

# For Sale - Multi-Tenant Investment or Owner-User Opportunity



**17330**

NEWHOPE STREET

FOUNTAIN VALLEY, CA

**CBRE**

**Voit**

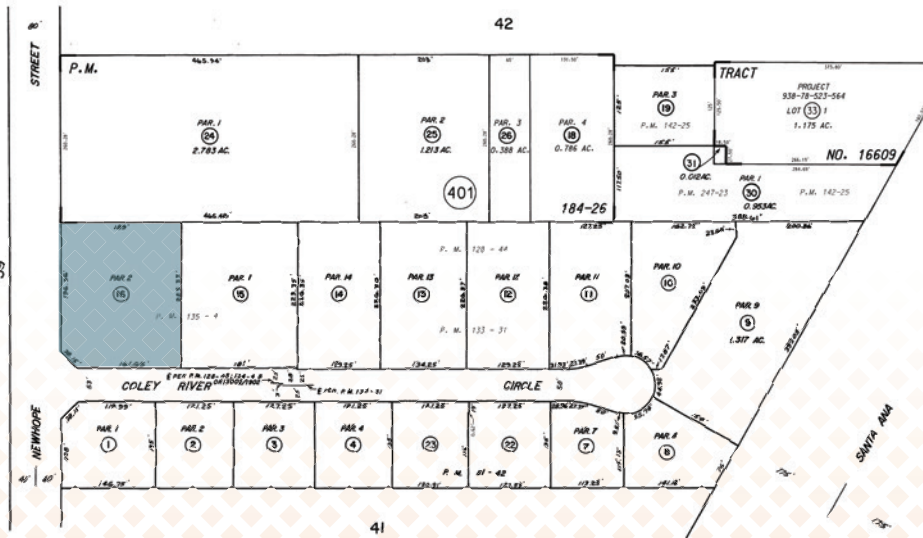
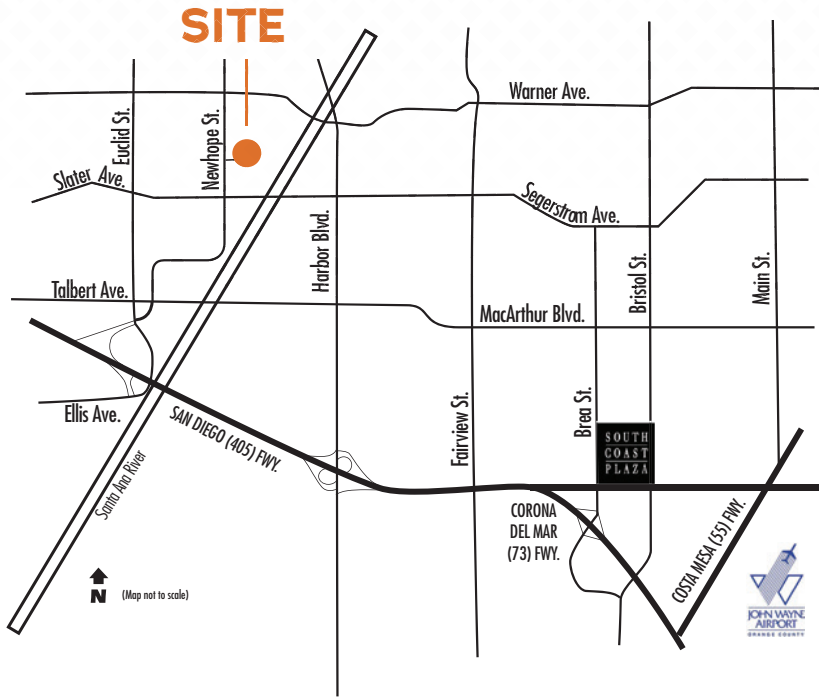
REAL ESTATE SERVICES

