



OWNER-USER / INVESTOR OPPORTUNITY FOR SALE
±54,352 SQ. FT. MULTI-TENANT OFFICE/R&D PROPERTY

5762-5772
BOLSA AVE

**HUNTINGTON
BEACH, CA**

Mike Bouma, SIOR

Senior VP, Partner

714.935.2340

mbouma@voitco.com

License #01070753

Eric Smith, SIOR

Senior VP, Partner

714.935.2310

esmith@voitco.com

License #01940591

Paul Caputo, MBA

Senior VP, Partner

714.935.2332

pcaputo@voitco.com

License #01196935

Voit

REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750
Anaheim, CA 92806

www.voitco.com

PROPERTY OVERVIEW

Voit Real Estate Services is pleased to present the exclusive sale of Huntington Beach Plaza, a±54,352 square foot, two-building, multi-tenant office / R&D complex situated on 2.9 acres in Huntington Beach, California. With over 50% of the building now available, this represents a rare owner/user or investor acquisition opportunity in one of Orange County's most desirable coastal submarkets.

INVESTMENT HIGHLIGHTS

- Rare opportunity in coastal Huntington Beach with large contiguous blocks of space available for occupancy
- Future industrial redevelopment opportunity
- Value Add Investment that can be purchased well below replacement cost
- Flexible suite configuration: 934 –14,581 SF
- 2-story Class B office/R&D buildings with courtyard
- 4.1/1,000 SF parking ratio with convenient surface parking
- Located on high-visibility Bolsa Avenue with dual street access
- HVAC throughout office areas; fire-sprinklered
- Minutes from the 405 Freeway and John Wayne Airport
- Zoned RT - Research & Technology: broad range of permitted uses Renovated 1996 — functional, well-maintained buildings



PROPERTY FEATURES

Address	5762-5772 Bolsa Avenue Huntington Beach, CA
APN	185-531-25
Year Built	1984, Renovated 1996
Total Rentable Area	±54,352 SF
Land Area	2.9 Acres
Stories	2-Story Walk-Up
Number of Suites	20 Units
Largest Block of Contiguous Space Available	14,581 SF
Zoning	RT - Research & Technology
Parking	4.1 / 1,000 SF
HVAC	Yes — Office Areas
Fire Sprinklers	Yes — Throughout
Floor	Concrete
Walls	Wood Frame / Stucco
Restrooms	Common Area
Building FAR	0.43

