

**FULLY LEASED  
INVESTMENT OFFERING**

**RARE 18,146 SQ. FT.  
ORANGE COUNTY  
MULTI-TENANT OFFICE/INDUSTRIAL BUILDING**

**COLLINS BUSINESS  
CENTER**

**868 N. MAIN ST.  
ORANGE, CA**



*Exclusively  
Presented By:*

**Mike Hefner, SIOR**  
Executive Vice President  
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**Voit**  
REAL ESTATE SERVICES

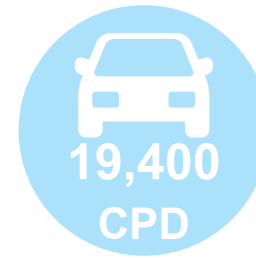
**HV** HEFNER  
VERNICK  
TEAM

## Executive Summary

Voit Real Estate Services is pleased to offer for sale the fee simple ownership of a rare Orange County multi-tenant industrial/office building consisting of approximately 18,146 square feet. The project features nine (9) small office units from 345 to 492 square feet and seven (7) industrial units ranging from 1,590 to 3,312 square feet, above standard 18' warehouse clearance, ground level loading, an ample 3:1000 parking ratio, and excellent vehicle access through three driveway entrances.

The project is located in the highly desirable Anaheim Stadium submarket and is situated on the southwest corner of Main Street and Collins Avenue, Orange, a high identity location with excellent signage and visibility on two major streets.

The Collins Business Center is centrally located in the North Orange County submarket, consistently one of Orange County's strongest performing industrial market which currently boasts a low 2.34% vacancy rate. The project also offers immediate access to five major freeways including the Pomona (57), Newport (55), Garden Grove (22), Santa Ana (5) and Riverside (91) Freeway as well as convenient access to the ports of Los Angeles and Long Beach and John Wayne Airport and Los Angeles International Airport.



## Investment Highlights

- Fully occupied project in the highly desirable Anaheim Stadium submarket.
- Fully renovated in 2016/2017 with new roofs, new HVAC units, exterior paint, asphalt reseal and restripe and new tenant signage.
- Diverse unit sizes that can accommodate tenant growth within the project, resulting in excellent tenant retention.
- Frontage on Main Street and W. Collins Ave., which provides excellent tenant signage and street identity.
- Located in a mature submarket with limited development opportunities and can be purchased at a significant discount to replacement cost, hence insulating the investor from new competition.
- Situated in the city of Orange, which boasts a current industrial vacancy rate of 2.01%, one of the lowest vacancy rates in all of Orange County.
- Average occupancy of competing business parks is 97.5%, indicative of the strong demand from tenants in the submarket.

## Financial Highlights

<b>Purchase Price</b>	<b>\$3,254,000</b>
<b>Net Operating Income Year 1</b>	<b>\$150,484</b>
<b>Net Operating Income Year 2</b>	<b>\$172,083</b>
<b>Capitalization Rate Year 1</b>	<b>4.62%</b>
<b>Capitalization Rate Year 2</b>	<b>5.29%</b>

