

# OFFERING MEMORANDUM

200, 206 & 214 S. Bradford Ave.  
PLACENTIA, CA 92870



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## PRESENTED BY

**JAMIE HARRISON**  
President

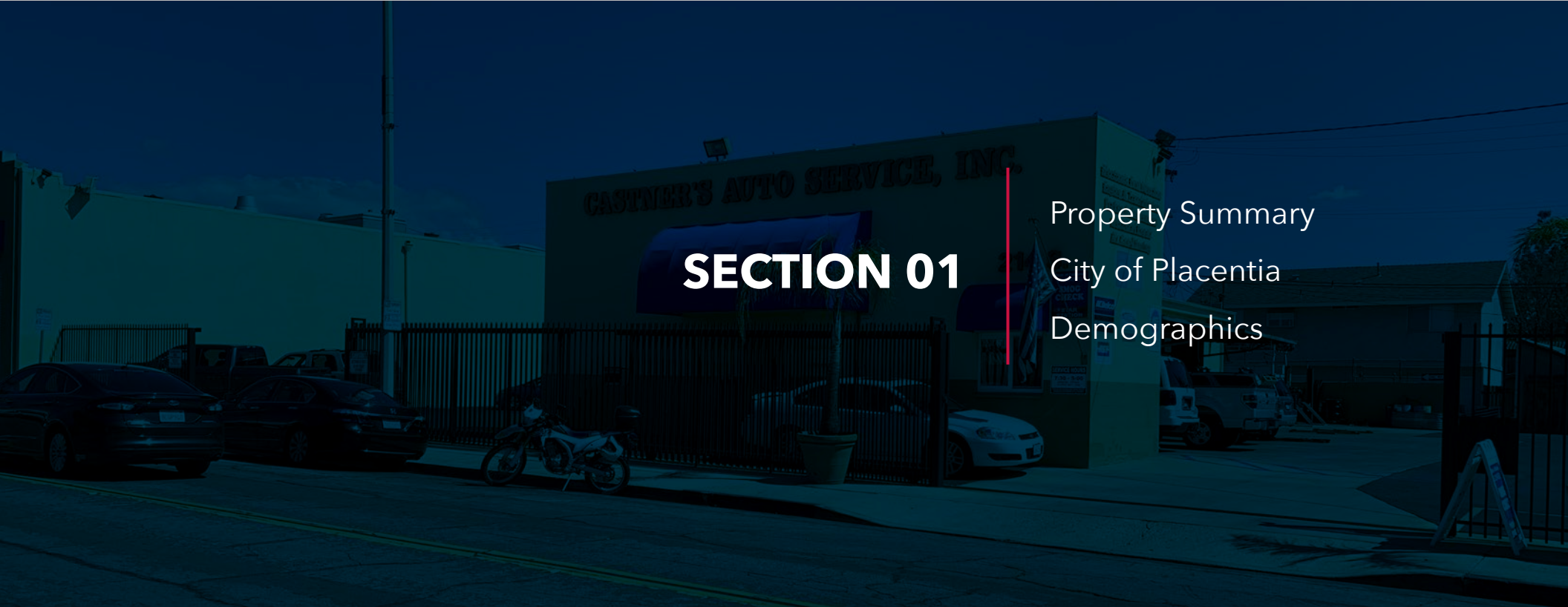
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# LOCATION OVERVIEW



## SECTION 01

Property Summary  
City of Placentia  
Demographics

# PROPERTY SUMMARY

| DEAL SUMMARY       |                                        |
|--------------------|----------------------------------------|
| Price:             | \$2,700,000                            |
| Price Per SF:      | \$301.10                               |
| Total Building SF: | ±8,967 RSF                             |
| Lot Size:          | ±24,856 SF*                            |
| Years Built:       | 1922 & 1968                            |
| APN:               | 339-061-02<br>339-061-03<br>339-061-04 |

\*Combined lot sizes of APN's 339-061-02, 339-061-03 & 339-061-04



## PROPERTY HIGHLIGHTS

- This property is a single-story, stand-alone, 16 bay auto repair shop with office that is situated on 3 parcels totaling ±0.57 Acres.
- Subject property has frontage along Bradford Ave. and is less than a half mile from 57 Fwy.
- Property located in an Opportunity Zone.
- Great Owner-User Opportunity with 10% down SBA Financing.
- Property is situated in the Heart of Old Town Placentia surrounded by numerous restaurants and retail.

# CASTNER'S AUTO SERVICE CENTER

## INTRODUCTION

**Lee & Associates - Pasadena** is pleased to present the exclusive opportunity to acquire 200, 206 & 214 S. Bradford Avenue, a ±8,967-square-foot, 16-bay automotive service facility positioned on three contiguous parcels totaling ±24,856 square feet (±0.58 acres) in the heart of Old Town Placentia. The property has been home to Castner's Auto Service since 1957, making it one of the longest-operating independent automotive businesses in North Orange County and a genuine community staple in Placentia. By 1974 the business had incorporated as Castner's Auto Service, Inc., and the acquisition of the adjacent parcel to the north expanded the operation to its current three-parcel footprint. The business is now in its second generation and continues to serve the Placentia community.