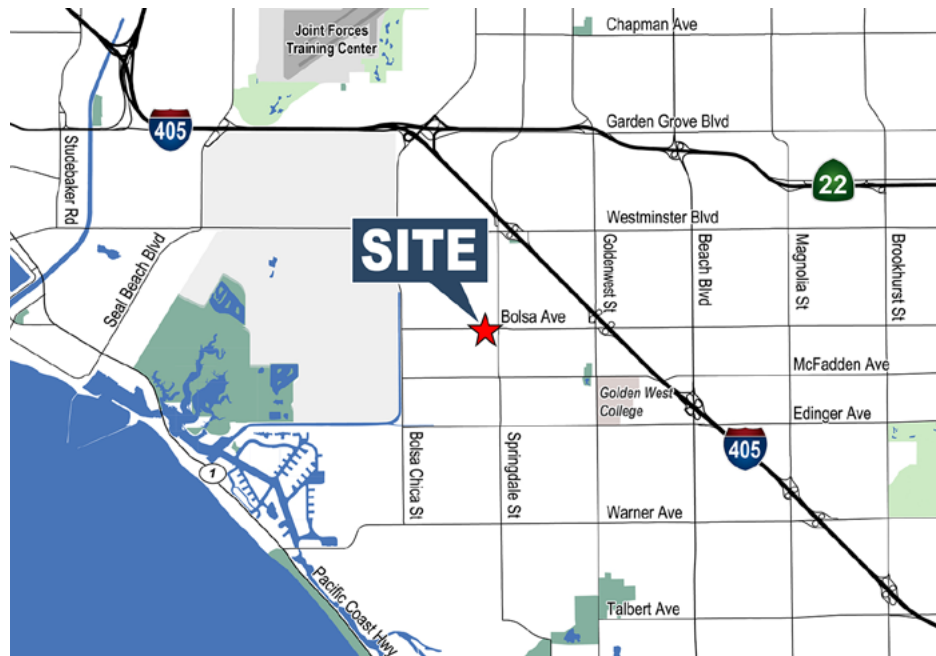


BUILDING FEATURES & ACCESS

- Two entrance driveways — Bolsa Avenue & Dan Lane
- Courtyard design with tropical landscaping
- Exterior building identification signage
- Sprinklered landscaping — grass, pine & palms
- Class B multi-tenant office/R&D park
- 2-story walk-up with covered walkways
- Flexible floor plans — ideal for R&D or office use
- Immediate freeway access — close to 405 interchange
- Proximity to Golden West College & Beach Blvd corridor
- Adjacent to Huntington Gateway major industrial development
- Major corporate neighbors include Amazon, Boeing, and Cambro Manufacturing

LOCATION HIGHLIGHTS

- Bolsa Avenue — high-visibility arterial corridor
- ± 1.3 miles to the 405 Freeway On/Off Ramps at Springdale Street and Goldenwest Street
- ±4 miles to John Wayne Airport (SNA)
- ±6 miles to Long Beach Airport (LGB)
- Adjacent to Golden West College
- Walking distance to retail and dining amenities
- Dense employment base — Orange County coastal market
- Strong tech, aerospace & professional services tenancy nearby



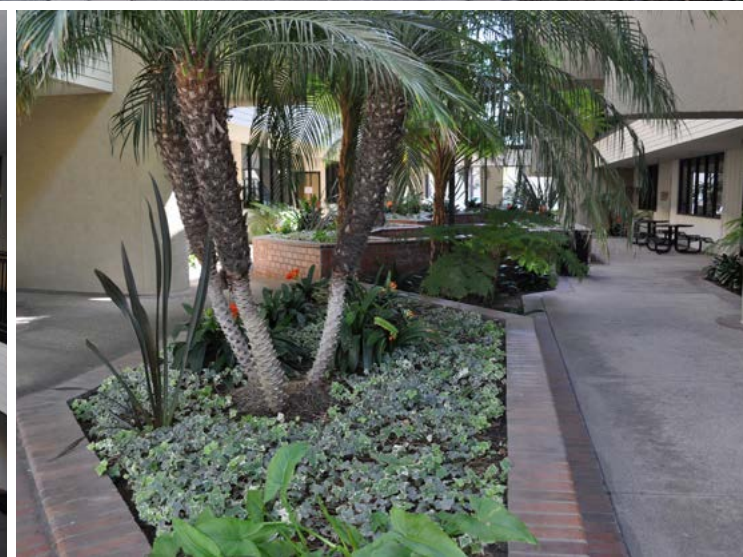
WEST ORANGE COUNTY SUBMARKET

Submarket	West Orange County
Avg. Asking Rent	\$2.42 FSG
Submarket Occupancy	±88.9%
Avg. Parking	4:1 per 1,000 SF
Class	Class B Office
Building Type	Low-Rise, 2-Story Walk-Up



