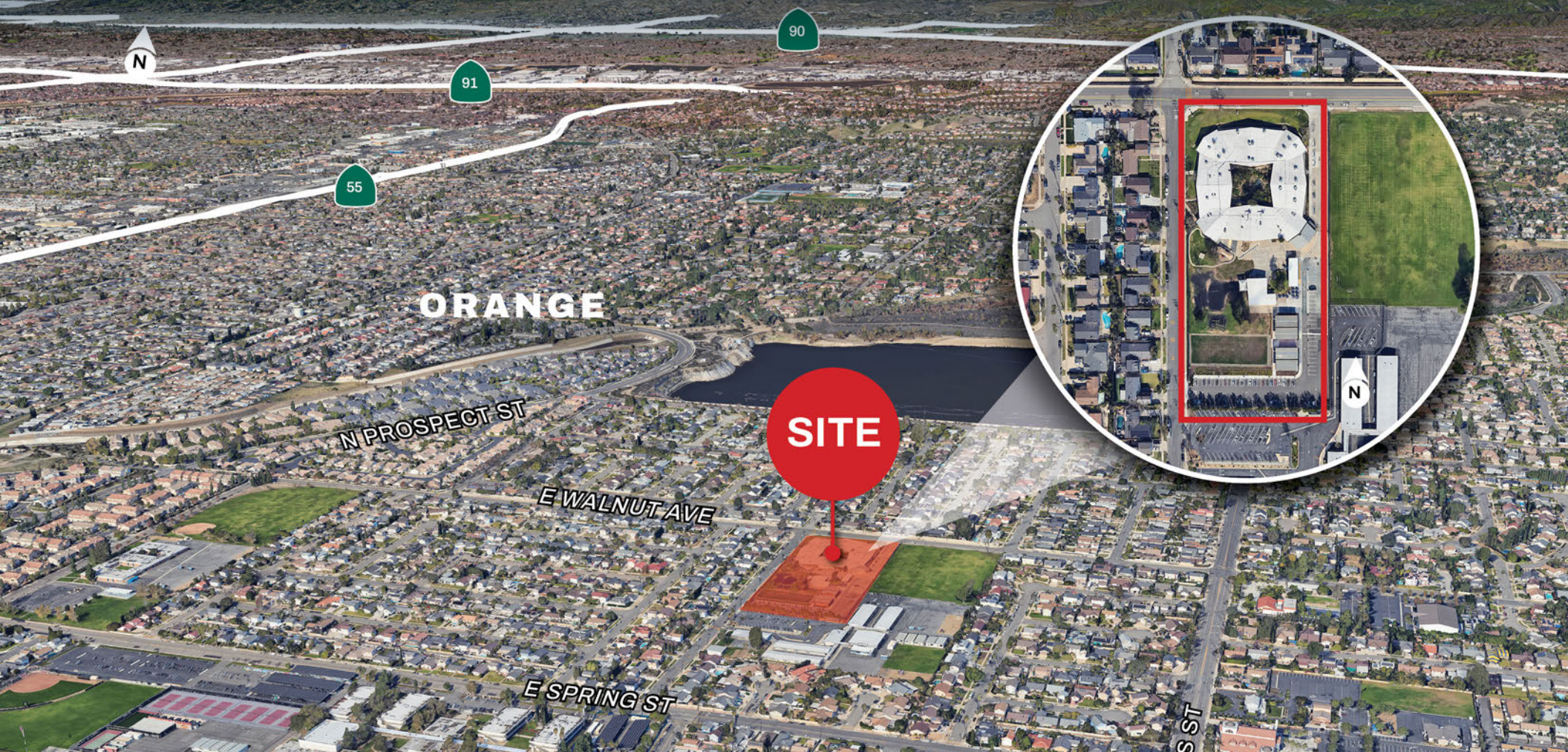


FOR SALE: \$11,480,000 Single Tenant NNN – Charter School



OFFERING MEMORANDUM

ORANGE COUNTY CLASSICAL ACADEMY (OCCA) | 4100 E. WALNUT AVENUE, ORANGE, CA 92869

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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OFFERING MEMORANDUM

4100 E. WALNUT AVENUE
ORANGE, CA 92869

NAI Capital
Commercial Real Estate Services, Worldwide.

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Single Tenant NNN

Orange County Classical Academy is Orange County's First Classical Liberal Arts free Public Charter school. In operation for only four years, OCCA was recently named a California distinguished school due to the extraordinary test scores of its students. Licensed through Hillsdale College OCCA is a Kindergarten - 6th grade Elementary Charter School with a 1,200 student wait list for enrollment.



Property Summary

- Tenant/Operator: Orange County Classical Academy (OCCA)
- Building Size: 33,933 square feet
- Land Area: 4.41 acres (192,100 SF)
- Current Base Rent: \$41,284.17/month
 - o Annual Rent
 - » 2027 (Projected): \$574,000
 - » 2032 (Projected): \$660,000
 - » 2037 (Projected): \$762,000
- Lease Term: July 1, 2023 – June 30, 2031
- Next Rent Adjustment: January 1, 2027 (to \$48,333/month) per LCFF formulas
- Renewal Options: Six (6) 5-year options – up to 30 additional years
- OCCA Purchase Option: Effective June 30, 2036, at a value based on Income subject to the Lease.

