

1909 S. SUSAN ST.

SANTA ANA, CALIFORNIA

Offering Memorandum



INDUSTRIAL LEASED INVESTMENT

NEWMARK

± 62,957 SF FREESTANDING INDUSTRIAL BUILDING FOR SALE

Property Summary

±62,957 SF

Building Size

±2.8 AC

Site Area (±121,968 SF)

±47,957 SF

Warehouse Size (87%)

1974 / 2006 & 2024

Year Built / Renovated

±8,000 SF

Office Size (13%)

±1,500 SF

Mezzanine

M1 - Light Ind.

Zoning

408-113-08

APN #

Single-Tenant

Industrial Building

Investment Summary

\$18,250,000

Asking Price

\$290

Price PSF

\$1,020,000

NOI - Year 1

5.6%

Capitalization Rate

1909 S. Susan Street is a 2-story reinforced concrete industrial building located in central Orange County with easy access to the 55, 405, and 5 freeways, offering excellent access for commuting, shipping, and logistics.





Features

1600 Amps, 480/277V 3-Phase

Huge Gated Concrete Yard

Ample Parking - 112 Spaces

7 GL Doors

Covered Loading with 2 Truck Well Positions

100% Fire Sprinklered

4 Restrooms

2023 Office Renovations



Major Cross Streets:
Edinger & Fairview

Site Plan



Tenant Information



Global Tire Distributors

Global Tire Distributors is a well-established tire and wheel supplier based in Orange and Los Angeles Counties, with over 20 years of experience in the industry. The company prides itself on delivering high-quality new and used tires at competitive prices, serving a diverse clientele including tire and wheel distributors, installation shops, vehicle maintenance centers, wholesalers, and car dealerships across more than 35 states. Their commitment to honest and fair customer service, backed by a knowledgeable sales team and an expanding delivery fleet, ensures reliable product availability and fitment support for customers Nationwide.

