FOR SALE

1570 N Batavia St, Orange

±4,156-SF Freestanding Newly-Renovated Office Building

ECONOMOS DeWOLF
COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS

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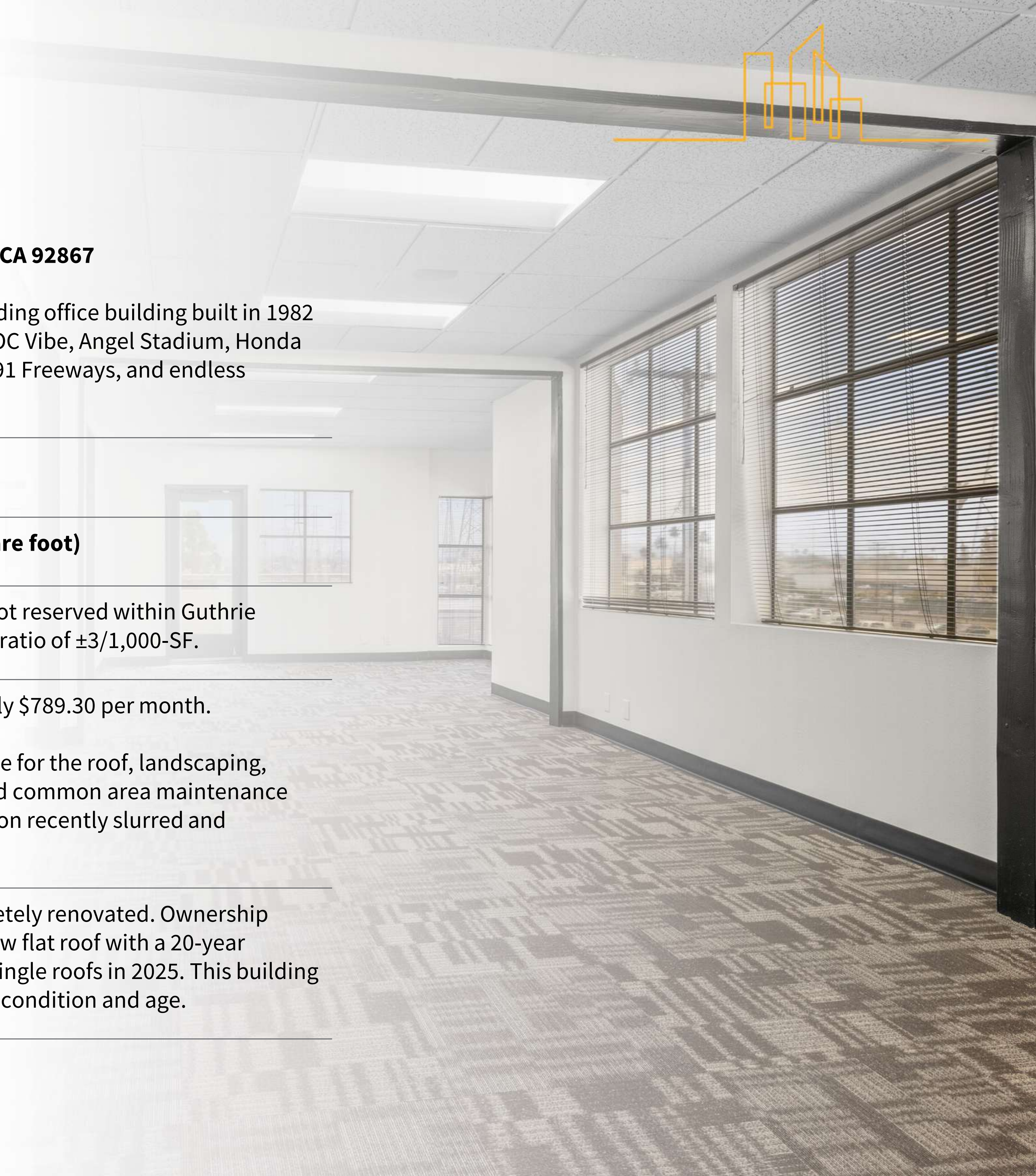
SUMMARY



Offering	**1570 N Batavia St, Orange, CA 92867** Recently renovated freestanding office building built in 1982 in the immediate vicinity of OC Vibe, Angel Stadium, Honda Center, the 5, 22, 57, 55 and 91 Freeways, and endless amenities.
Size	**±4,156 square feet**
Sale Price	**$1,699,000 (±$409 per square foot)**
Parking	Surface parking is free and not reserved within Guthrie Batavia Business Center at a ratio of ±3/1,000-SF.
Association	Association dues are currently $789.30 per month. The association is responsible for the roof, landscaping, parking lot maintenance, and common area maintenance and insurance. The association recently slurred and restriped the parking lot.
Condition	The interior has been completely renovated. Ownership recently installed a brand-new flat roof with a 20-year warranty in 2020 and new shingle roofs in 2025. This building has 4 HVAC units that vary in condition and age.

