

8891 WATSON STREET
CYPRESS, CA 90630



Multi-Tenant Office/Commercial/Industrial Property | Large Flex Suite with Approximately 4,000 sq. ft. of Cold Storage Space | Fenced in Contractor Yard | 5.81% CAP

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Property Overview



ADDRESS

8891 Watson St. Cypress, CA 90630

OFFERING PRICE

\$2,799,000

PRICE PER FOOT

\$278.51

NUMBER OF SUITES

5

BLDG. SIZE

10,532

YEAR BUILT

1986

UNIT MIX

Commercial/Industrial

LOT SIZE

19,781

CURRENT CAP

5.81%

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Summary

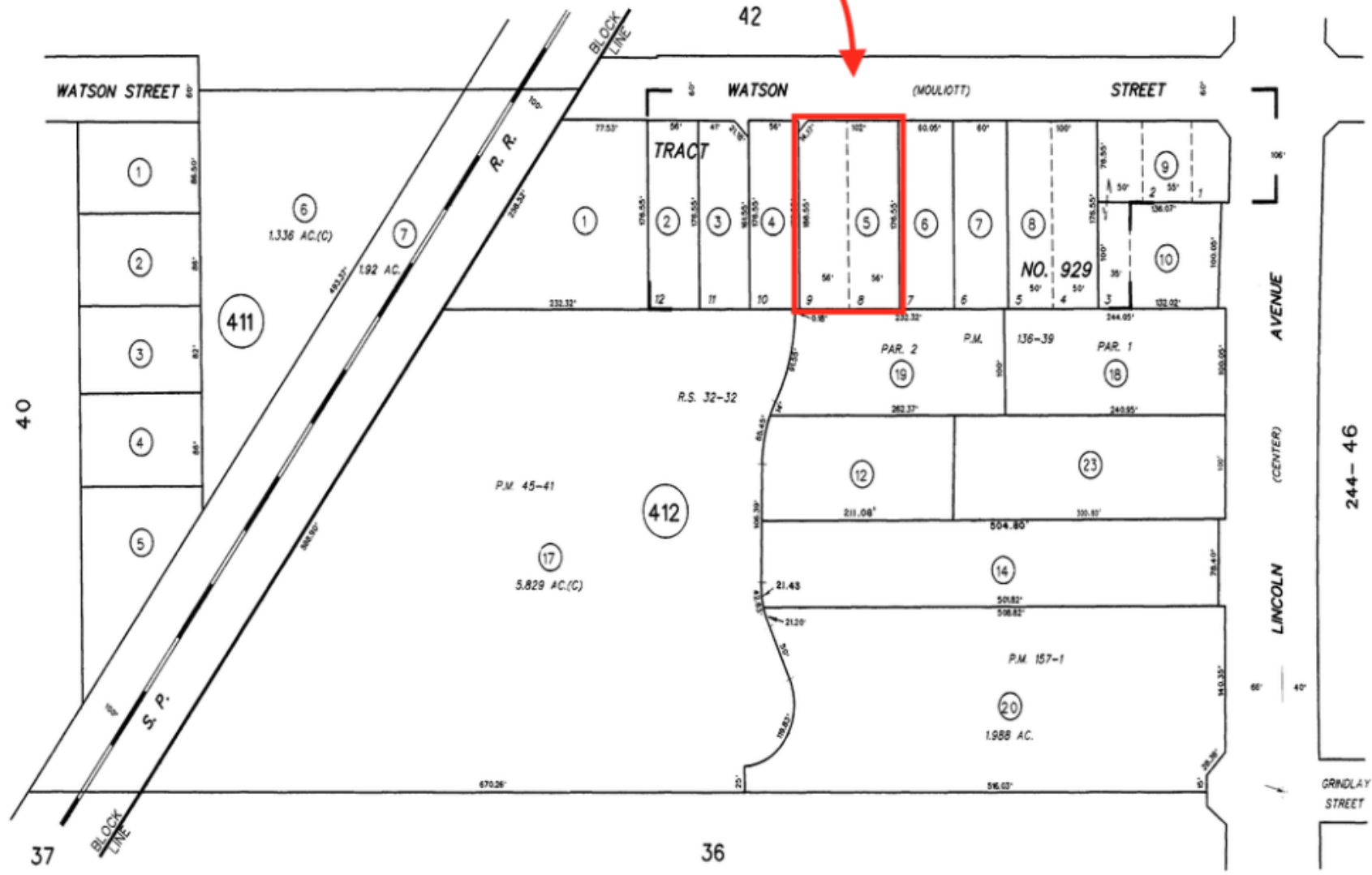
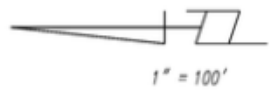