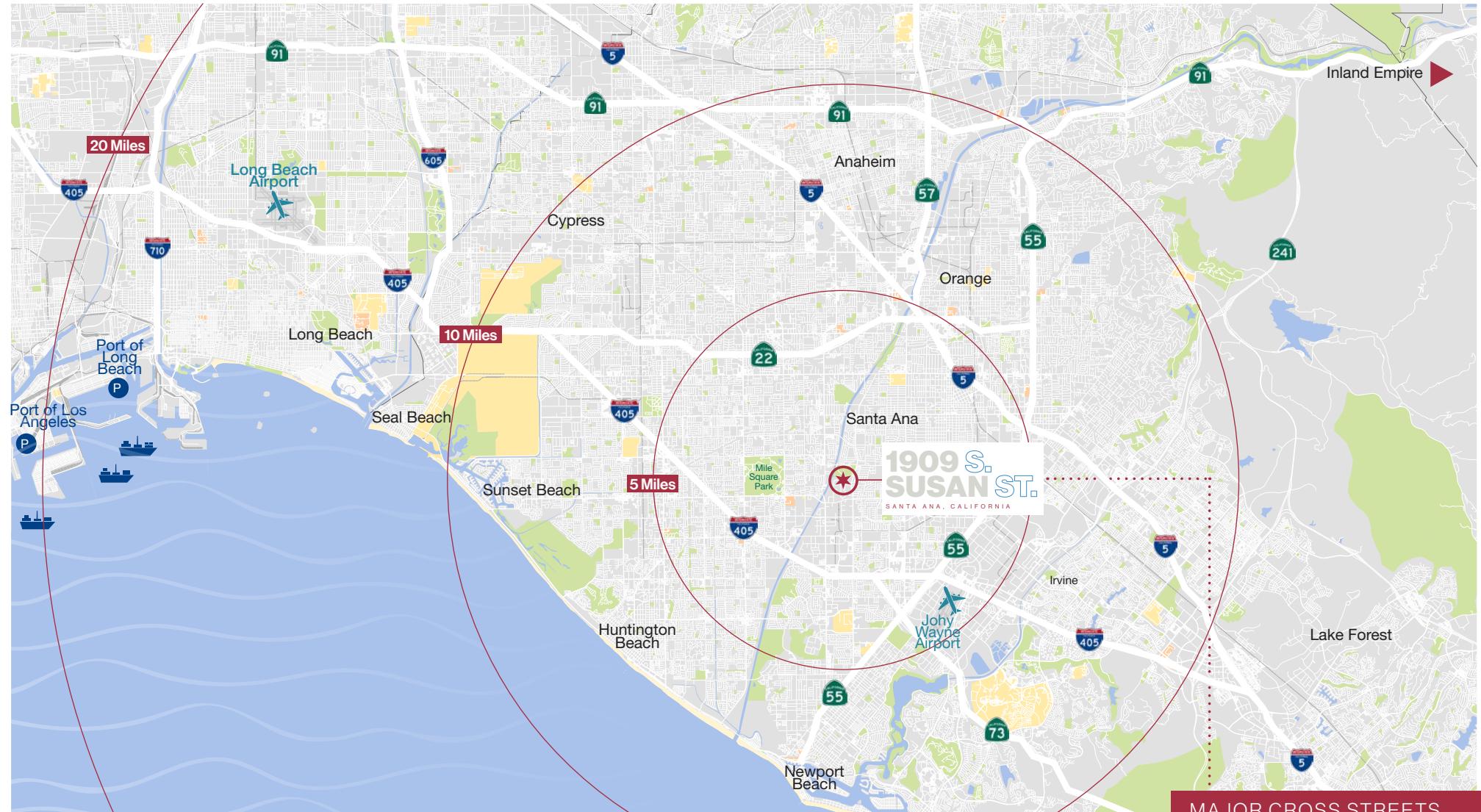
Website: www.globaltires.net

Lease Summary

Tenant Name	SF	Lease Expiration	Begin	Monthly Rent Per SF	Total Rent Per Month	Total Rent Per Year	Lease Type	Options	Other
Global Tire Distributors, Inc.	62,957	5/31/2030	Current	\$1.35	\$84,992	\$1,019,903	Net	One, 5-year at FMV	3.5% annual bumps
			6/1/2026	\$1.40	\$88,140				
			6/1/2027	\$1.45	\$91,288				
			6/1/2028	\$1.50	\$94,436				
			6/1/2029	\$1.55	\$97,583				

Total: 62,957

Note: Tenant signed a Personal Guaranty



Miles:

17

Long Beach Airport

24

Port of Long Beach

26

Port of Los Angeles

6

John Wayne Airport

20

The Inland Empire

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For more information, please contact:



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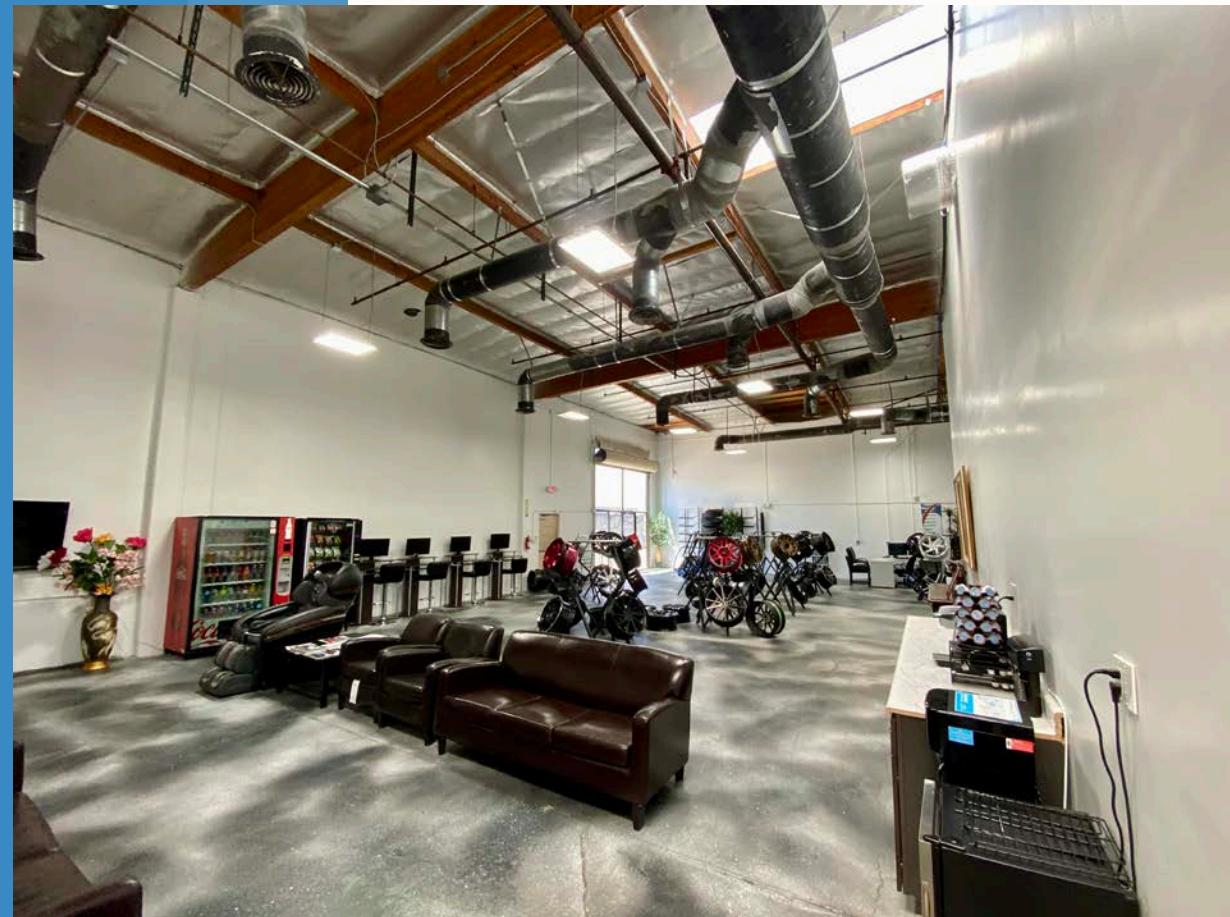


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