

WAKEHAM BUSINESS PARK

1111-1121 E. Wakeham Avenue
Santa Ana, California



Exclusively Offered By:

MICHAEL HEFNER, SIOR
Executive Vice President

**AN APPROXIMATELY 34,984 SQUARE FOOT MULTI-TENANT BUSINESS PARK
LOCATED IN A SANTA ANA OPPORTUNITY ZONE**

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM



Voit Real Estate Services is pleased to offer for sale the fee simple ownership in 1111-1121 E. Wakeham Avenue, Santa Ana, a fully leased, two building multi-tenant business park totaling 34,984 square feet situated on 1.93 acres. The Wakeham Business Park offers ground level loading, fire sprinklers and 25 units ranging from 1,001 to 2,902 square feet which provides flexibility for tenant growth and expansion within the project.

The project is located in the highly desirable Airport Area Industrial submarket, a mature infill market with historically low vacancy rates and strong rent appreciation. The project's strategic central Santa Ana location offers convenient access to the Newport (55) and Santa Ana (5) freeways, John Wayne Airport and the ports of Long Beach and Los Angeles.

INVESTMENT HIGHLIGHTS

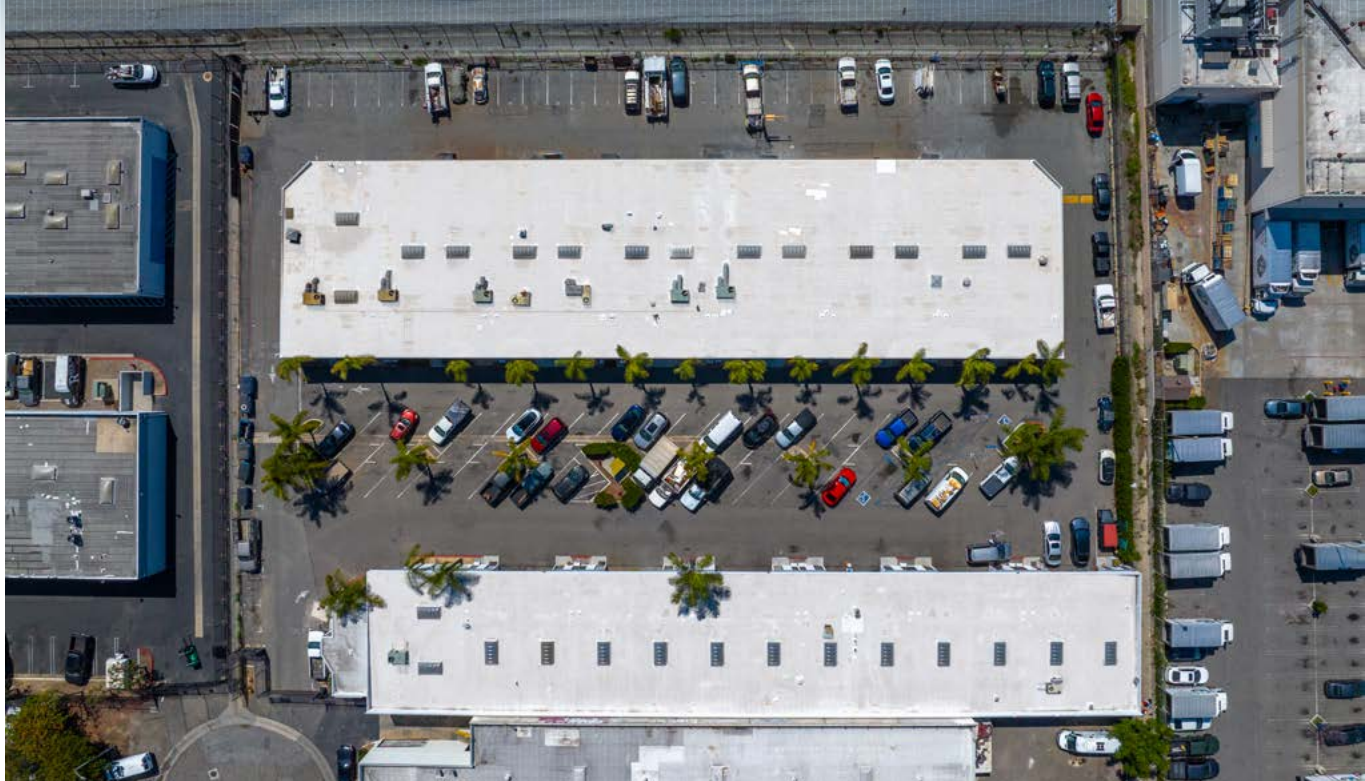
- Located in the City of Santa Ana opportunity zone, offering unique tax benefits to the investor.
- Desirable unit sizes which accommodate a variety of uses and tenant expansion needs.
- Located in a mature market with significant constraints to new development.
- The property will trade significantly below the replacement cost.
- Below market in-place rents offer the investor immediate potential to increase rents.
- Close proximity to the Los Angeles International Airport, and the Long Beach and Orange County Airports.
- Strategic access to the ports of Long Beach and Los Angeles.
- Roof recoated in 2019, (including the replacement of all the skylights) and under 15-year warranty.
- Fully secured site with new wrought iron fence and remote-controlled access gate.