- This offering presents a rare opportunity to acquire a $\pm 10,050$ SF multi-tenant industrial/commercial property situated on a $\pm 19,602$ SF corner parcel in the highly desirable Cypress industrial market. The property offers excellent access, visibility, and functionality, with approximately 20 on-site parking spaces and significant yard area, making it well-suited for a variety of industrial and service-oriented uses. The building is currently 100% occupied and features individually metered electrical service for each tenant, providing operational efficiency and ease of management. The property includes a large $\pm 5,350$ SF flex suite, consisting of approximately $\pm 4,000$ SF of cold storage space. One of the suites could be delivered vacant, creating a rare owner-user or expansion opportunity. The property also benefits from a secured, fenced contractor yard, ideal for storage, logistics, or contractor-related operations. Majority of existing leases are currently below market, providing potential to increase cash flow through rental adjustments over time. The property has recently undergone roof replacement, HVAC upgrades, and window improvements, reducing near-term capital expenditure. Multi-tenant configuration with separate utilities and flexible suite sizes. Provides strong visibility, access, and operational efficiency for tenants. This offering represents a compelling opportunity for both investors seeking a stabilized asset with upside potential and owner-users looking for a strategically located facility with income in place.

Parcel Map



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Public Record

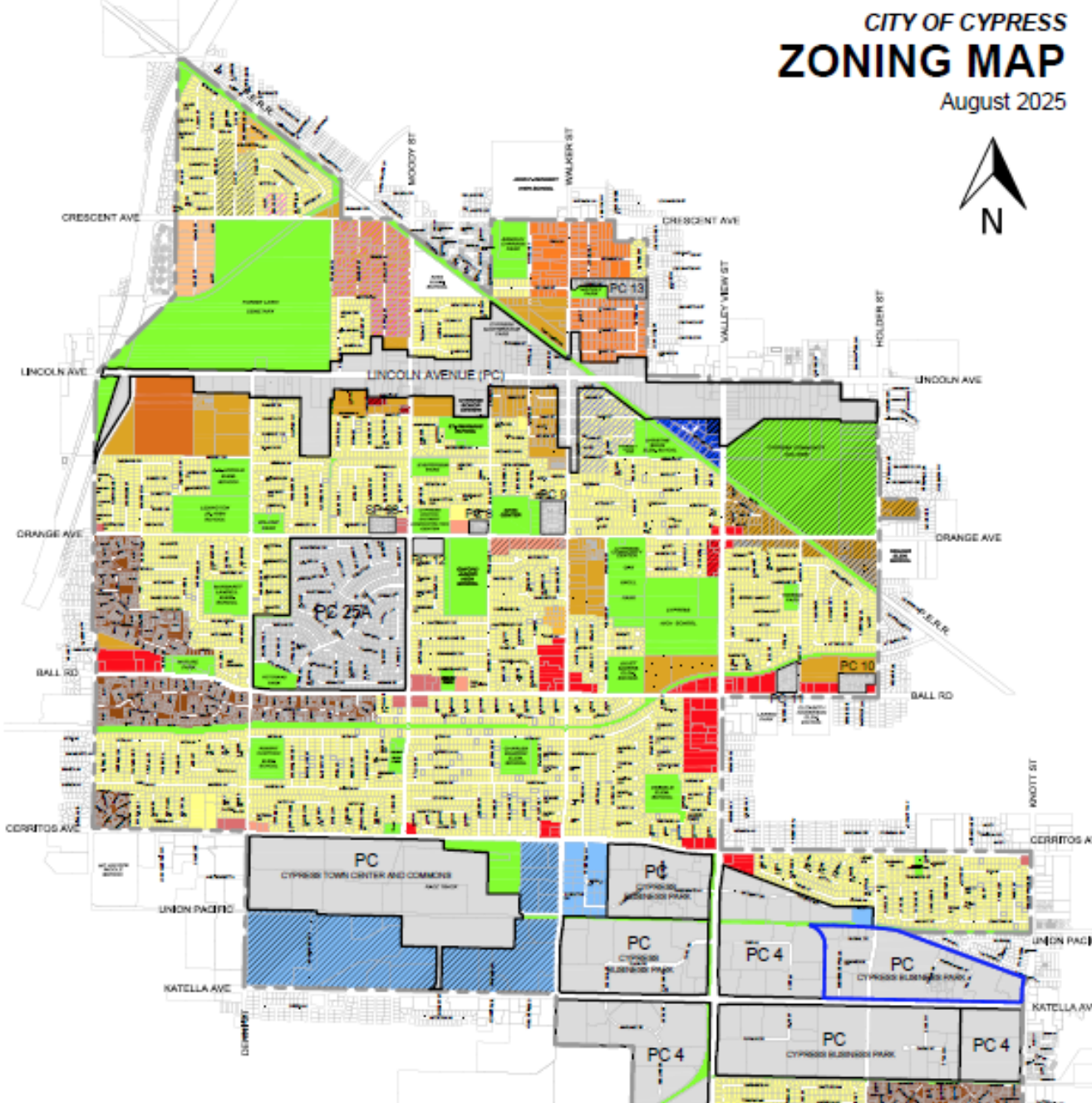
MARCH 1976

TRACT NO. 929 M.M. 31-45
PARCEL MAP P.M. 136-39

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
ASSESSOR'S MAP BOOK 262 PAGE 41 COUNTY OF ORANGE

Zoning Map

CITY OF CYPRESS ZONING MAP August 2025



Investment Highlights



- **Value-Add Opportunity** – Majority of existing leases are currently below market, providing potential to increase cash flow through rental adjustments over time.
- **Owner-User Potential** – Ability to occupy the $\pm 5,350$ SF cold storage/flex suite, which may be delivered vacant.
- **Recent Capital Improvements** – The property has recently undergone roof replacement, HVAC upgrades, and window improvements, reducing near-term capital expenditure.
- **Functional Industrial Layout** – Multi-tenant configuration with separate utilities and flexible suite sizes.
- **Corner Lot Location** – Provides strong visibility, access, and operational efficiency for tenants.

Investment Highlights



- **Contractor-Friendly Features** – Includes a fenced yard area, a valuable amenity in industrial properties.

