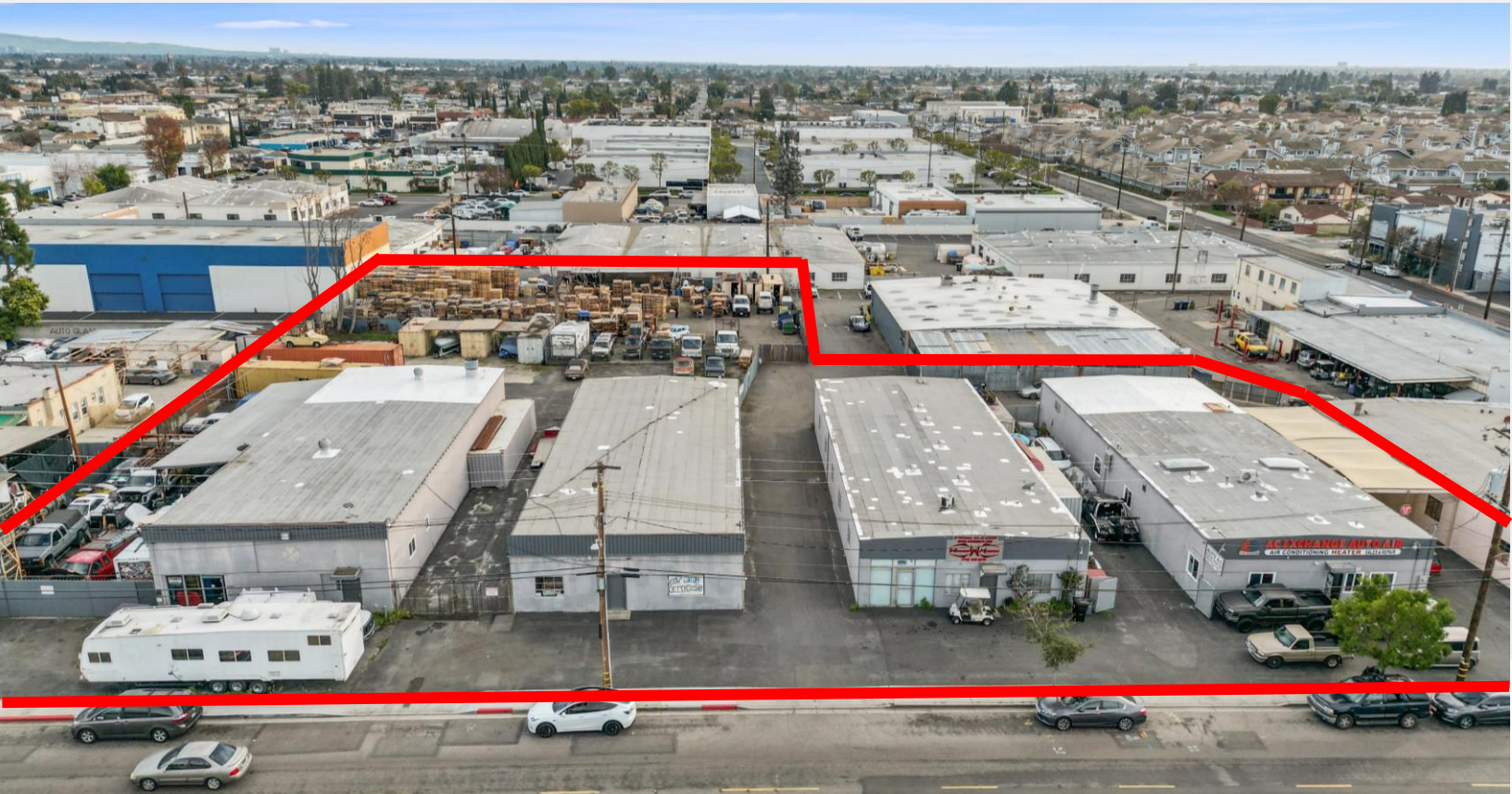


Multi-Tenant Industrial (4) Buildings w/ Large Fenced Yard **FOR SALE**

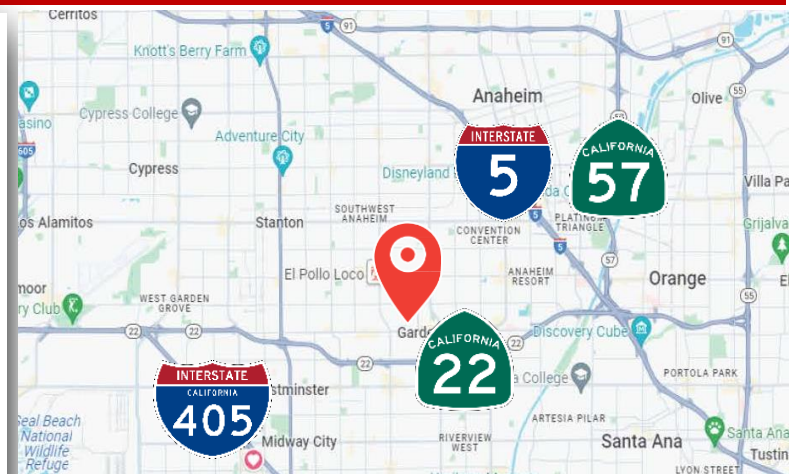


10542-10572 Stanford Ave., Garden Grove, CA 92840

PROPERTY FEATURES

- Four (4) 4,000 SF Freestanding Industrial Buildings totaling \pm 16,000 SF on \pm 1.725 Acres
- Large Paved & Fenced Yard
- Short-term Leases in place allowing for Buyer flexibility – 10552 Stanford & Rear Fenced Yard area (16,850 sf) vacant (call broker for details)
- Auto Repair Allowed (verify with City)
- Separately metered units (confirm)
- Five (5) GL Doors
- Warehouse Clearance of \pm 10-14'
- Zoning: Adaptive Re-use (AR) and Land Use (Industrial/Residential Mixed Use 2) allows for flexible Industrial, Commercial & Residential Development (verify with City)
- Parcel #: 089-080-33

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.



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Investment Summary

10542-10572 STANFORD AVE. | GARDEN GROVE, CA 92840

Offering Price:	\$5,100,000.00
Price/SF Bldg:	\$319.00/sf
Price/SF Land:	\$68.00/sf
Pro-Forma Cap Rate:	7.69%
Pro-Forma Annual NOI:	\$392,418.00
Current Occupancy:	10562 & 10572: Month-to-Month (Tenant Eviction in Process) 10542: Month-to-Month 10552: Vacant Rear Yard (16,850 SF): Vacant
Buildings:	4 buildings 4,000 SF each
Total Land Area:	± 75,156 SF (± 1.725 acres)
Year Built:	1954
APN:	089-080-33

HIGH-QUALITY INDUSTRIAL/RETAIL AUTO CENTER WITH HUGE UPSIDE POTENTIAL

TENANCY - Built in 1954, This 4-Unit Multi-Tenant Industrial Property consists of four (4) 4,000 SF buildings, located on a 1.54-acre lot, making it ideal for an owner/user or investor.

MODERATE-TRAFFIC LOCATION – With a traffic count of approximately 17,000 CPD and with the 22 Freeway minutes away the property sits in a Garden Grove area with high demographics and large population base, providing a significant customer base for the property.

FLEXIBILITY – Short term leases allow for much flexibility for an owner/user or investor.