The offering is best suited to an automotive-user or a local retailer attracted to a flexible Old Town location in Placentia. The property offers immediate access to the SR-57 freeway, frontage on Bradford Avenue, and with three separate parcels, gives a buyer plenty of flexibility from day one. An owner/user can take advantage of SBA financing with as little as 10-15% down, dramatically lowering the equity hurdle for owner-users.

Hard to find freestanding, infill commercial land with functional improvements are increasingly scarce in built-out North Orange County, and assemblages of three contiguous parcels are even harder to come by. The subject pairs that scarcity with the opportunity to acquire SBA owner-user financing, placing ownership within reach of operating businesses. It also carries Opportunity Zone status that rewards long-term investors. Layered over a city actively investing in the surrounding Old Town district, the result is an asset that performs on day one as an automotive service facility with plenty of future upside.

## INVESTMENT HIGHLIGHTS

- Nearly 70-year operating history as Castner's Auto Service, a recognized community institution in Old Town Placentia with a two-generation family legacy.
- Freestanding 16-bay automotive service facility, a functional and hard-to-replicate building improvement on ±0.58 acres of fenced, secured land.
- Three contiguous parcels (APNs 339-061-02, 339-061-03 and 339-061-04) provide flexibility to occupy, lease, phase, or pursue future redevelopment of all or part of the site.
- Owner-user friendly. SBA financing available with approximately 10% down, materially reducing the equity required to acquire and occupy.
- Located within a federal Opportunity Zone, offering qualified investors potential capital-gains tax deferral and long-term tax-advantaged appreciation.
- Old Town Placentia core location with S. Bradford Avenue frontage, less than a half-mile from the SR-57 (Orange) Freeway and a short reach to SR-91.
- Strong surrounding demographics, with roughly 180,000 residents within three miles and average household income near \$128,000 within 3 miles.
- Embedded long-term upside from the City of Placentia's Old Town revitalization initiatives and the planned Old Town Metrolink station and parking structure.

# LOCATION OVERVIEW

**The property is situated on the east side of S. Bradford Avenue in the City of Placentia**, within the historic Old Town district that forms the civic and cultural origin of the community. Old Town Placentia is a compact, walkable district of approximately 33 acres, characterized by a diverse mix of commercial, service, and residential uses surrounded by established single-family neighborhoods. The subject's frontage along S. Bradford Avenue, the street that gave the district its name, places it directly within this revitalizing core.

Regional access is a defining strength of the location. The site sits less than one-half mile from the SR-57 (Orange) Freeway, the principal north-south arterial connecting North Orange County to the San Gabriel Valley, Downtown Los Angeles, and the Inland Empire. SR-91 (the Riverside Freeway) passes immediately south of the city, extending east-west connectivity toward Riverside County and the Orange County coast. This dual-freeway proximity allows an operator or tenant to draw customers and labor from a broad regional trade area while maintaining the convenience and visibility of an in-town address.

The immediate area is anchored by a deep base of neighborhood-serving retail and restaurants. National and regional brands within a short drive include Northgate Market, In-N-Out Burger, Sonic, and Sam's Club, alongside the independent eateries that give Old Town its character. Kraemer Memorial Park, civic uses, and an Orange County Fire Authority station are nearby, and the broader corridor along Chapman Avenue and Placentia Avenue provides additional commercial depth.

## City of Placentia

Placentia is a North Orange County community of approximately 51,000 residents spanning roughly 6.6 square miles. The city traces its origin to 1910, when A.S. Bradford persuaded the Santa Fe Railroad to reroute its track through the area to shorten the rail distance to Los Angeles. That decision established the town's packing houses and citrus economy and gave Bradford Avenue its name. The name "Placentia" derives from a Latin term meaning "a pleasant place to live," a description the city has carried forward through its reputation as a former "All-America City" known for stable neighborhoods, highly rated public schools, and a strong family orientation.

Today Placentia combines the appeal of an established residential community with an active program of economic revitalization. Major area employers include the Placentia-Yorba Linda Unified School District, Placentia-Linda Hospital, and a range of private firms, while the city's central position in the North Orange County labor market provides access to one of the most diversified economies in Southern California. Median and average household incomes in the surrounding trade area sit well above national norms, supporting consumer-facing and service businesses such as the automotive use currently in place at the subject.