FINANCIAL HIGHLIGHTS

Offering Price:	\$9,229,000 (\$265.00/sf)
Year 1 NOI:	\$440,129
Year 2 NOI:	\$460,417
Occupancy	100%

PROPERTY DESCRIPTION

1111-1121 E. Wakeham Avenue
Santa Ana, Ca



Approx. 34,984 Sq. Ft.
Building Area



1978
Year Built



Ground Level
Loading Doors



10%
(Estimated) Office Area



Concrete Tilt Up Panels
Building Construction



16'-18'
Clear Height (Estimated)



Approx. 1.93 Acres
Land Area



25
Number of Units



2:1000
Parking Ratio (Estimated)



100%
Occupancy



1,001 - 2,902 SF
Unit Size Ranges



100-200
Amps per unit

SITE PLAN



LOCATION



6.1 MILES

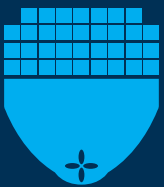
JOHN WAYNE AIRPORT

26.5 MILES

LONG BEACH AIRPORT

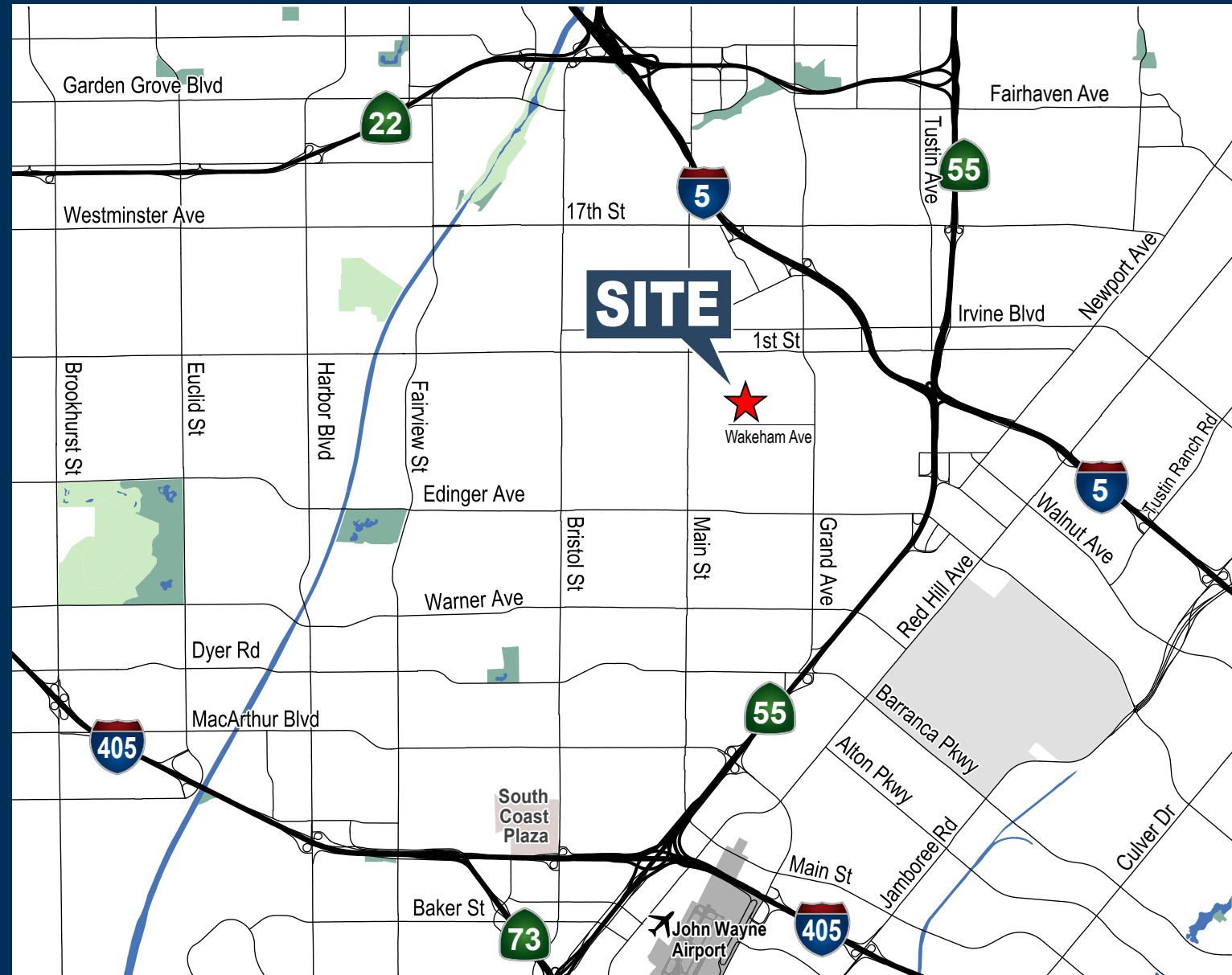
42.3 MILES

LOS ANGELES
INTERNATIONAL AIRPORT



34.7 MILES

PORTS OF LONG BEACH
AND LOS ANGELES



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