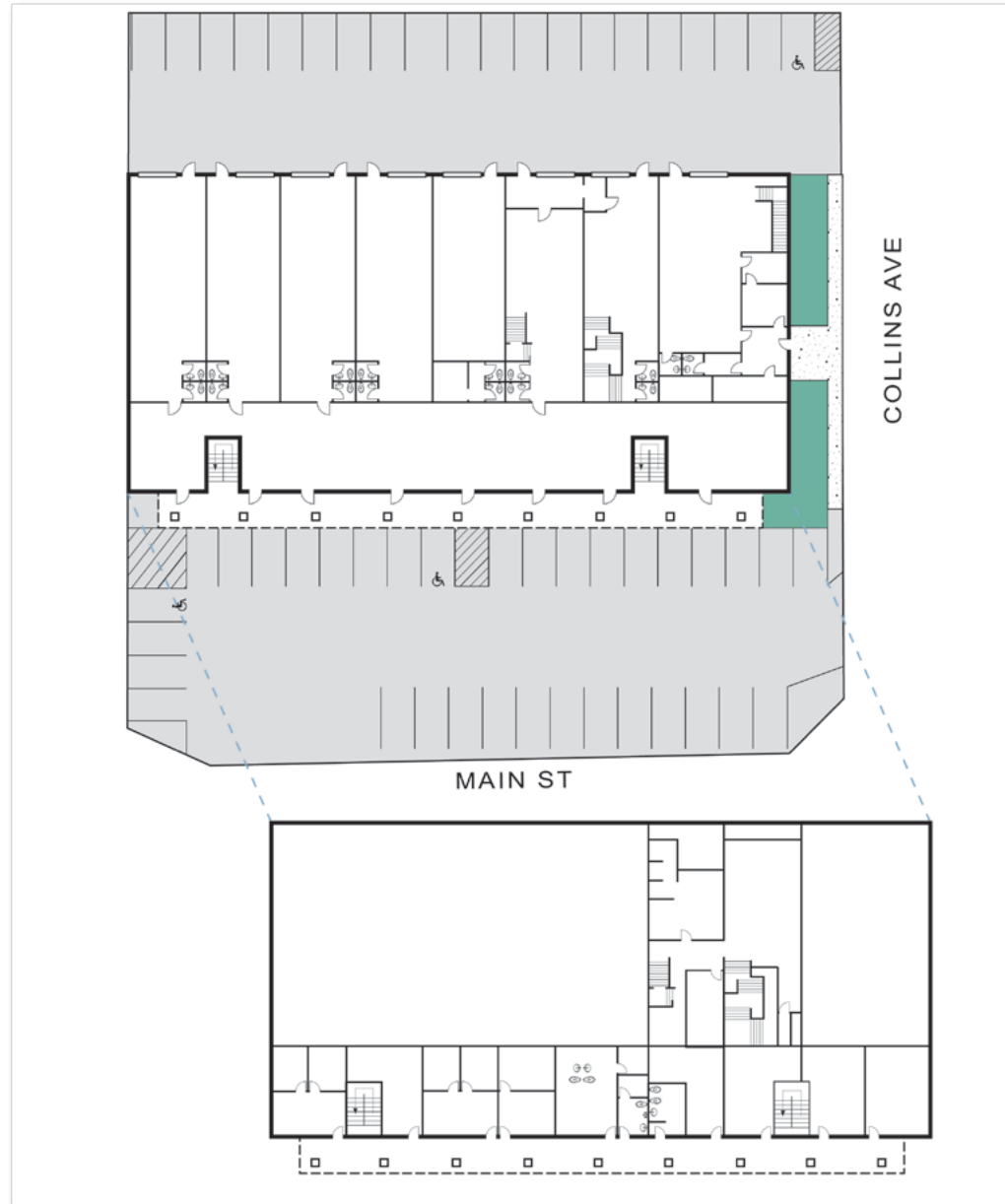
# Property Description

<b>Address:</b>	868 N. Main Street, Orange, CA 92867	<b>Number of Stories:</b>	Two (2)
<b>Total Building Area:</b>	Approximately 18,146 Square Feet	<b>Zoning:</b>	Light Industrial
<b>Parcel Size:</b>	0.89 Acres	<b>Parking:</b>	3:1000 (55 Stalls)
<b>Power:</b>	Varies (100 - 200 Amps)	<b>Assessor Parcel Number:</b>	386-392-04
<b>Year Built:</b>	1975 (Fully Renovated in 2016/2017)	<b>Unit Size Ranges (Office):</b>	345 to 492 Square Feet
<b>Total Units:</b>	Sixteen (16)	<b>Unit Size Ranges (Industrial)</b>	1,590 to 3,312 Square Feet
<b>Loading:</b>	Ground Level Doors	<b>Natural Gas:</b>	Yes
<b>Clearance:</b>	18' Minimum Warehouse Clearance	<b>Fire Sprinklers:</b>	No