# PROPERTY **SNAPSHOT**

|                               |                                                                                                                                                                                                       |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY</b>               | 200, 206 & 214 S. Bradford Avenue, Placentia, CA 92870                                                                                                                                                |
| <b>SUBMARKET</b>              | Old Town Placentia, North Orange County                                                                                                                                                               |
| <b>RECOMMENDED LIST PRICE</b> | \$2,700,000                                                                                                                                                                                           |
| <b>PRICE PER BUILDING SF</b>  | \$301.10 / RSF                                                                                                                                                                                        |
| <b>BUILDING AREA</b>          | ±8,967 RSF. Single-story, 16-bay auto repair facility with office                                                                                                                                     |
| <b>LAND AREA</b>              | ±24,856 SF (±0.57 acres) across three contiguous parcels                                                                                                                                              |
| <b>PARCELS (APNS)</b>         | 339-061-02, 339-061-03 and 339-061-04                                                                                                                                                                 |
| <b>YEAR BUILT</b>             | 1922 and 1968                                                                                                                                                                                         |
| <b>ZONING</b>                 | Old Town Placentia / Main Street (MS). Federal Opportunity Zone. Buyers to verify zoning, permitted uses and nonconforming-use status with the City of Placentia Planning Division at (714) 993-8124. |
| <b>FINANCING</b>              | Owner-user eligible. SBA financing with as little as 10% down                                                                                                                                         |

# DEMOGRAPHICS



## 2025 POPULATION

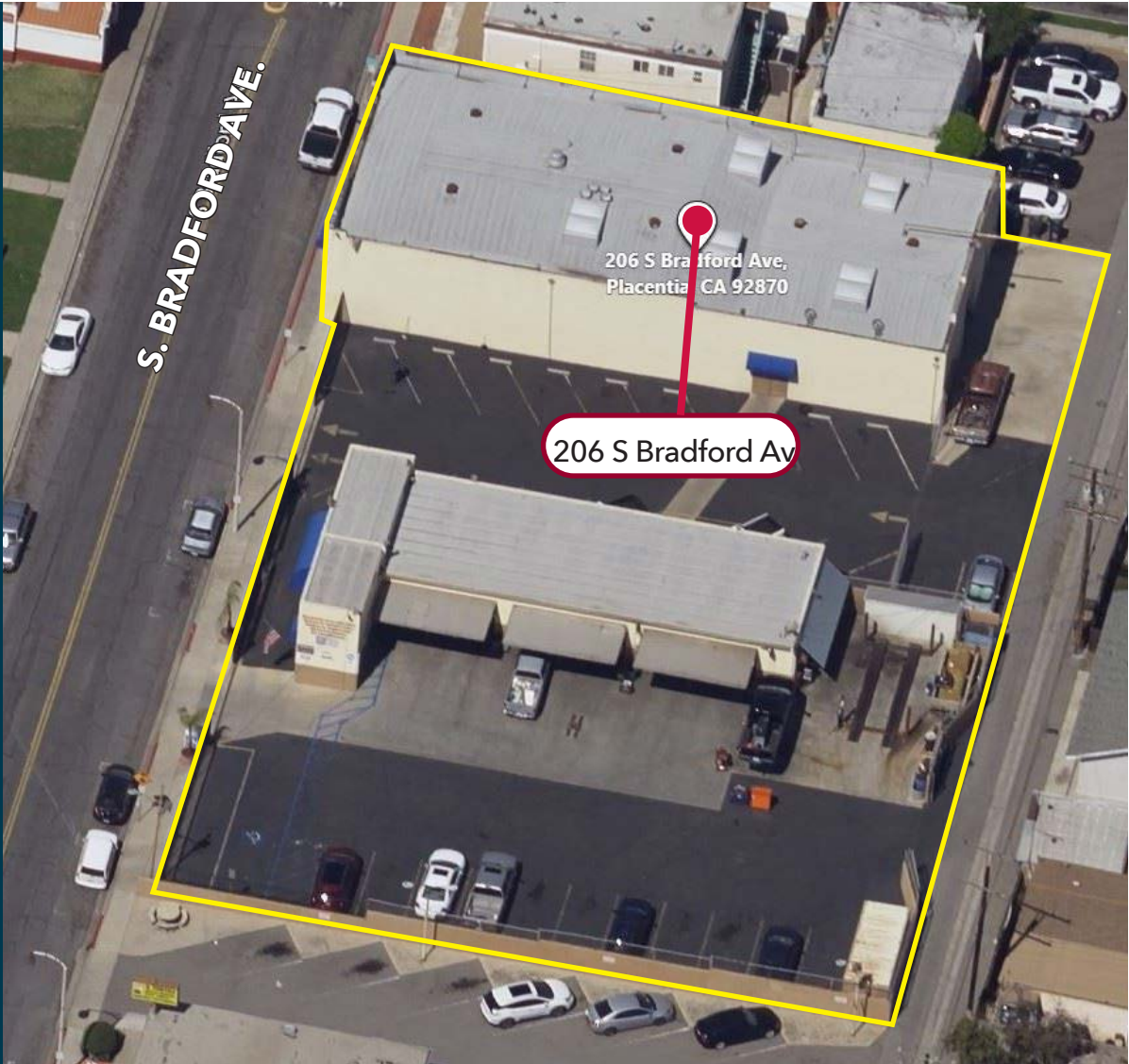
| 1-MILE | 3-MILE  | 5-MILE  |
|--------|---------|---------|
| 26,628 | 182,393 | 443,685 |