HIGHLIGHTS

What Makes 1570 N Batavia St Unique?

- 1570 N Batavia St is a **freestanding office building with a modern, renovated interior**.

- The building is **vacant and ready for occupancy**, which will satisfy an SBA loan 51%-occupancy rule and require just a 10% down payment.

- The layout of the building is a **very functional mix** of private offices, restrooms, open workspaces, multiple balconies, restrooms, and incredible natural light throughout.

- This **dynamic location is within close-proximity to the 5, 22, 57, 55 and 91 Freeways,** offering ease-of-access for employees. 1570 N Batavia St is less than two miles from the new OC Vibe development, Angel Stadium, the Honda Center, and ARTIC transportation hub. The property is also located just minutes from expansive retail and dining amenities.

- Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. **Build equity for yourself instead of a landlord**.

- 1570 N Batavia St is **priced attractively and at a discount to recent comps** that can be seen on page 15.

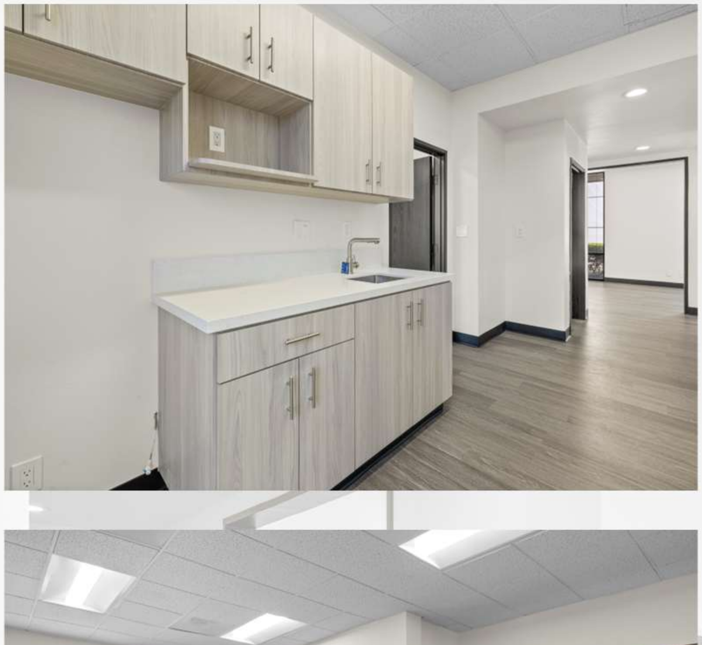
LOCATION

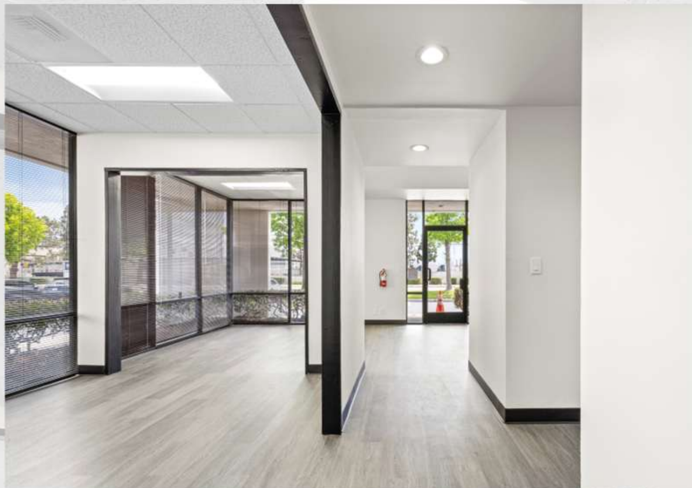
Surrounded by Major Freeways, International Attractions, and an Abundance of Retail

AMENITIES

First Class Amenities in the Immediate Vicinity

PHOTOGRAPHS






SITE PLAN

CURRENT AVAILABILITIES:

