

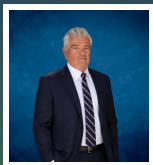


---

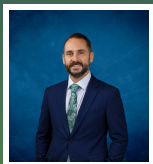
1665 SOUTH BROOKHURST STREET  
ANAHEIM, CA 92804

---

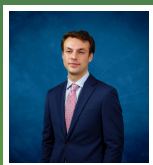
## PROPOSAL



**Tipton Wright**  
SENIOR VP, SALES & LEASING  
714.642.0222  
tipton.wright@sperrycga.com  
CalDRE #01392299



**James Wardlaw**  
DIRECTOR OF MULTIFAMILY  
INVESTMENTS  
949.705.5000 x203  
james.wardlaw@sperrycga.com  
CalDRE #02061381



**Patricio Brook**  
MULTIFAMILY INVESTMENT  
SPECIALIST  
949.735.0130  
pat.brook@sperrycga.com  
CalDRE #02381622



# Table of Contents



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Sperry Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Sperry Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sperry Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sperry Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sperry Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sperry Commercial in compliance with all applicable fair housing and equal opportunity laws.

|                      |    |
|----------------------|----|
| PROPERTY INFORMATION | 3  |
| LOCATION INFORMATION | 6  |
| FINANCIAL ANALYSIS   | 8  |
| SALE COMPARABLES     | 11 |
| DEMOGRAPHICS         | 14 |
| ADVISOR BIOS         | 16 |

FOR SALE |

SECTION 1

# PROPERTY INFORMATION

# Property Summary



FOR SALE |



## PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity with this 5,000 square foot office building in Anaheim. Zoned Commercial Whse, this property boasts a prime location and is ready to impress discerning investors. With its strategic positioning and abundant space, this opportunity holds great potential for a profitable venture. Ideal for those seeking a lucrative addition to their portfolio or expansion of their commercial real estate holdings. Embrace the chance to secure a high-yield asset in a sought-after area and elevate your investment portfolio with this remarkable opportunity.

## PROPERTY HIGHLIGHTS

- 5,000 SF office building
- Zoned Commercial Whse
- Prime location in Anaheim
- Highly desirable investment opportunity

## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$2,400,000 |
| Number of Units: | 1           |
| Building Size:   | 7,000 SF    |
| NOI:             | \$80,740.54 |
| Cap Rate:        | 3.36%       |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 476        | 1,970     | 8,825    |
| Total Population  | 1,803      | 7,792     | 32,668   |
| Average HH Income | \$122,999  | \$121,338 | \$99,591 |

# Property Description



## PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity with this 5,000 square foot office building in Anaheim. Zoned Commercial Whse, this property boasts a prime location and is ready to impress discerning investors. With its strategic positioning and abundant space, this opportunity holds great potential for a profitable venture. Ideal for those seeking a lucrative addition to their portfolio or expansion of their commercial real estate holdings. Embrace the chance to secure a high-yield asset in a sought-after area and elevate your investment portfolio with this remarkable opportunity.

## LOCATION DESCRIPTION

Discover the vibrant community surrounding our prime location in Anaheim, CA. The area offers convenient access to top-notch amenities, including the Anaheim GardenWalk, Disneyland Resort, and the Anaheim Convention Center. With a rich selection of dining, shopping, and entertainment options, the neighborhood provides an enticing environment for professionals and visitors alike. Situated in a bustling business district, the property is surrounded by a wealth of opportunities for investment and growth. Explore the endless potential of this dynamic area, where a strategic location meets an abundance of attractions and resources.