## 2025 AVERAGE HOUSEHOLD INCOME

| 1-MILE    | 3-MILE    | 5-MILE    |
|-----------|-----------|-----------|
| \$106,634 | \$128,324 | \$132,565 |

**WALK  
SCORE**



# PROPERTY **PROFILE**

## **SECTION 02**

Property Photos

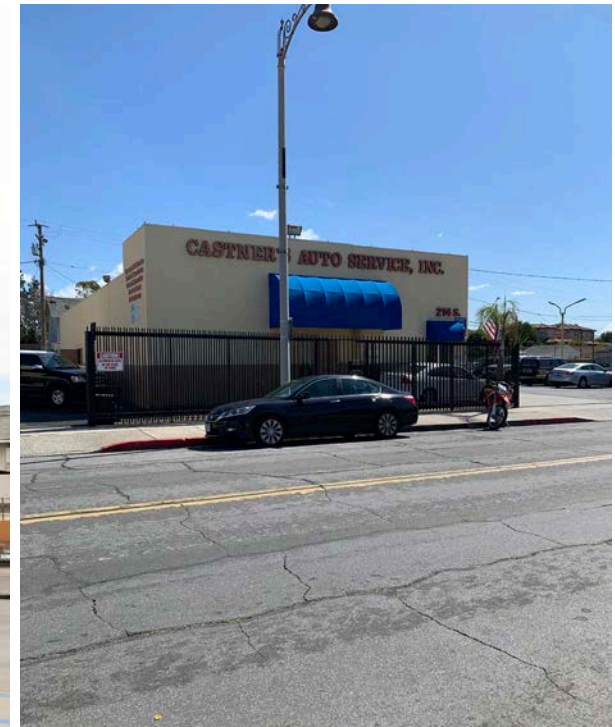
Aerial

Amenities Aerial

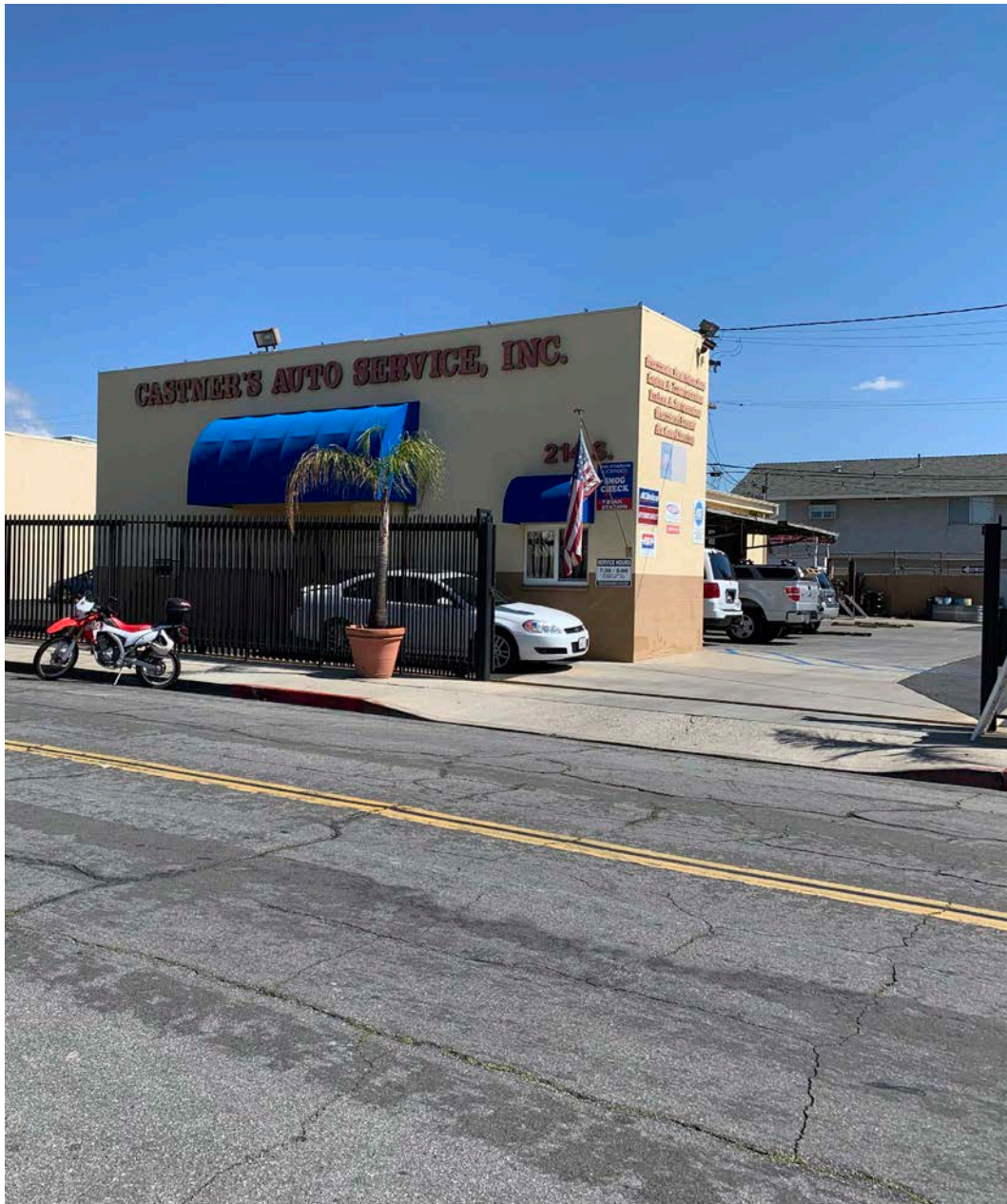
Parcel Map