This offering represents a compelling opportunity for both investors seeking a stabilized asset with upside potential and owner-users looking for a strategically located facility with income in place.



Exterior Photography



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Interior Photography





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Neighborhood Overview



About Cypress



Cypress is a suburban city located in northwestern Orange County, near the border of Los Angeles County. It is close to cities like Anaheim and Long Beach, giving residents convenient access to beaches, major freeways, and popular attractions throughout Southern California.

Cypress is known for its safe, family friendly neighborhoods and strong sense of community. The city features well maintained residential areas, tree lined streets, and highly regarded schools, making it a popular place for families to live.



Education is an important part of the community, with Cypress College serving as a major local institution that offers academic and career programs to students in the region.

Residents also enjoy outdoor spaces and local attractions such as Oak Knoll Park and the historic Los Alamitos Race Course. Together, these amenities help give Cypress a comfortable suburban lifestyle with access to recreation, dining, and nearby entertainment.

Financials





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APPROX LOT SIZE	1986
APPROX BLDG SIZE	19,602
	10,050

PRICE PER SF	\$278.51
CURRENT CAP	5.81%

Financials

8891 Watson St. | Offered at \$2,799,000

Investment Summary

PRICE	\$2,799,000
DOWN PAYMENT	\$000,000
NUMBER OF SUITES	5
PRICE PER SUITE	\$559,800
APPROX YEAR BUILT	

Annualized Operating Data

	CURRENT RENTS
SCHEDULED GROSS INCOME	\$213,600
VACANCY ALLOWANCE	0
GROSS OPERATING INCOME	\$213,600
OPERATING EXPENSES	\$50,920
NET OPERATING INCOME	\$162,680
LESS LOAN PAYMENT	
PRE-TAX CASH FLOW	
PLUS PRINCIPAL REDUCTION	
RETURN BEFORE TAXES	\$162,680

Estimated Expenses

TAXES	\$34,000
INSURANCE	\$6,000
UTILITIES	\$6,120
REPAIRS/MAINTENANCE	\$2,400
PROFESSIONAL MGMT	
ON-SITE MANAGER	
MISC	\$2,400
TOTAL EXPENSES	\$50,920
PER SQ. FT	\$x
PER UNIT	\$10,184

Rent Roll



UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	OCCUPANCY
1	OFFICE/WAREHOUSE	1000 SQFT /4350 SQFT	\$7,650	RENTED - COULD BE DELIVERED VACANT
2	OFFICE	600 SQFT	\$1,750	RENTED
3	OFFICE	600 SQFT	\$1,500	RENTED
4	OFFICE	1,300 SQFT	\$1,900	RENTED
5	OFFICE	2,200 SQFT	\$5,000	RENTED - COULD BE DELIVERED VACANT
		MONTHLY	\$17,800	\$17,800
		ANNUAL	\$213,600	\$213,600



8891 WATSON STREET, CYPRESS CA 90630

TAMAS BATYI
DRE# 02053534
Realtor®
M: 323.236.6450
tamas.baty@compass.com



TAMAS
BATYI

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