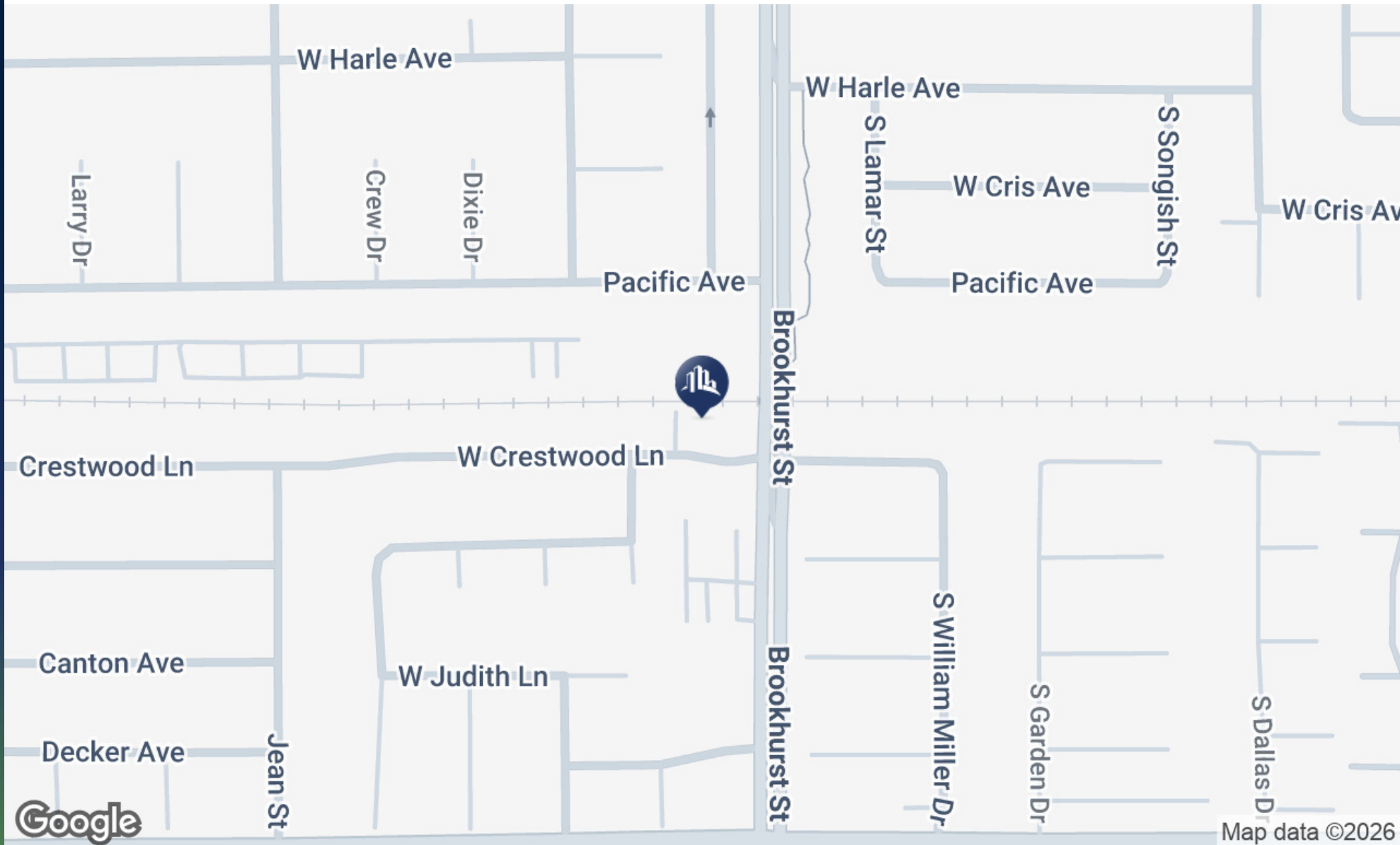
SECTION 2

# LOCATION INFORMATION

# Location Map



FOR SALE |



Map data ©2026

FOR SALE |

SECTION 3

# FINANCIAL ANALYSIS

# Financial Summary



## INVESTMENT OVERVIEW

|                            |             |
|----------------------------|-------------|
| Price                      | \$2,400,000 |
| Price per SF               | \$343       |
| Price per Unit             | \$2,400,000 |
| CAP Rate                   | 3.36%       |
| Cash-on-Cash Return (yr 1) | 3.36%       |
| Total Return (yr 1)        | \$80,741    |