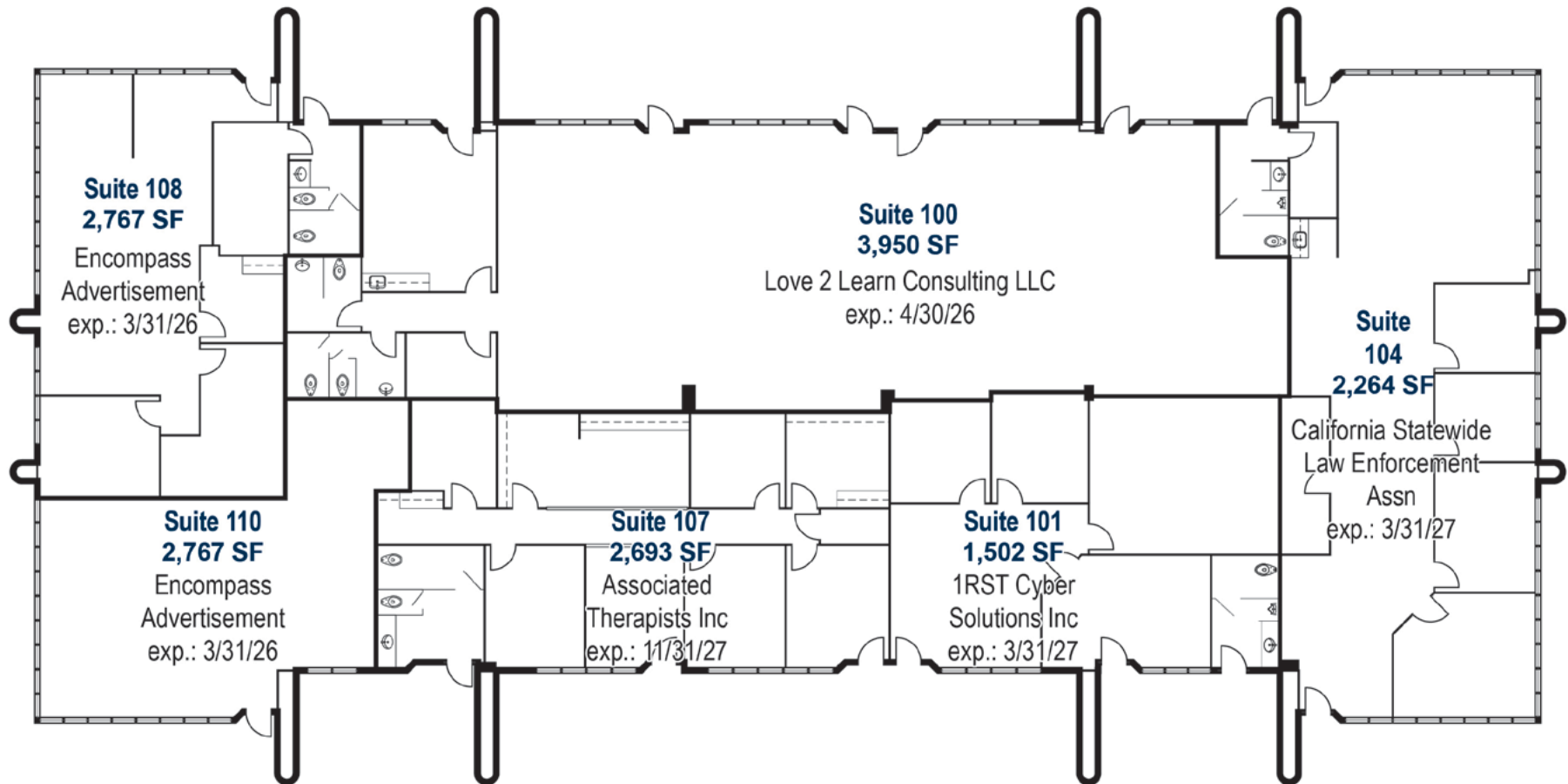
COURTYARD CAMPUS ENVIRONMENT

Huntington Beach Plaza's distinctive two-building campus design centers around a beautifully landscaped courtyard with mature palms, tropical plantings, and covered walkways — creating an upscale, resort-like environment rarely found in the Huntington Beach submarket. The property's curb appeal, ample parking, and flexible suite configurations make it attractive for an user-investor who leases a portion of the available space.