Regional Map

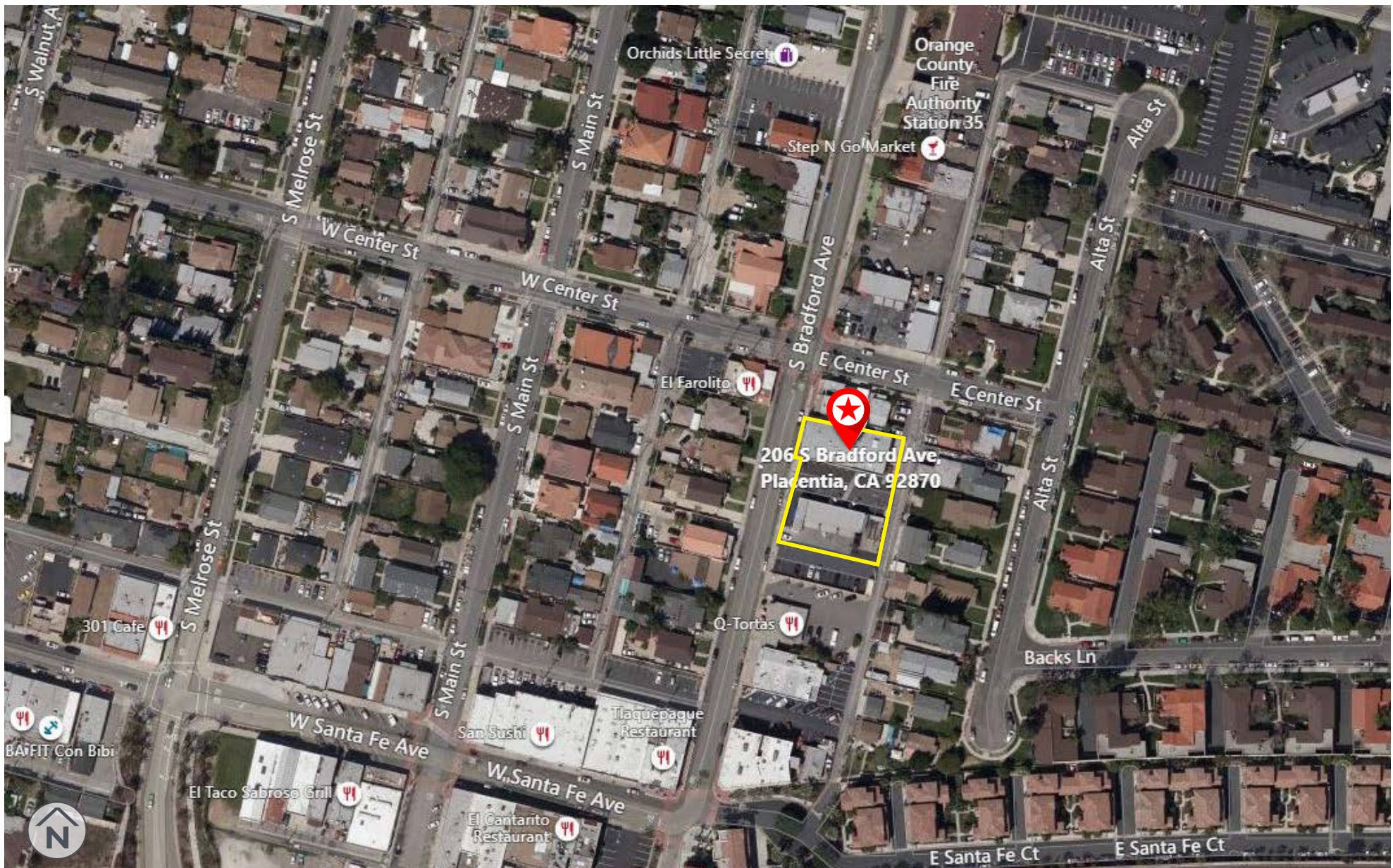
# PROPERTY PHOTOS



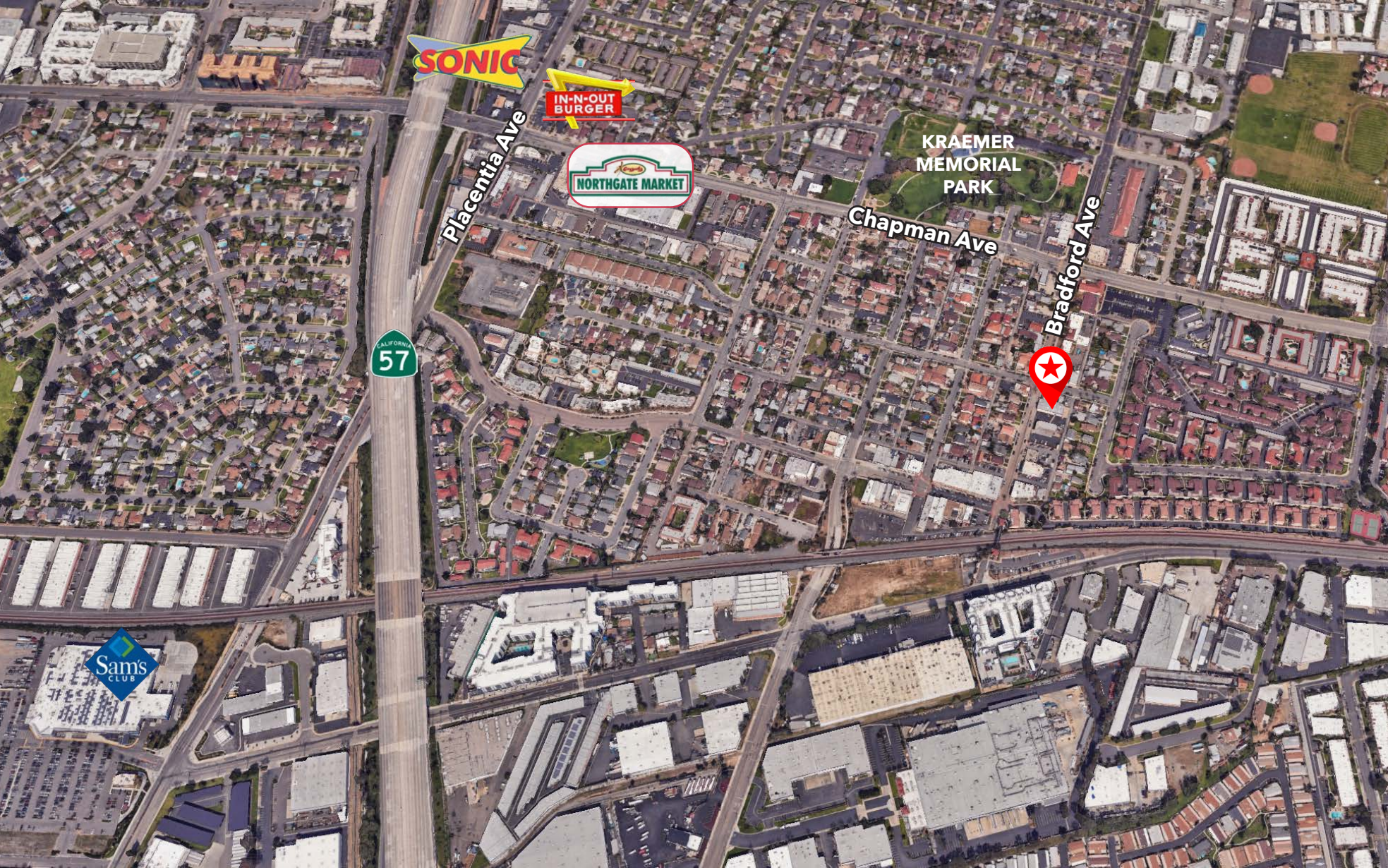
# PROPERTY PHOTOS



# AERIAL VIEW

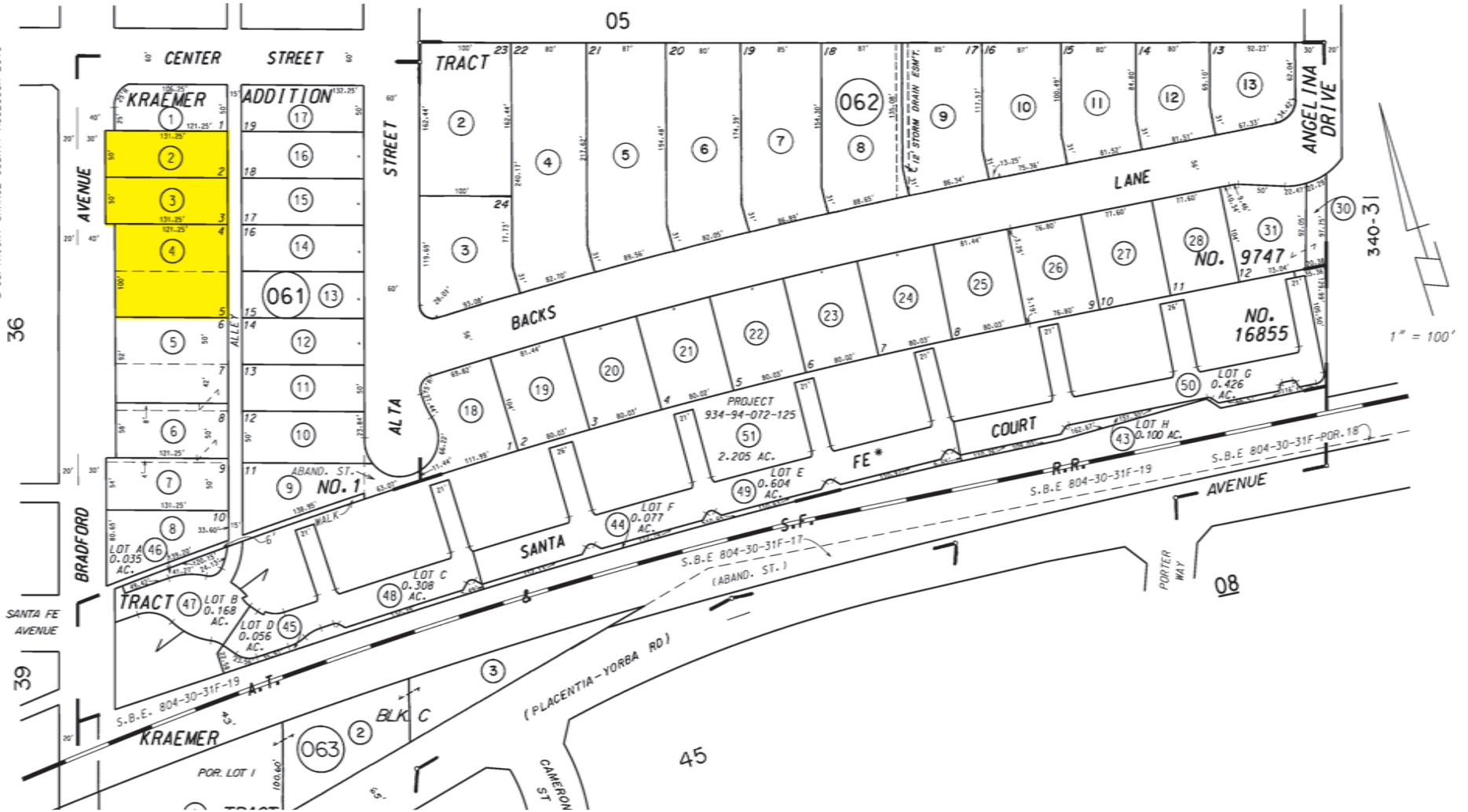