# Property Overview/Highlights

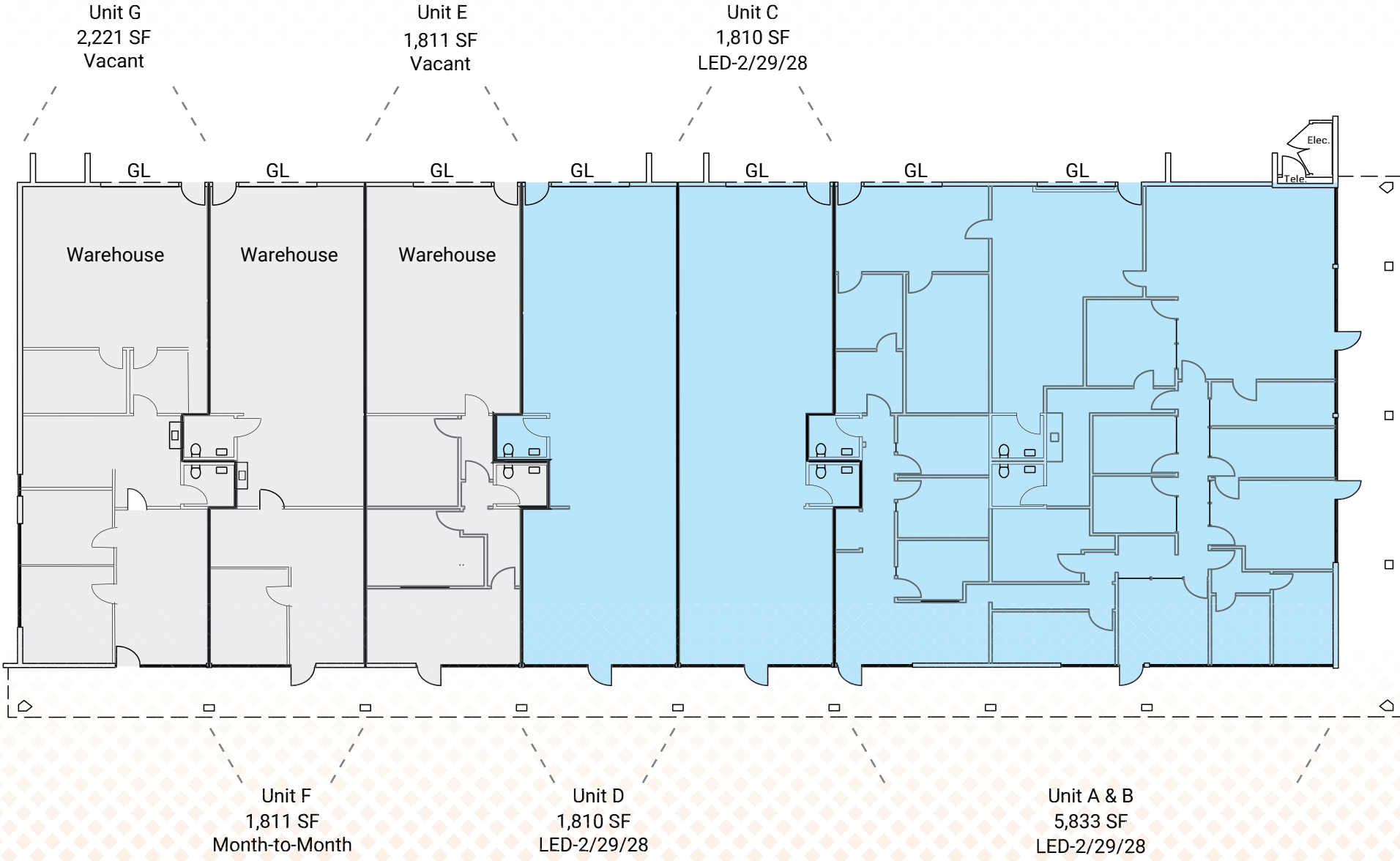
- + Rare Multi-Tenant Investment or Owner-User Opportunity
- + ±15,297 SF Freestanding Building
- + Situated on ±0.96 Acres of Land
- + APN: 169-401-16
- + Zoning: M1 - Manufacturing
- + Seven (7) Units ranging from 1,810 SF - 5,833 SF
  - 9,453 SF Leased thru 2/28/2029 (Units A-D)
  - 1,811 -5,843 SF Available for Immediate Occupancy (Units E-G)
- + Ground Level Loading
- + ±14' Warehouse Clearance
- + 2.31:1,000 SF Car Parking Ratio
- + Newhope Street Frontage
- + Minutes to the San Diego (405) Freeway
- + Building Repainted & Parking Lot Repaved in Q4 2022