## OPERATING DATA

|                        |           |
|------------------------|-----------|
| Total Scheduled Income | \$112,162 |
| Vacancy Cost           | \$3,364   |
| Gross Income           | \$108,798 |
| Operating Expenses     | \$28,057  |
| Net Operating Income   | \$80,741  |
| Pre-Tax Cash Flow      | \$80,741  |

# Income & Expenses



## INCOME SUMMARY

|              |           |
|--------------|-----------|
| Rent         | \$110,952 |
| Prepaid Rent | \$1,209   |
| Vacancy Cost | (\$3,364) |

|                     |                  |
|---------------------|------------------|
| <b>GROSS INCOME</b> | <b>\$108,798</b> |
|---------------------|------------------|

## EXPENSES SUMMARY

|                   |          |
|-------------------|----------|
| Insurance         | \$585    |
| Property Taxes    | \$27,360 |
| Licenses and Fees | \$112    |

|                           |                 |
|---------------------------|-----------------|
| <b>OPERATING EXPENSES</b> | <b>\$28,057</b> |
|---------------------------|-----------------|

|                             |                 |
|-----------------------------|-----------------|
| <b>NET OPERATING INCOME</b> | <b>\$80,741</b> |
|-----------------------------|-----------------|

FOR SALE |

SECTION 4

# SALE COMPARABLES

# Sale Comps



## 1665 SOUTH BROOKHURST STREET

Anaheim, CA 92804