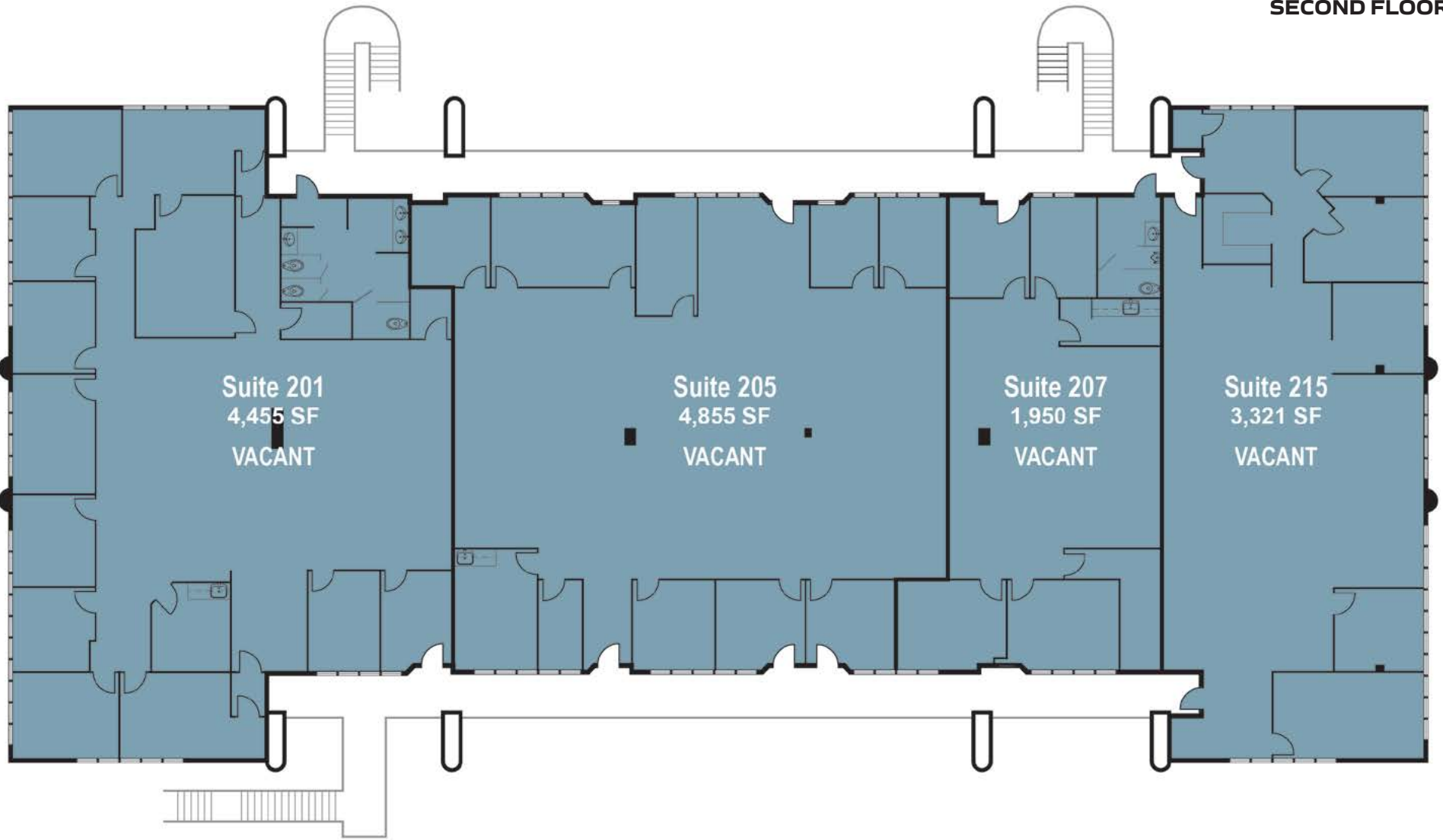
FLOOR PLANS

5762 BOLSA AVENUE
FIRST FLOOR



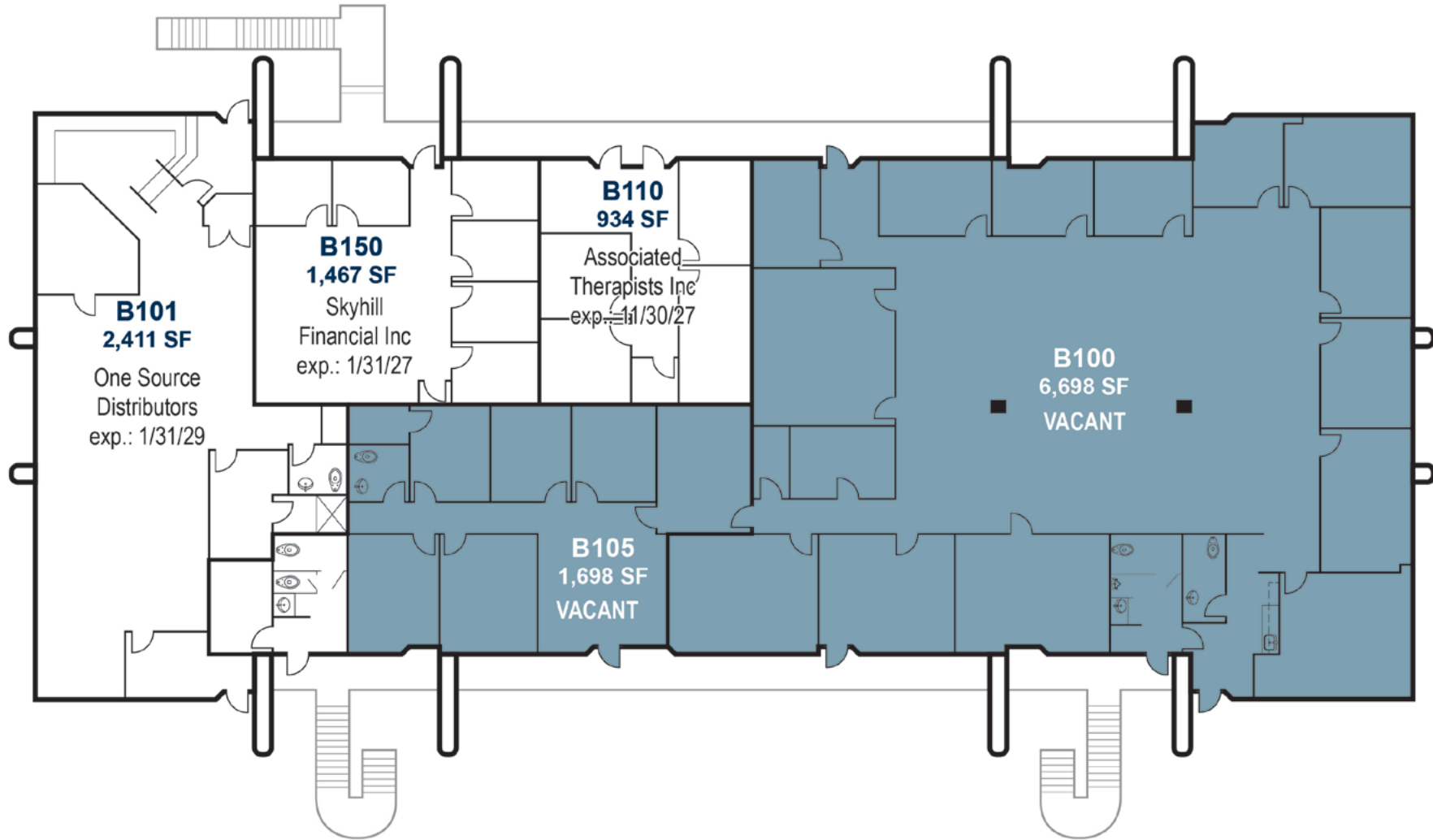
FLOOR PLANS

5762 BOLSA AVENUE
SECOND FLOOR



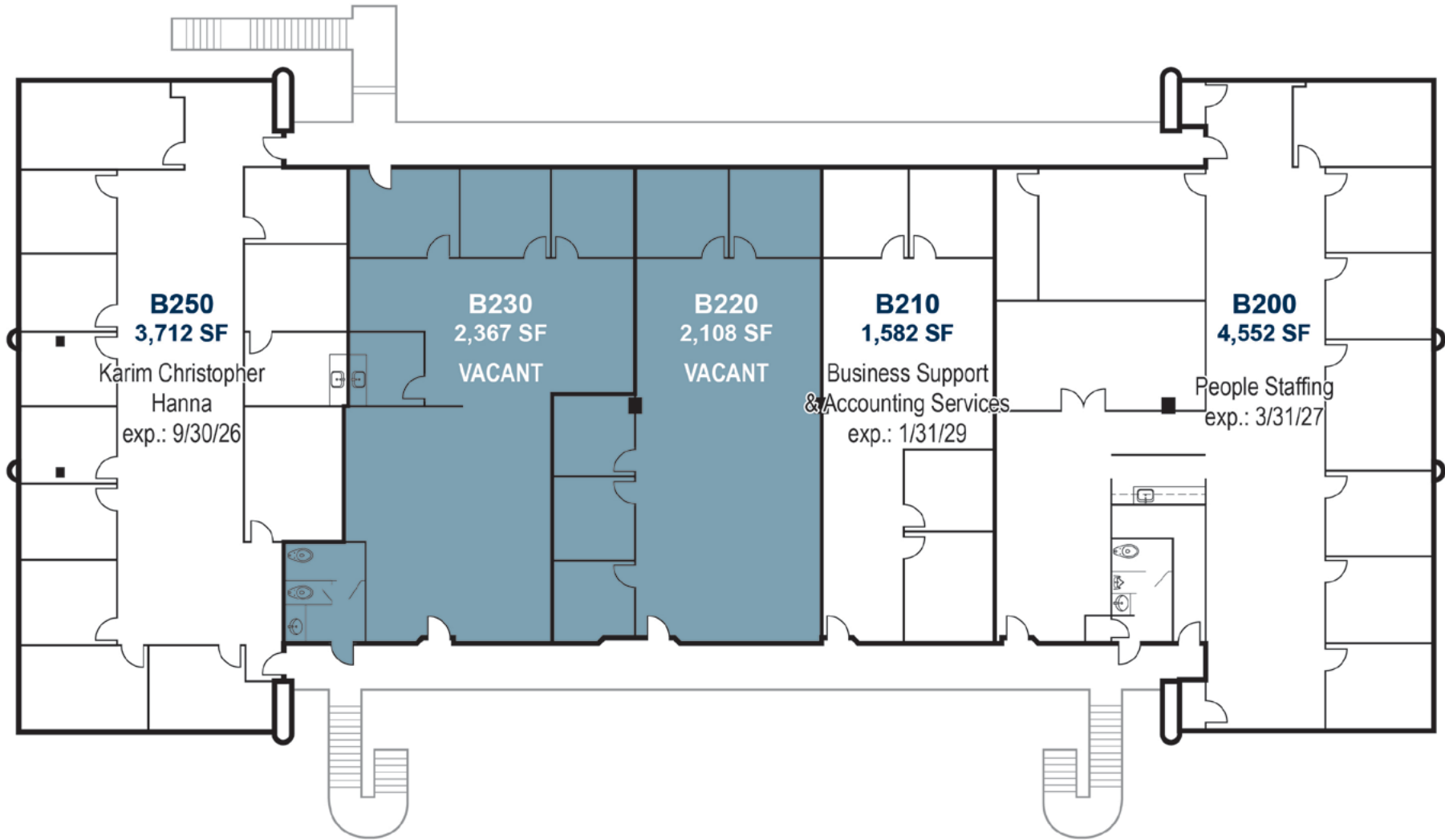
FLOOR PLANS

5772 BOLSA AVENUE
FIRST FLOOR



FLOOR PLANS

5772 BOLSA AVENUE
SECOND FLOOR



OWNER/USER PURCHASE ANALYSIS

PURCHASE & FINANCING	
Purchase Price	\$12,485,000
Down Payment (20%)	\$2,497,000
SBA Loan Amount	\$9,988,000
Interest Rate / Term	5.75% / 25-Yr Fully Amortizing
Monthly Debt Service	\$62,835
Annual Debt Service	\$754,022

PURCHASE & FINANCING	
Total Building Area	±54,352 SF
Tenant-Occupied SF	26,900 SF (49.5%)
Vacant / Owner-User SF	27,452 SF (50.5%)
Price Per Square Foot	\$229.71

AFTER-TAX BENEFIT: DEPRECIATION	
Depreciable Basis (70% of Price)	\$8,739,500
Depreciation Period	39 Years (Straight-Line)