# AMENITIES AERIAL



# PARCEL MAP

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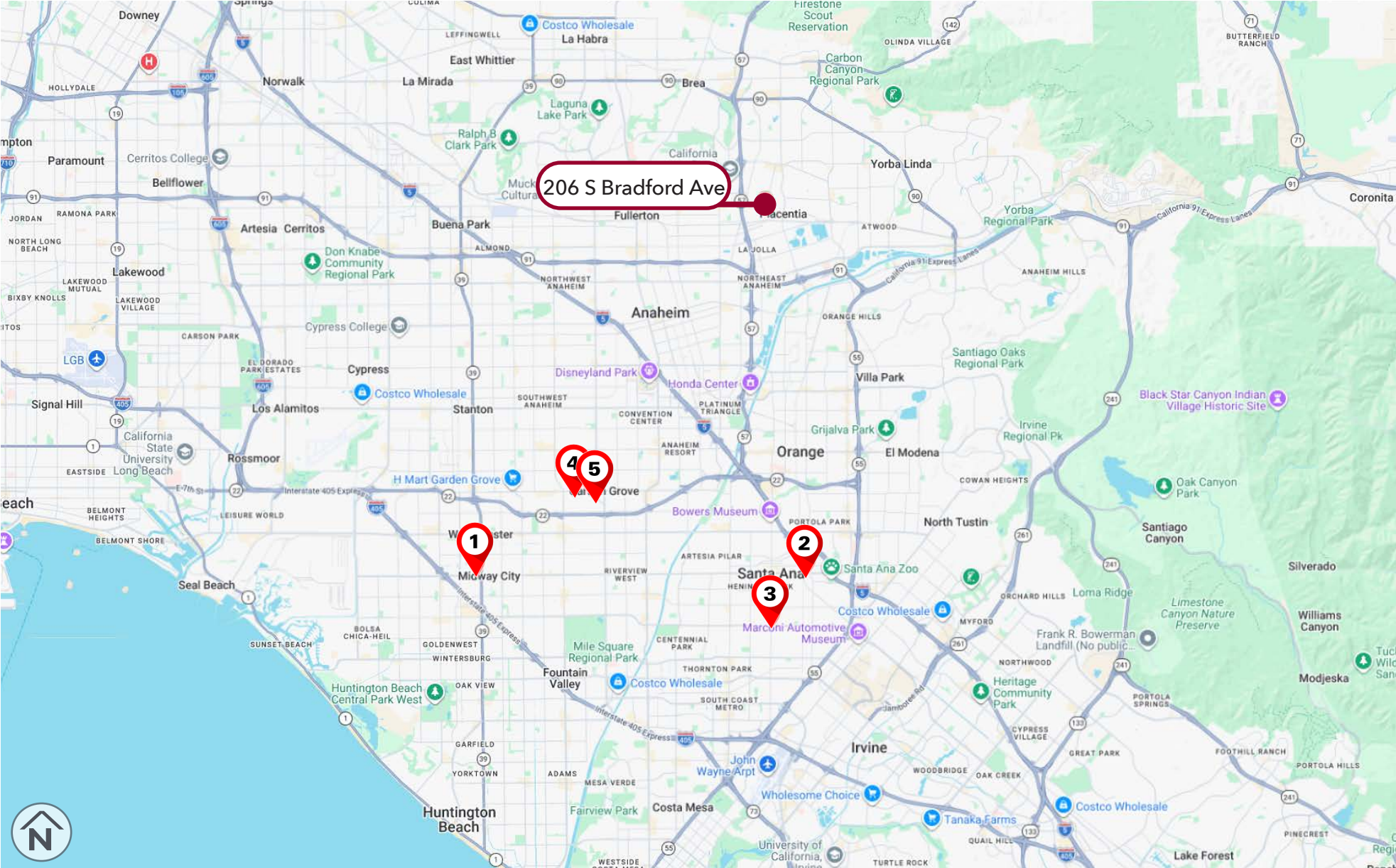
# SOLD COMPARABLES