Subject Property

Price: \$2,400,000 Bldg Size: 7,000 SF  
Price/SF: \$342.86



## 317 N RICHMAN AVE.

Fullerton, CA 92832

Sold

Price: \$2,950,000 Bldg Size: 7,300 SF  
Lot Size: 14,810 SF Price/SF: \$404.11



## 8792 W CERRITOS AVE

Anaheim, CA 92804

Sold

Price: \$3,800,000 Bldg Size: 9,200 SF  
Lot Size: 19,166 SF Price/SF: \$413.04

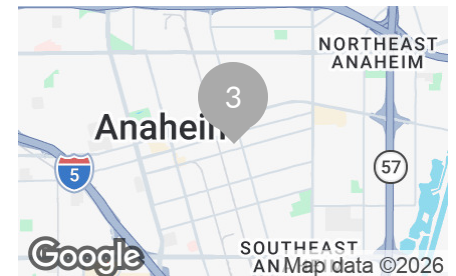


## 405 S ROSE

Anaheim, CA 92805

Sold

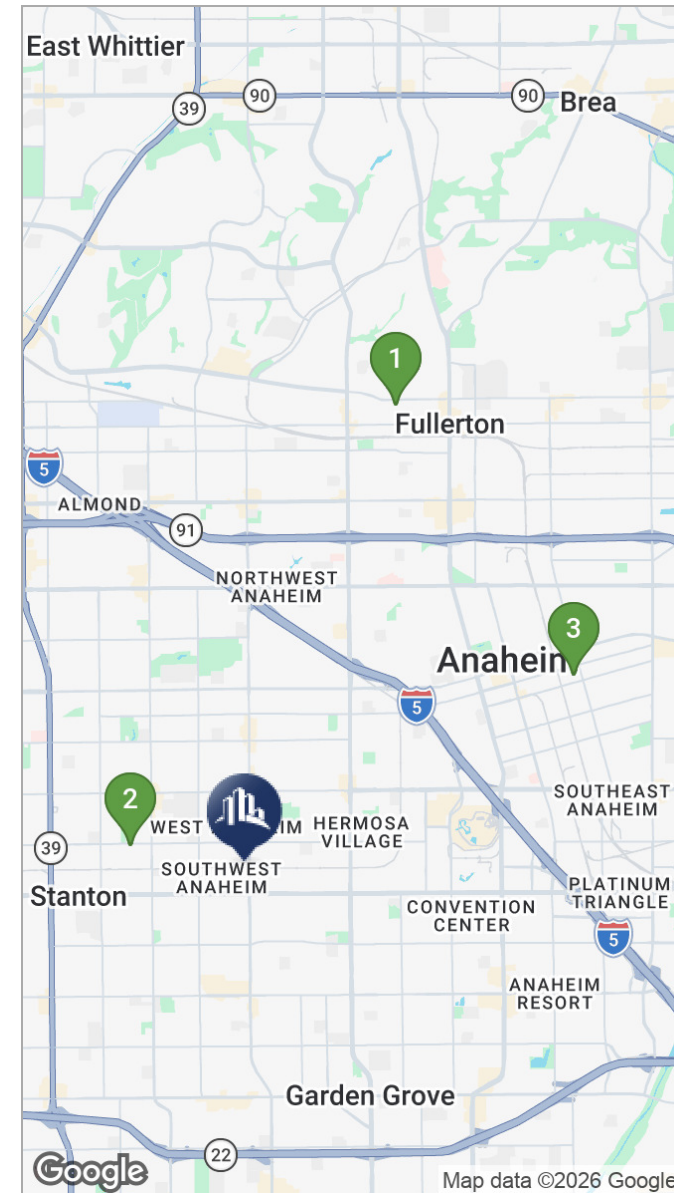
Price: \$2,950,000 Bldg Size: 7,300 SF  
Lot Size: 14,810 SF Price/SF: \$404.11



# Sale Comps Map & Summary



|   | NAME/ADDRESS                                      | PRICE              | BLDG SIZE       | LOT SIZE         |
|---|---------------------------------------------------|--------------------|-----------------|------------------|
| ★ | 1665 South Brookhurst Street<br>Anaheim, CA 92804 | \$2,400,000        | 7,000 SF        | -                |
| 1 | 317 N Richman Ave.<br>Fullerton, CA 92832         | \$2,950,000        | 7,300 SF        | 14,810 SF        |
| 2 | 8792 W Cerritos Ave<br>Anaheim, CA 92804          | \$3,800,000        | 9,200 SF        | 19,166 SF        |
| 3 | 405 S Rose<br>Anaheim, CA 92805                   | \$2,950,000        | 7,300 SF        | 14,810 SF        |
|   | <b>AVERAGES</b>                                   | <b>\$3,233,333</b> | <b>7,933 SF</b> | <b>16,262 SF</b> |



