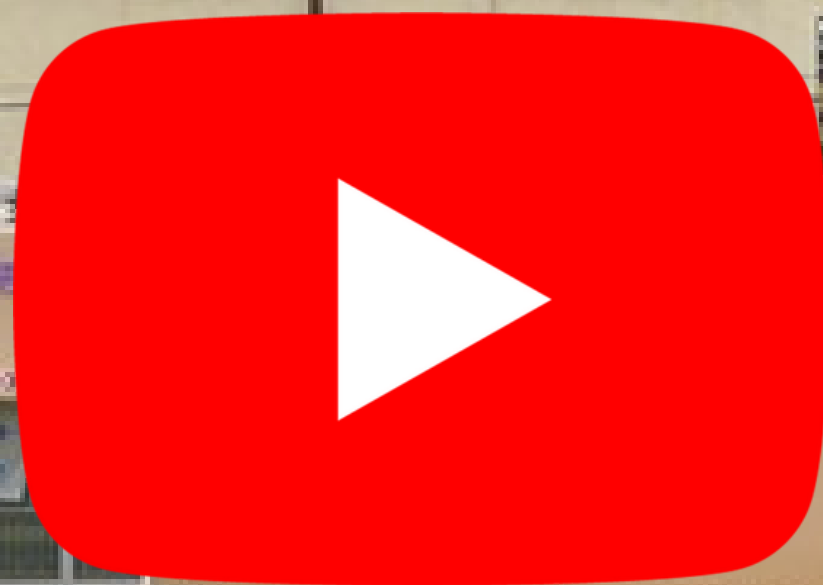


GRADE LEVEL DOORS



DRIVE AROUND ACCESS

Click for Video Link on YouTube



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AERIAL PHOTOS



FRONT OF UNITS



BOLSA AVE. AND AMENITY CLOSE



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This information has been obtained from sources believed reliable but has not been verified. Buyer to independently verify all information including square footage, zoning, financials, and permitted uses.