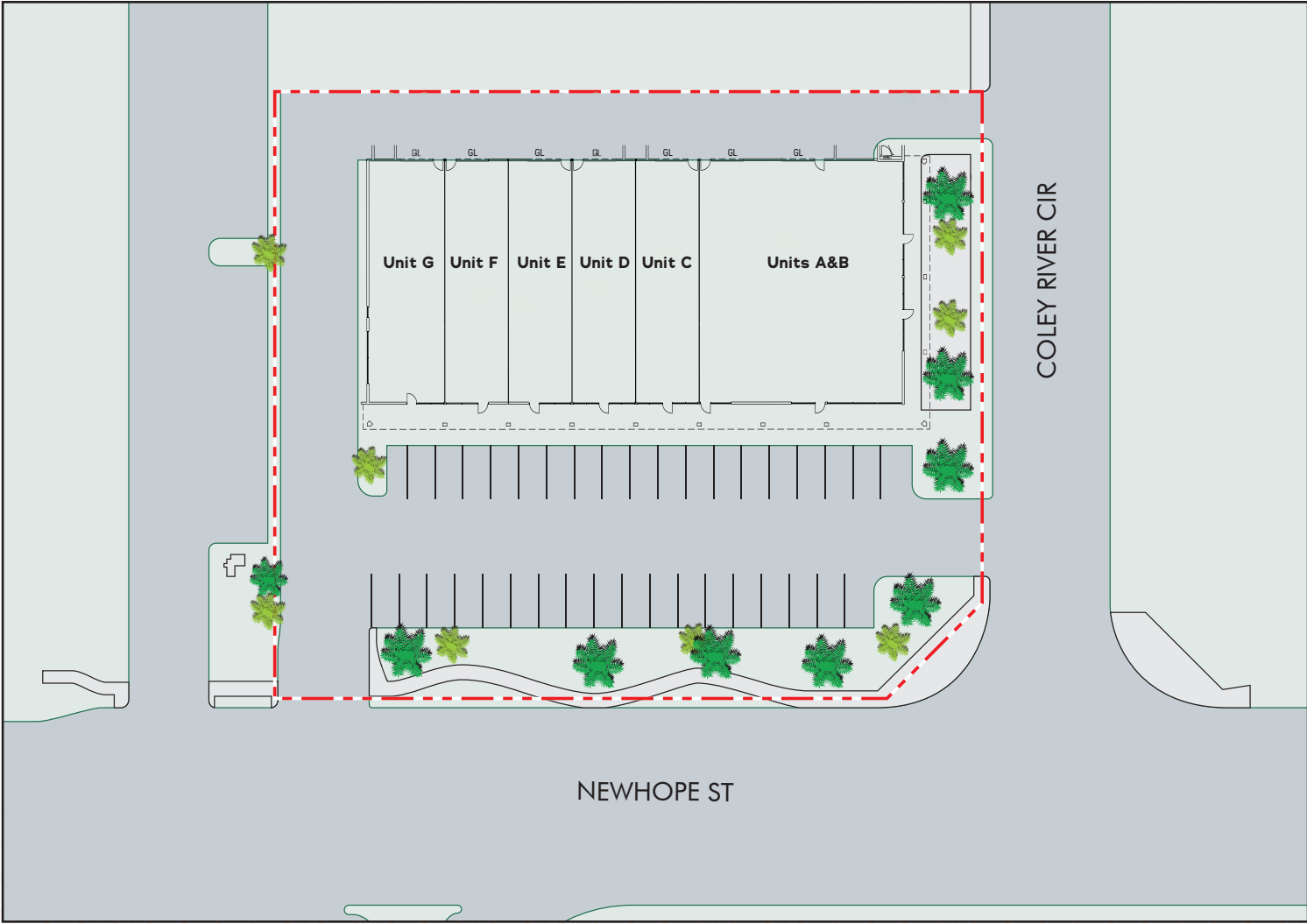
# Location Maps



# Floor Plan



# Site Plan





## Contacts:

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