

12833 MONARCH STREET & 7221 ACACIA AVENUE GARDEN GROVE, CA 92841

±19,695 SF with ±6,305 SF of Bonus Office Mezzanine



For more information, contact:



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THE OFFERING

Lee & Associates is pleased to offer an exciting opportunity to purchase a partially leased two-tenant industrial building in Garden Grove, California. The partially leased nature offers a great owner/user opportunity to occupy 12833 Monarch Ave while collecting the income from 7221 Acacia. The tenant in 7221 Acacia does not have an option to renew their lease, thus creating the opportunity to occupy it for future expansion. The property totals approximately 19,695 square feet with approximately 6,305 square feet of bonus office mezzanine. It is ideally located within the West Orange County industrial market, with immediate access to the 22 freeway and adjacent to multiple industrial development projects in one of the best industrial markets in the country.



Building Area	±14,000 SF
Offices	±8,000 SF
Access	Drive Around
Ceiling Clearance	20'
Loading	One (1) Ground Level Door
Power	400 amps, 277/480 volts (Verify)
Fire Sprinklers	No
Zoning	M-P (Allows most industrial uses)
Location	Immediate 22 Freeway Access
Additional Features	Warehouse and second floor restrooms



Building Area:	±12,000 SF
Offices	±4,000 SF
Access	Drive Around
Ceiling Clearance	20'
Loading	Two (2) Ground Level Doors
Power	400 amps, 277/480 volts (Verify)
Fire Sprinklers	No
Zoning	M-P (Allows most industrial uses)
Location	Immediate 22 Freeway Access
Additional Features	HVAC in 75% of the building (verify)

* Buyer to independently verify the square footage, permits, and property features

INVESTMENT HIGHLIGHTS



RARE INFILL OPPORTUNITY

Infill West Orange County rarely see smaller industrial assets with existing income hit the market. This offering present a unique opportunity to acquire a partially leased property with in-place cash flow while maintaining the ability to occupy the remaining vacant space.

FREEWAY ACCESS

The property is located immediately off the 22 Freeway and 2.2 miles from the 405 Freeway. Proximity to these freeways provide convenient access throughout Southern California, as well as the ports of Los Angeles and Long Beach and connectivity to the skilled labor pools throughout Orange County and Los Angeles.

SHORT TERM LEASE

This allows the buyer to adjust the lease rate of 7221 Acacia in the near future or occupy the space after the lease expiration date.

TENANT

Revco Products has been in business since 1977 and is an ISO-9001 certified electronic contract manufacturer. They service industries including aerospace, automotive, medical, and commercial/ industrial.



LEASE SUMMARY : 7221 ACACIA AVENUE

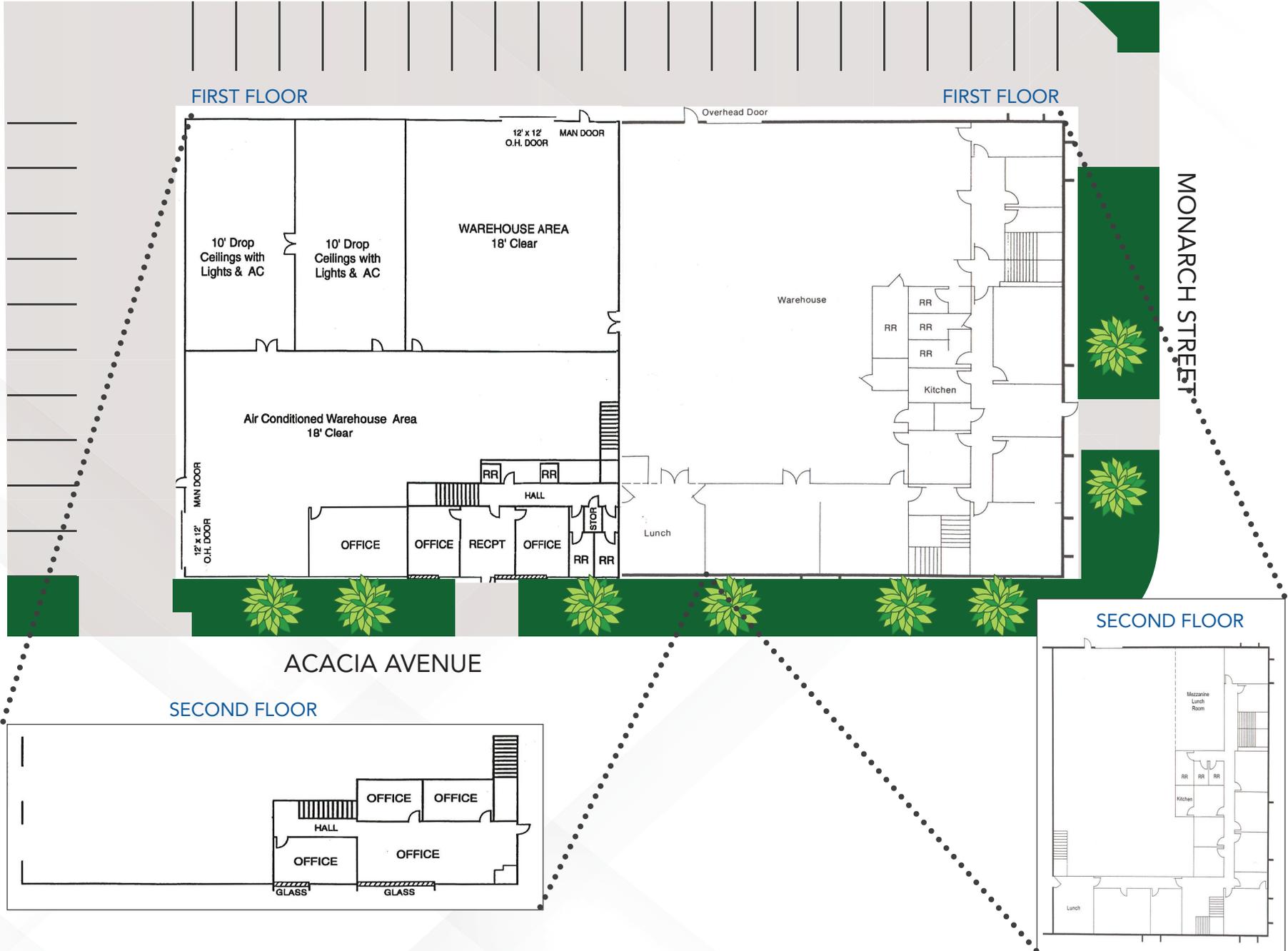
Tenant	Revco Products
Lease S.F.	±12,000 SF
Lease Rate	\$16,200 Gross (\$1.35/SF)
Lease Expiration	February 28, 2029 ; No Options
Increases	3% Annually