## SECTION 03

Comparables Map  
Sold Comparables

# COMPARABLES MAP



# SOLD COMPARABLES

| SOLD COMPARABLES        |                                                                                   |                                                                                   |                                                                                   |                                                                                     |                                                                                     |                                                                                     |
|-------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                         |  |  |  |  |  |  |
| <b>Property Address</b> | <b>206 S Bradford Ave</b>                                                         | <b>7852 Bolsa Ave</b>                                                             | <b>1202 E 1st St</b>                                                              | <b>1511S Main St</b>                                                                | <b>10502 Garden Grove Blvd</b>                                                      | <b>13021 Century Blvd</b>                                                           |
| <b>City</b>             | <b>Placentia</b>                                                                  | <b>Westminster</b>                                                                | <b>Santa Ana</b>                                                                  | <b>Santa Ana</b>                                                                    | <b>Garden Grove</b>                                                                 | <b>Garden Grove</b>                                                                 |
| List Price              | \$2,700,000                                                                       | \$2,000,000                                                                       | \$2,400,000                                                                       | \$3,275,000                                                                         | \$1,050,000                                                                         | \$1,510,000                                                                         |
| Sold Price              | \$2,700,000                                                                       | \$2,150,000                                                                       | \$2,400,000                                                                       | \$3,275,000                                                                         | \$1,050,000                                                                         | \$1,510,000                                                                         |
| Building Price/SF       | \$301.10                                                                          | \$301.12                                                                          | \$285.71                                                                          | \$451.54                                                                            | \$293.54                                                                            | \$323.90                                                                            |
| Lot Price/SF            | \$108.63                                                                          | \$107.30                                                                          | \$68.87                                                                           | \$242.52                                                                            | \$130.29                                                                            | \$165.06                                                                            |
| Year Built              | 1922 & 1968                                                                       | 1973                                                                              | 1969                                                                              | 1945                                                                                | 1963                                                                                | 1946                                                                                |
| Building SF             | 8,967                                                                             | 7,140                                                                             | 8,400                                                                             | 7,253                                                                               | 3,577                                                                               | 4,662                                                                               |
| Lot SF                  | 24,856                                                                            | 20,038                                                                            | 34,848                                                                            | 13,504                                                                              | 8,059                                                                               | 9,148                                                                               |
| CAP                     | NA                                                                                | 6.45%                                                                             | 6.00%                                                                             | NA                                                                                  | NA                                                                                  | 4.75%                                                                               |
| DOM                     | NA                                                                                | 71                                                                                | NA                                                                                | NA                                                                                  | NA                                                                                  | 106                                                                                 |
| COE                     | NA                                                                                | 10/8/2025                                                                         | 7/18/2025                                                                         | 6/18/2025                                                                           | 6/27/2025                                                                           | 5/18/2025                                                                           |
| <b>Comments</b>         | Subject                                                                           | 3 buildings, 5 tenants, potential residential redevelopment opportunity           | Multi-tenant auto repair services                                                 | Tire and Car Stereo auto services                                                   | Small bay tire service store                                                        | Auto repair and tire shop tenants                                                   |

200, 206 & 214 S. Bradford Ave. | Placentia, CA 92870



**LEE &  
ASSOCIATES**

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