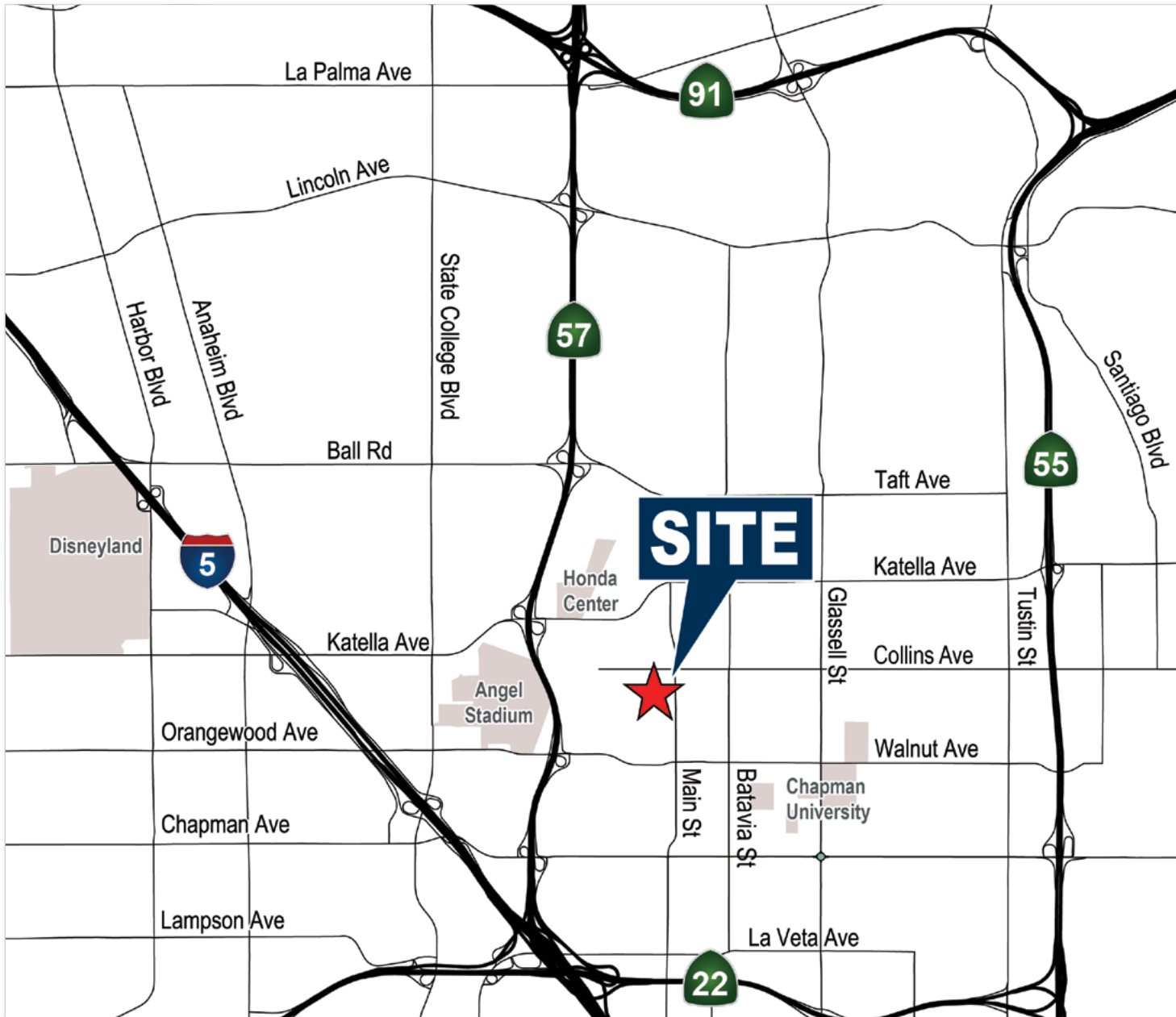


# Site Plan

(Approximately 18,146 Sq. Ft.)



# Location Map



# Aerial



# Property Photographs



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