FLOOR PLAN

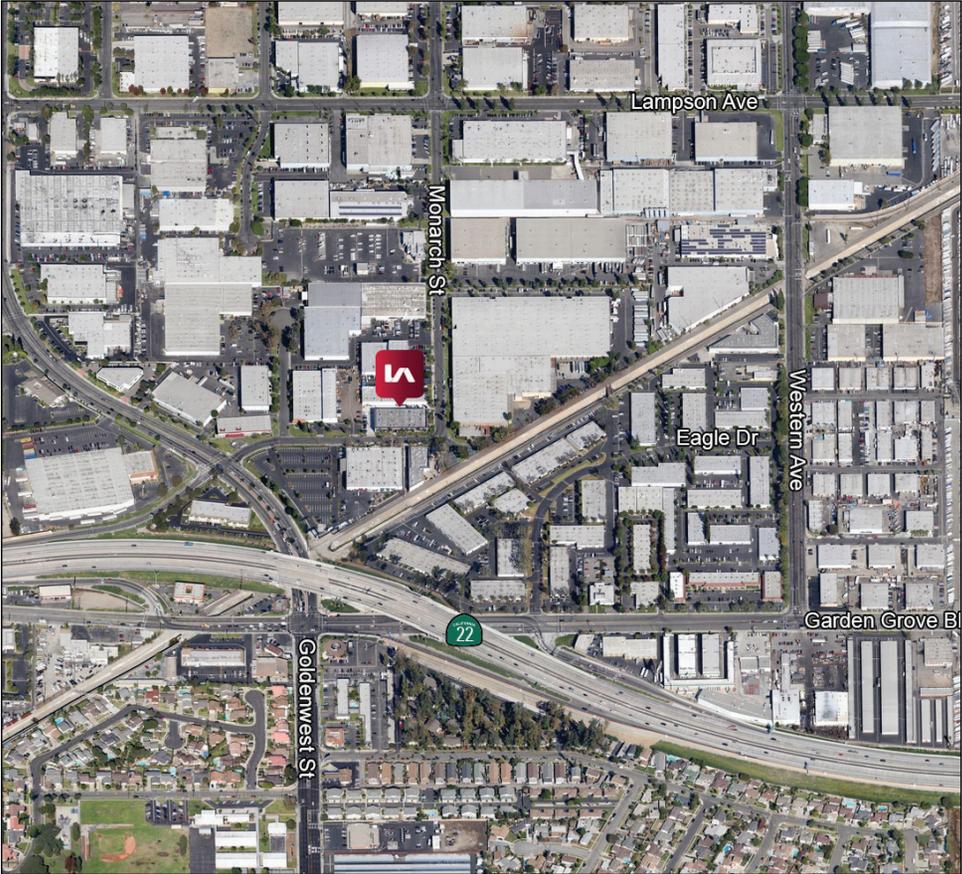


7221 Acacia Avenue

12833 Monarch Street



AERIAL & LOCATION MAP OVERVIEW





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