FOR SALE |

SECTION 5

# DEMOGRAPHICS

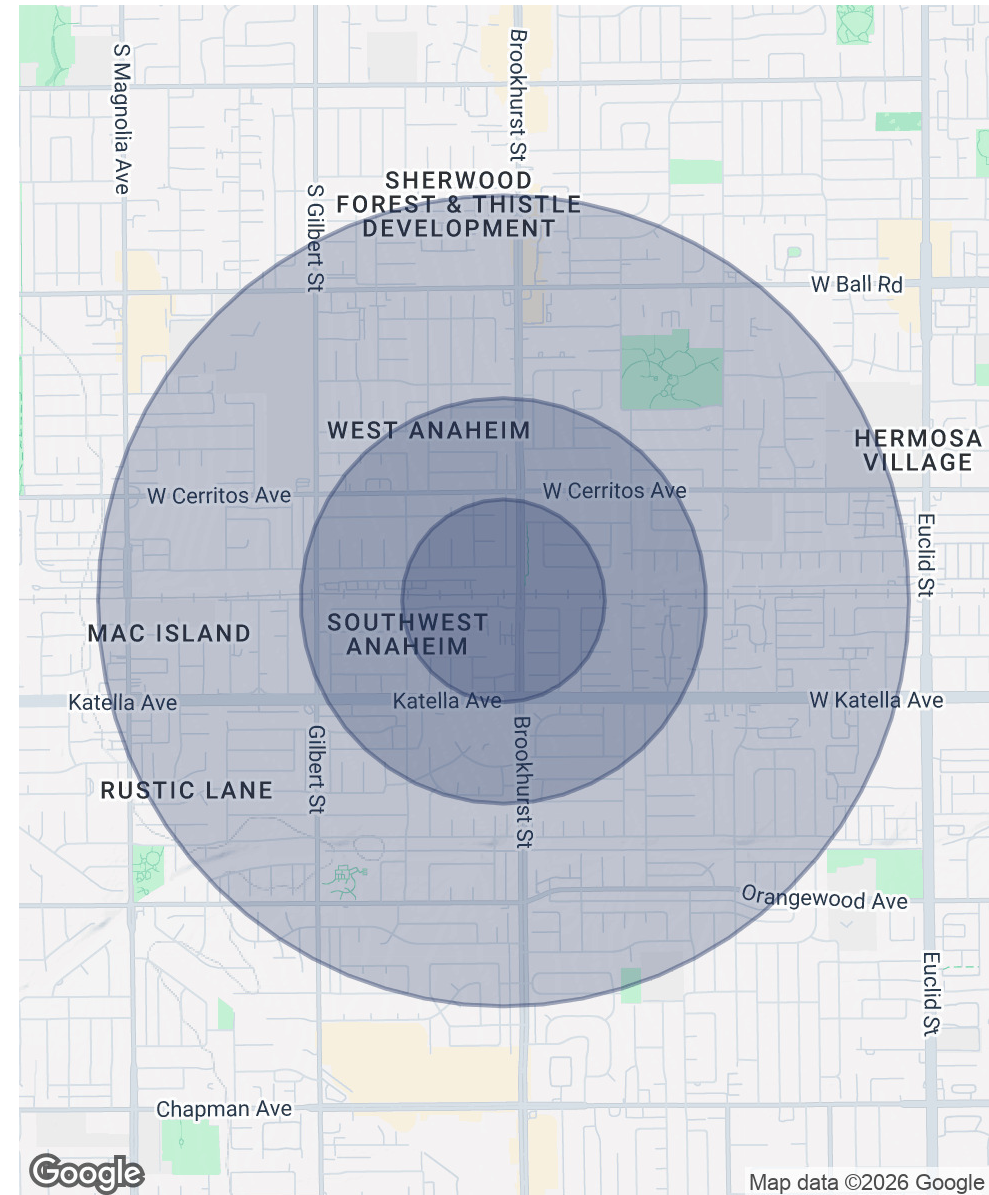
# Demographics Map & Report



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,803      | 7,792     | 32,668 |
| Average Age          | 39.6       | 39.3      | 38.5   |
| Average Age (Male)   | 42.0       | 40.2      | 38.9   |
| Average Age (Female) | 37.5       | 38.4      | 37.6   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 476        | 1,970     | 8,825     |
| # of Persons per HH | 3.8        | 4.0       | 3.7       |
| Average HH Income   | \$122,999  | \$121,338 | \$99,591  |
| Average House Value | \$751,628  | \$756,373 | \$718,656 |

2023 American Community Survey (ACS)



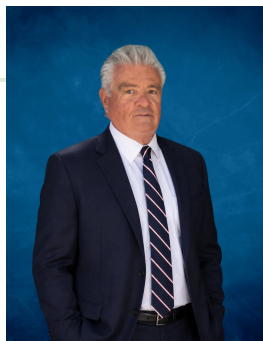
Map data ©2026 Google

FOR SALE |

SECTION 6

# ADVISOR BIOS

# Advisor Bio 1



## TIPTON WRIGHT

Senior VP, Sales & Leasing

[tipton.wright@sperrycga.com](mailto:tipton.wright@sperrycga.com)

Direct: 714.642.0222

CalDRE #01392299

## PROFESSIONAL BACKGROUND

Tipton Wright is an accomplished commercial real estate professional with over 20 years of experience in leasing, sales, and development. He has a proven track record in managing and negotiating commercial real estate transactions, with extensive experience in shopping center leasing, property acquisitions, and marketing for commercial properties.