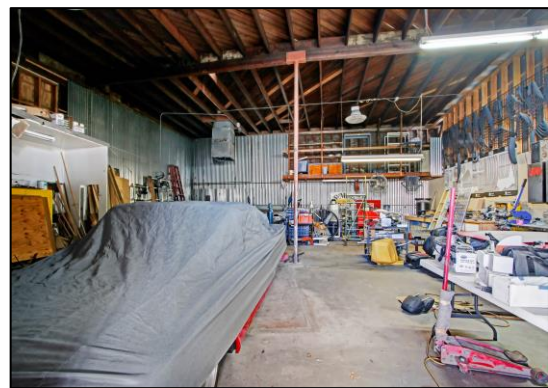
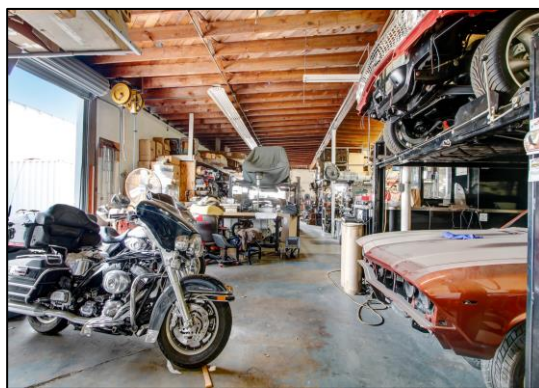
EXCELLENT INCOME GROWTH – Short-term Leases with well below average market rents allows for the flexibility of enormous value-add potential, while collecting in-place income.

OCCUPANCY – Short term leases in place with 10552 Stanford Ave and Rear Yard (16,850 sf) currently vacant.

DEVELOPMENT POTENTIAL – The Industrial/Residential Mixed Use 2 designation allows a Floor Area Ratio ranging from 0.50 for industrial uses, and residential densities up to 32 dwelling units per acre (verify).

Building Pictures

10542-10572 STANFORD AVE. | GARDEN GROVE, CA 92840

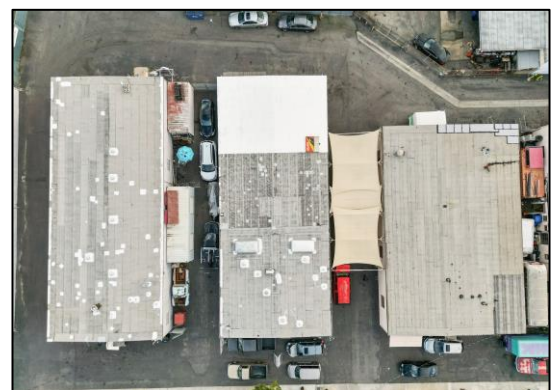
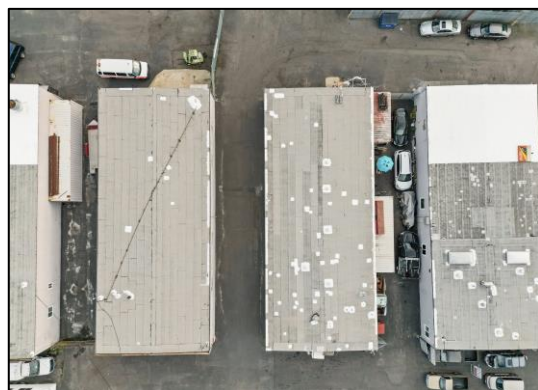
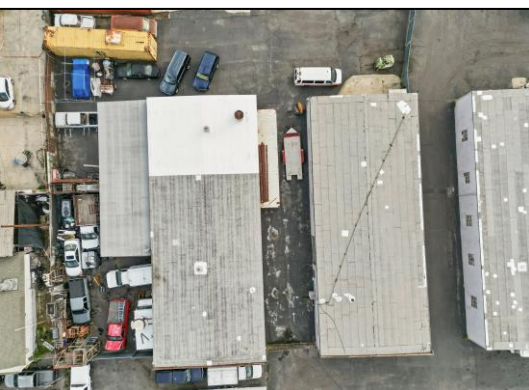


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Aerial Pictures

10542-10572 STANFORD AVE. | GARDEN GROVE, CA 92840



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Aerial View

10542-10572 STANFORD AVE. | GARDEN GROVE, CA 92840

**Outlines are not to scale,
They are approximate*