Annual Depreciation Deduction	\$224,090
Marginal Tax Rate	37%
Annual Tax Savings	\$82,913
Tax Savings \$/SF/Mo	\$0.25/SF/Mo

INCOME & CASH FLOW	
Annual Base Rent	\$556,806
Plus: Tenant Reimbursements	\$46,178
Annual Total Income	\$602,984
Less: Projected Expenses (90% Occ.)	(\$427,220)
Net Operating Income (NOI)	\$175,764
Pre-Tax Cash Flow (After DS)	(\$578,258)

EFFECTIVE COST OF OCCUPANCY (PRE-TAX)	
Annual Debt Service	\$754,022
Less: Net Operating Income	(\$175,764)
Net Annual Cost to Owner	\$578,258
Owner-Occupied SF	27,452 SF
Effective \$/SF/Mo (Pre-Tax)	\$1.76/SF/Mo
Market Rent Equivalent	\$1.68/SF/Mo MG

AFTER-TAX COST WITH EQUITY BUILDUP	
Pre-Tax Net Cost to Owner	\$578,258/Yr
Less: Depreciation Tax Savings	(\$82,913/Yr)
After-Tax \$/SF/Mo	\$1.50/SF/Mo
Less: Yr 1 Principal Reduction	(\$184,524/Yr)
True Net Cost (After-Tax + Equity)	\$310,821/Yr
True \$/SF/Mo (After-Tax + Equity)	\$0.94/SF/Mo

This analysis is provided for informational purposes only and does not constitute an offer, solicitation, or recommendation to purchase real property. All projections, estimates, and financial calculations are based on assumptions that may not reflect actual results. Actual operating expenses, rental income, tax benefits, interest rates, and market conditions may vary materially from those presented herein. Buyers are strongly encouraged to conduct independent due diligence and consult with qualified legal, tax, financial, and real estate professionals before making any investment decision. Voit Real Estate Services and its agents make no representations or warranties regarding the accuracy or completeness of the information contained herein. Licensed as Real Estate Salespersons by the California DRE.