Currently a Commercial Leasing and Sales Agent. Tipton specializes in marketing pre-developed shopping centers to both national and local tenants. His responsibilities include facilitating property sales and acquisitions, negotiating proposals, LOIs and leases. Creating marketing materials that enhance property visibility and attract the right tenants.

Previously, Tipton served as the Director of Leasing at Marketing Brokers Commercial Real Estate, where he earned the prestigious Costar Power Broker Award for being one of the top retail leasing brokers in Orange County CA. In this role, he was responsible for generating millions of dollars in lease transactions, with a focus on national and regional tenants such as McDonalds, Del Taco, Honda Motorcycle, AutoZone, Family Dollar, Dollar Tree and many more.

## MEMBERSHIPS

ICSC

Sperry Commercial  
18881 Von Karman Ave., Suite 800,  
Irvine, CA 92612  
949.705.5000

# Advisor Bio 2



JAMES WARDLAW

Director of Multifamily Investments

james.wardlaw@sperrycga.com

Direct: 949.705.5000 x203 | Cell: 714.496.1100

CalDRE #02061381

## PROFESSIONAL BACKGROUND

James Wardlaw serves as Director of Multifamily at Sperry Commercial, where he specializes in investment sales, 1031 exchanges, and advisory services across Southern California. With more than a decade of experience in multifamily real estate, James has developed a deep understanding of market dynamics, asset performance, and investment strategy. He began his career in mortgage lending, gaining extensive experience in investment property financing before transitioning fully into commercial real estate. His financial acumen and client-focused approach provide a strong foundation for delivering strategic, results-driven solutions.

Throughout his career, James has successfully closed more than \$100 Million in real estate transactions and facilitated numerous 1031 exchanges. In addition to representing investors, he is an active real estate investor himself, owning and managing multifamily properties throughout Southern California. This firsthand ownership experience allows James to offer practical insights and a well-rounded perspective to every client engagement.

Originally from Tasmania, Australia, and raised in Orange County, California, James brings a deep local understanding to his work. Outside of real estate, he enjoys spending time with family and friends at the beach. James spends his time raising his beautiful family of 4 children in Huntington Beach.

Sperry Commercial  
18881 Von Karman Ave., Suite 800,  
Irvine, CA 92612  
949.705.5000

# Advisor Bio 3



## PATRICIO BROOK

Multifamily Investment Specialist

pat.brook@sperrycga.com

Direct: 949.735.0130

CalDRE #02381622

## PROFESSIONAL BACKGROUND

Patricio Brook brings an international perspective and a strong foundation in economics to his role as an Investment Advisor. He earned his degree in Economics with a Business Minor from the University of Colorado Boulder and has built hands-on experience across wealth planning, international tax, and financial technology.

Before entering commercial real estate, Patricio worked with firms in Spain and Mexico, contributed to global wealth planning case studies, and supported product development for a fintech company based in Orange County. He is bilingual in Spanish, allowing him to work effectively with international and Spanish-speaking clients. This background allows him to approach real estate decisions with a broader financial lens and a sharp analytical mindset.

Patricio specializes in multifamily commercial real estate, advising owners and investors on acquisitions, dispositions, and long-term portfolio strategy. Patricio regularly works with clients executing 1031 exchanges, helping identify suitable replacement properties, coordinate timelines, and align reinvestment strategies to optimize cash flow, tax-advantaged benefits, and portfolio growth objectives. His approach emphasizes durable income, value-add opportunities, and market-driven pricing strategies to help clients maximize returns while mitigating risk.

Outside of work, Patricio stays active at the beach or on the basketball court. He is scuba certified, enjoys deep-sea fishing, and loves traveling to new destinations. A fan of strategy and mental challenges, he's always working to improve his Rubik's Cube and chess skills, interests that mirror the curiosity, discipline, and strategic thinking he brings to real estate.

Sperry Commercial  
18881 Von Karman Ave., Suite 800,  
Irvine, CA 92612  
949.705.5000