

HARBOR WARNER

BUSINESS CENTER, SANTA ANA, CA



2525 S. HARBOR BLVD. & 3720-3752 W. WARNER AVE.
A ±38,643 SQ. FT. MULTI-TENANT BUSINESS PARK

FOR SALE



Table OF CONTENTS

I. EXECUTIVE SUMMARY	
Investment Highlights	4
Financial Highlights	4
II. PROPERTY OVERVIEW	
Property Description	6
Remodeled Interior Photos	7
Site Plan	8
Aerial Photo	9
Parcel Map	10

EXCLUSIVELY LISTED BY:

MICHAEL HEFNER, SIOR

Executive Vice President
Lic #00857352
714.935.2331
mhefner@voitco.com

LOCAL MARKET EXPERT:

MATT PETERS

Senior Associate
Lic #02065503
949.263.5305
mpeters@voitco.com

Voit
REAL ESTATE SERVICES



2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax | www.VoitCo.com

Licensed as a Real Estate Broker by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2023 Voit Real Estate Services, Inc. All Rights Reserved. Lic. #01991785



Executive Summary

EXECUTIVE SUMMARY

Voit Real Estate Services is pleased to offer for sale the fee simple ownership in the Harbor Warner Business Center, a fully leased, multi-tenant business park totaling 38,643 square feet situated on approximately 2.22 acres. The Harbor Warner Business Center offers ground level loading and 15 units ranging from 1,400 to 6,550 square feet. The project is situated on a prominent corner of Harbor Blvd. and Warner Avenue offering visibility and signage on two major thoroughfares, with traffic counts of 43,000 and 31,000 cars per day respectively.

The Harbor Warner Business Center is institutionally owned and maintained using the highest quality of materials and workmanship. The project has been extensively renovated in recent years with improvements that include the installation of a new roof in 2017, a new signage program and exterior repainting of the project in 2021. Additionally, the interior of nearly half of the suites have undergone a comprehensive interior remodel, including the installation of new doors, interior lighting, plumbing fixtures, paint and finished concrete floors.

The Harbor Warner Business Center 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 central Santa Ana location offers convenient access to the San Diego (405), Newport (55), Garden Grove (22) and Santa Ana (5) freeways. The property also offers strategic access to the Orange County Airport, Long Beach Airport and Los Angeles International Airport and the Ports of Long Beach.

INVESTMENT HIGHLIGHTS

- » Desirable unit sizes to accommodate a variety of uses and tenant expansion needs.
- » Located in a mature market with significant barriers to entry and the project will trade significantly below the replacement cost, severely limiting future competitive supply.
- » Extensively renovated project creating "turn-key" opportunity with virtually no capital improvements required by the investor.
- » Below market in-place rents with a WALT of less than two years offers the investor the immediate opportunity to increase rents and yields.
- » Close proximity to the Orange County, Long Beach and Los Angeles International Airports.
- » Strategic access to the ports of Long Beach and Los Angeles.

3720-3750

W. WARNER AVE., SANTA ANA

FINANCIAL HIGHLIGHTS

OFFERING PRICE:	Unpriced
OCCUPANCY:	100%
YEAR 1 NOI:	\$582,200
YEAR 2 NOI:	\$636,562





Property Overview

Truclear oba

3730

PROPERTY DESCRIPTION

BUILDING ADDRESS

2525 S. Harbor Blvd. & 3720-3752 W. Warner Ave.
Santa Ana, CA

TOTAL BUILDING SIZE

Approximately 38,643 Sq. Ft.

NUMBER OF TENANTS

Fifteen (15)

UNIT SIZES

1,400 - 6,550 Sq. Ft.