ESTIMATED OPERATING EXPENSES

Key Assumptions

Building Sq. Ft.	54,352
Purchase Price	\$12,485,000
Current Occupancy (Est.)	55.0%
Stabilized Occupancy (Target)	90.0%
Property Tax Rate	1.20%

OPERATING EXPENSES	2025 ACTUAL EXPENSES	\$/SF/YR	\$/SF/MO	STABILIZED (PROJECTED)	\$/SF/YR	\$/SF/MO	VARIANCE \$/SF/YR
Insurance	\$14,532	\$0.27	\$0.02	\$18,000	\$0.33	\$0.03	\$0.06
Management Fees	\$11,660	\$0.21	\$0.02	\$31,500	\$0.58	\$0.05	\$0.37
Fire System & Extinguisher	\$3,132	\$0.06	\$0.00	\$3,500	\$0.06	\$0.01	\$0.01
HVAC Repair & Maintenance	\$13,631	\$0.25	\$0.02	\$30,000	\$0.55	\$0.05	\$0.30
Janitorial Services	\$31,814	\$0.59	\$0.05	\$59,000	\$1.09	\$0.09	\$0.50
Janitorial Supply	\$10,794	\$0.20	\$0.02	\$19,000	\$0.35	\$0.03	\$0.15
Landscaping Expenses	\$15,005	\$0.28	\$0.02	\$16,000	\$0.29	\$0.02	\$0.02
Parking Lot Expenses	\$3,500	\$0.06	\$0.01	\$5,500	\$0.10	\$0.01	\$0.04
Pest Control	\$1,020	\$0.02	\$0.00	\$1,200	\$0.02	\$0.00	\$0.00
Plumbing Expenses	\$4,385	\$0.08	\$0.01	\$7,000	\$0.13	\$0.01	\$0.05
Roof Coating Expenses	\$16,850	\$0.31	\$0.03	\$0	\$0.00	\$0.00	(\$0.31)
Est. Property Taxes (Reassessed upon Sale)	\$149,820	\$2.76	\$0.23	\$149,820	\$2.76	\$0.23	-
Electric Expenses *	\$28,038	\$0.52	\$0.04	\$51,000	\$0.94	\$0.08	\$0.42
Gas Expenses	\$2,454	\$0.05	\$0.00	\$4,200	\$0.08	\$0.01	\$0.03
Trash Expenses	\$8,126	\$0.15	\$0.01	\$12,500	\$0.23	\$0.02	\$0.08
Water Expenses	\$12,591	\$0.23	\$0.02	\$19,000	\$0.35	\$0.03	\$0.12
TOTAL ESTIMATED OPERATING EXPENSES	\$327,352	\$6.02	\$0.50	\$427,220	\$7.86	\$0.66	\$1.84

*Multiple suites are separately metered where tenant pays electric direct to utility.

Disclaimer: The estimated operating expenses presented herein are based upon 2025 expense information provided by ownership and are deemed reliable but not guaranteed. Stabilized projections reflect estimated costs at target occupancy and are subject to independent verification by the buyer. Buyer is advised to conduct their own due diligence and confirm all operating expense estimates prior to closing.

SITE AERIAL





Mike Bouma, SIOR
 Senior Vice President, Partner
714.935.2340
 mbouma@voitco.com
 License #01070753

Eric Smith, SIOR
 Senior Vice President, Partner
714.935.2310
 esmith@voitco.com
 License #01940591

Paul Caputo, MBA
 Senior Vice President, Partner
714.935.2332
 pcaputo@voitco.com
 License #01196935

Voit
 REAL ESTATE SERVICES

2400 E. Katella Avenue, Suite 750, Anaheim, CA 92806 | 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. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.