4100 E. Walnut Ave., Orange, CA 92869

Address: 4100 E. Walnut Ave

Sale Price: \$11,480,000

Building Size: 33,933 SF

Lot Size: 192,100 SF

APN: 093-511-27

Price/SF: \$338.31

Year 1 Cap Rate: 5%

Zoning: R-1-7

Year Built: 1965



PROPERTY PHOTOS





INVESTMENT COMPARABLES



12349-12455 Florence Ave
Santa Fe Springs, CA

Sale Date:	5/16/25
Sale Price:	\$12,200,000
Year Built:	1977
Cap Rate:	4.38%



1440 Olivewood Lane,
Alpine Terrace Apartments, Alpine, CA

Sale Date:	7/30/25
Sale Price:	\$12,250,000
Year Built:	1979
Cap Rate:	4.84%



2330-2340 N. Grand Ave,
Grand Apartments
(Part of a 4-Property Sale), Santa Ana, CA

Sale Date:	4/30/25
Sale Price:	\$11,184,138
Year Built:	1971
Cap Rate:	4.80%



1220 E. Santa Clara Ave,
Villa Clara Apartments
(Part of a 4-Property Sale), Santa Ana, CA

Sale Date:	4/30/25
Sale Price:	\$10,583,522
Year Built:	1968
Cap Rate:	4.80%



283 Avocado St, Loft Apartments,
Costa Mesa, CA

Sale Date:	10/22/24
Sale Price:	\$11,650,000.00
Year Built:	1973
Cap Rate:	4.04%



790 6th St, Circle K
Norco, CA

Sale Date:	9/6/24
Sale Price:	Not Disclosed
Year Built:	1970
Cap Rate:	4.45%



The offering at **4100 E. Walnut Avenue** presents investors with a highly attractive opportunity in a resilient and specialty asset class. With a **single-tenant, absolute NNN lease structure**, investors benefit from stable, predictable income and minimal landlord responsibilities — an ideal match for those seeking a secure investment vehicle, particularly within a **1031 exchange** strategy.

From a returns standpoint, the lease structure provides sound cash flow today with significant scheduled rent growth over the coming decade. Annual rent of **\$495,000** will increase to **\$660,000** in **2032** and to **\$762,300** in **2037**, ensuring that investors capture continued appreciation through contractual escalations. This rent growth is especially compelling in the education sector, a specialty use category where institutional investors have maintained strong interest and where assets remain in limited supply.

While the tenant — Orange County Classical Academy — holds an option to purchase the property in **June 2036**, they have already passed on an opportunity to acquire it at today's pricing, signaling that execution of the option is not a certainty. Should they choose not to exercise the option, the investor benefits from further rental growth and continued occupancy by a long-term credit tenant.

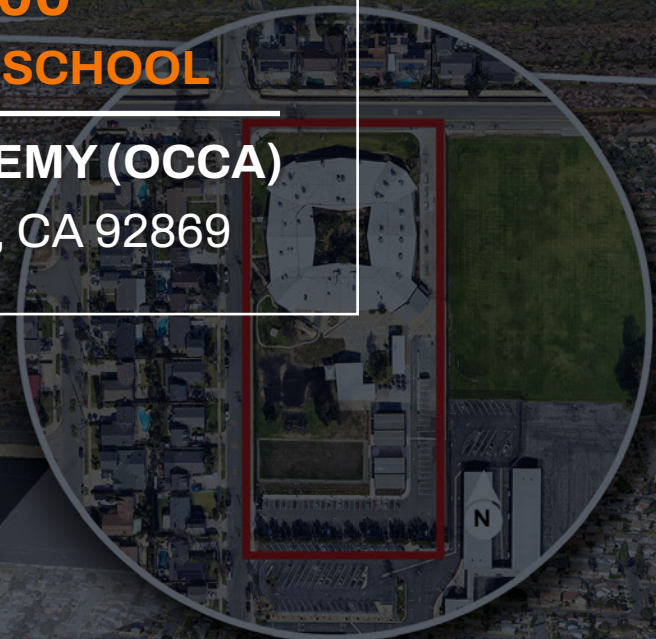
Beyond the lease, the **underlying land value** provides an additional layer of security and upside. By the time the option period arrives, the existing buildings will be approximately **71 years old**; should the improvements approach obsolescence, investors are well-positioned to capitalize on the land value alone, which today is estimated at **\$22 million**. This provides a potential long-term windfall and makes the property an exceptionally safe hedge against inflation and market volatility.

In summary, this opportunity offers investors a rare balance of **secure income, growth potential, and downside protection through land value**. With its strong rent trajectory, absolute NNN structure, and unique educational use positioning, the property stands as a premier vehicle for capital preservation and long-term wealth creation.

FOR SALE: \$11,480,000
SINGLE TENANT NNN – CHARTER SCHOOL

ORANGE COUNTY CLASSICAL ACADEMY (OCCA)

4100 E. WALNUT AVENUE, ORANGE, CA 92869



ORANGE

SITE

OFFERING MEMORANDUM

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