LOT SIZE

2.22 Acres

YEAR BUILT

1973, Extensively Renovated From 2017-2022

APN

414-231-02

CONSTRUCTION TYPE

Concrete Tilt Up

ZONING

M1

LOADING

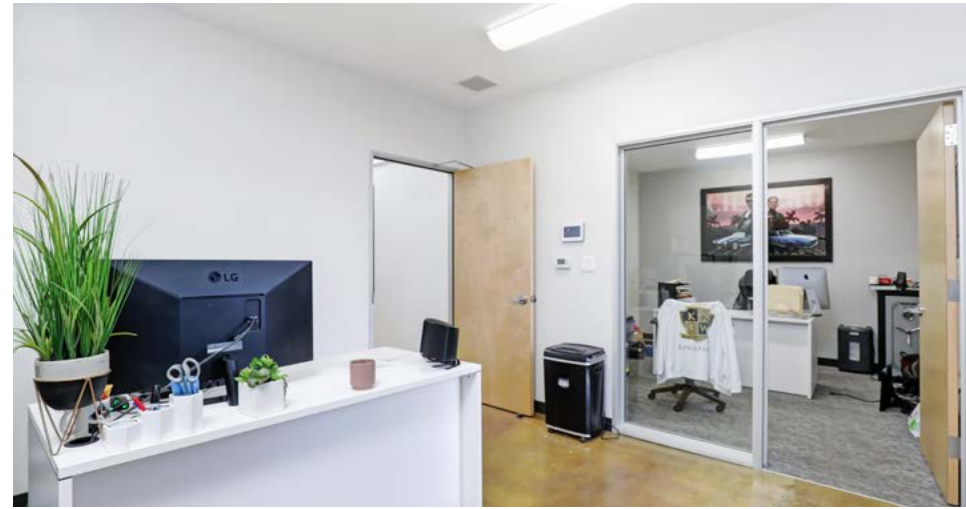
Grade Level

PARKING RATIO

89 On Site Parking Stalls (2.3:1,000 Sq. Ft.)

POWER

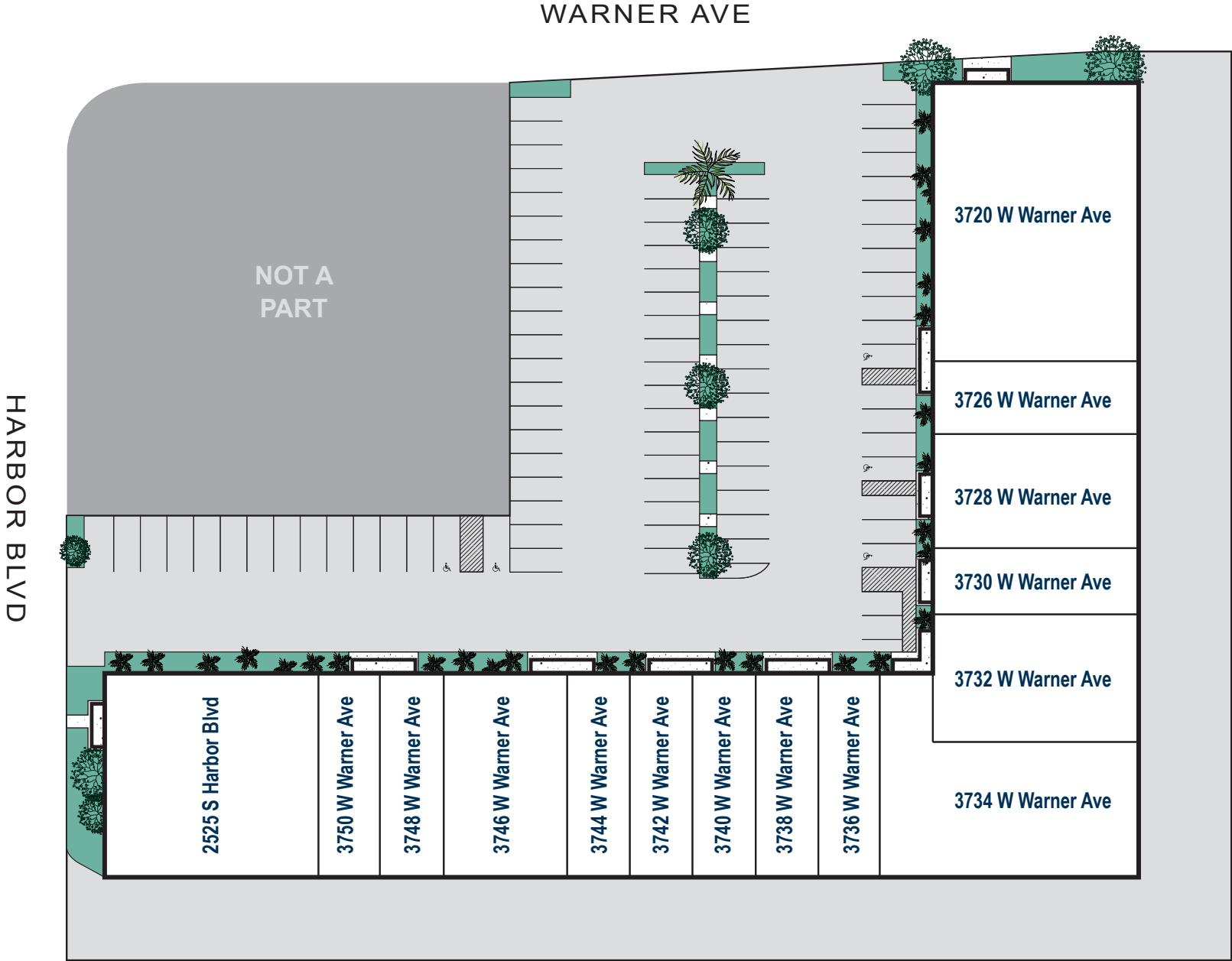
100-400 Amps Per Unit



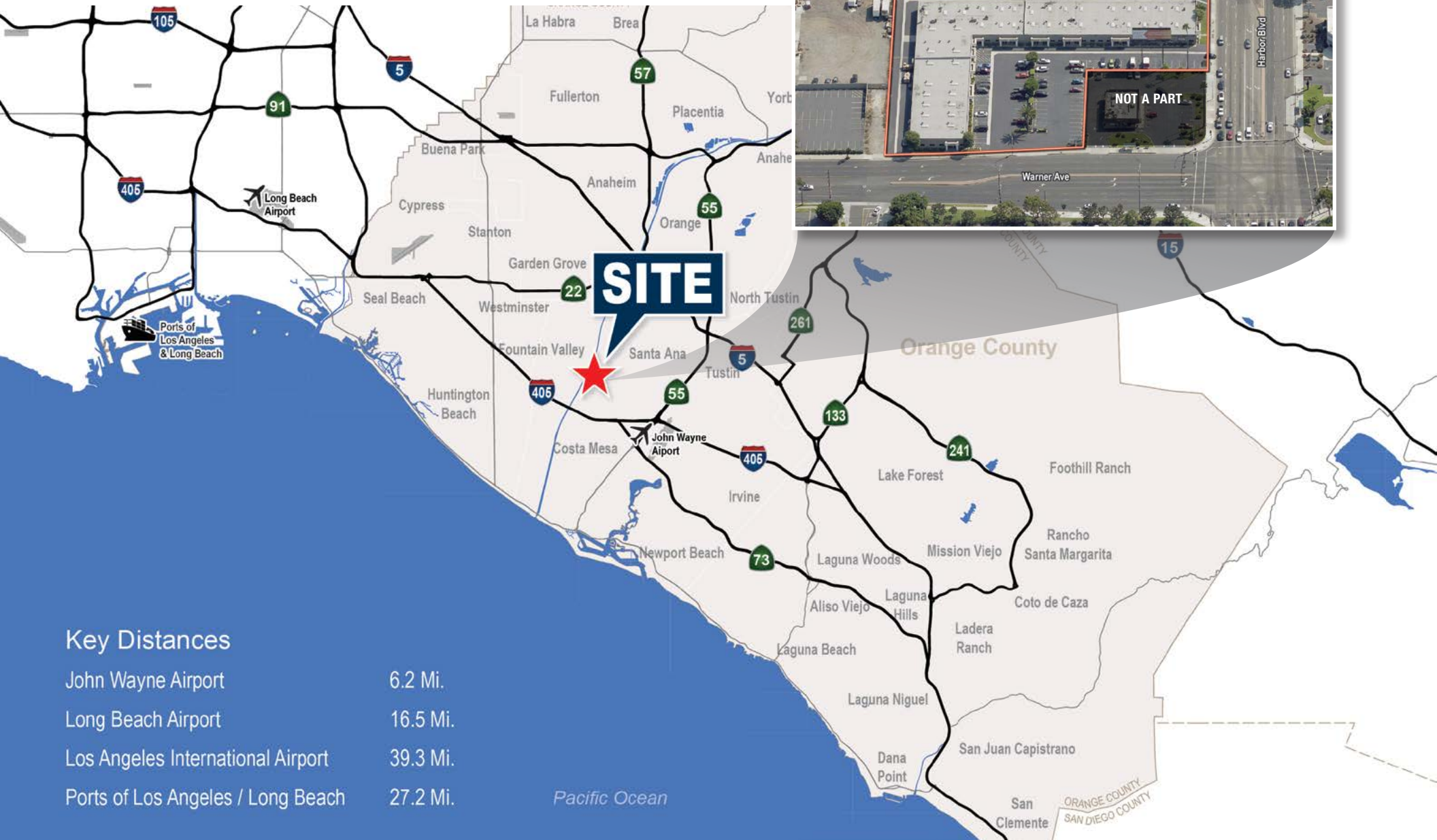
REMODELED INTERIOR PHOTOS



SITE PLAN



AERIAL PHOTO



Key Distances

John Wayne Airport	6.2 Mi.
Long Beach Airport	16.5 Mi.
Los Angeles International Airport	39.3 Mi.
Ports of Los Angeles / Long Beach	27.2 Mi.

PARCEL
MAP





EXCLUSIVELY LISTED BY:

MICHAEL HEFNER, SIOR

Executive Vice President | Lic #00857352
714.935.2331 | mhefner@voitco.com

LOCAL MARKET EXPERT:

MATT PETERS

Senior Associate | Lic #02065503
949.263.5305 | mpeters@voitco.com

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806 • 714.978.7880 • 714.978.9431 Fax • Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2023 Voit Real Estate Services, Inc. All Rights Reserved.