1570 N Batavia St

4,156-SF Freestanding Office Building

- $1,699,000 ($409/SF)

1588 N Batavia St*

Unit C - 2nd Floor Office Condo

- 1,232-SF
- $462,000 ($375/SF)

Unit D - 2nd Floor Office Condo

- 1,466-SF
- $549,750 ($375/SF)

1594 N Batavia St*

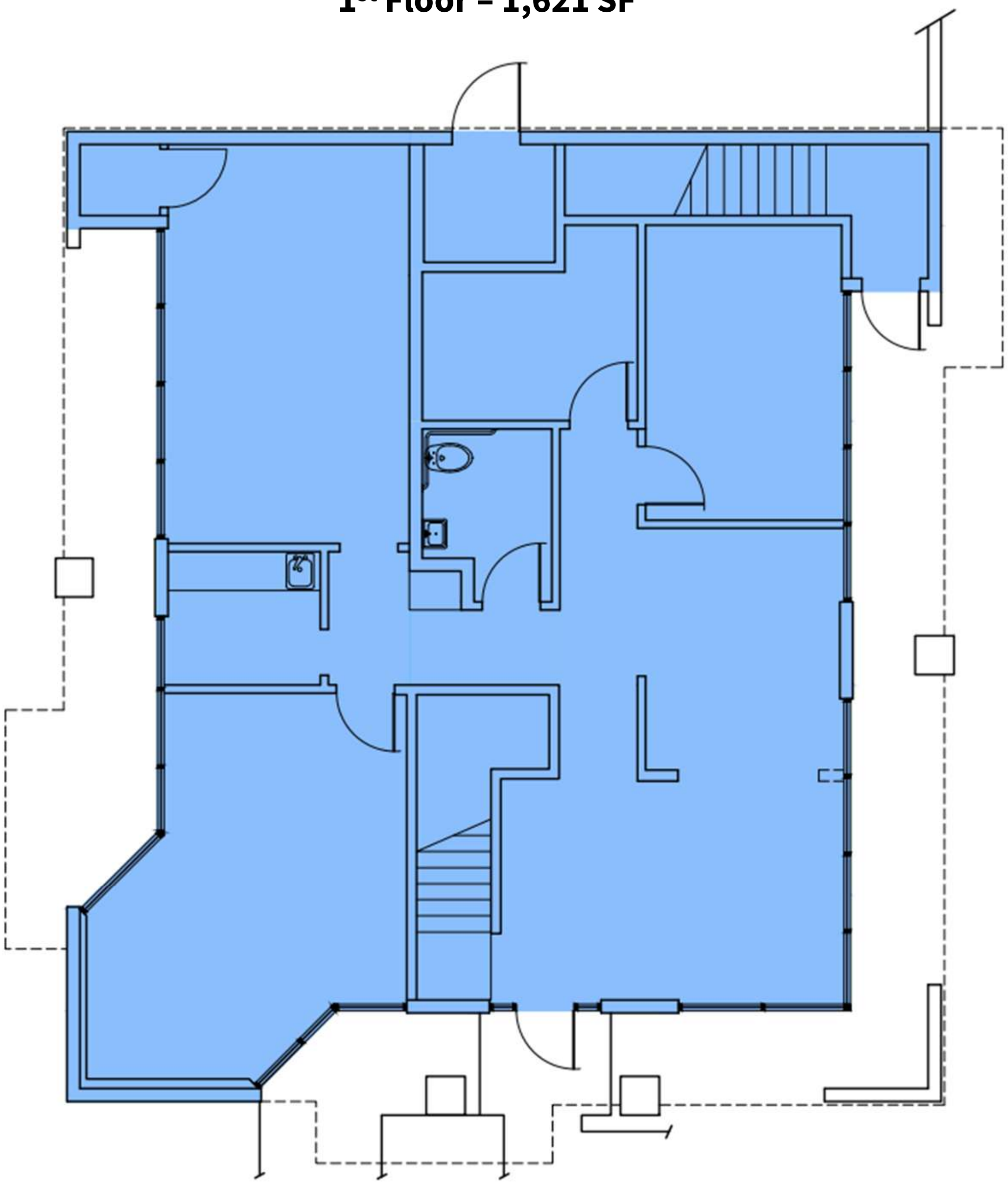
Units C&D - 2nd Floor Office Condo

- 2,511-SF
- $941,625 ($375/SF)

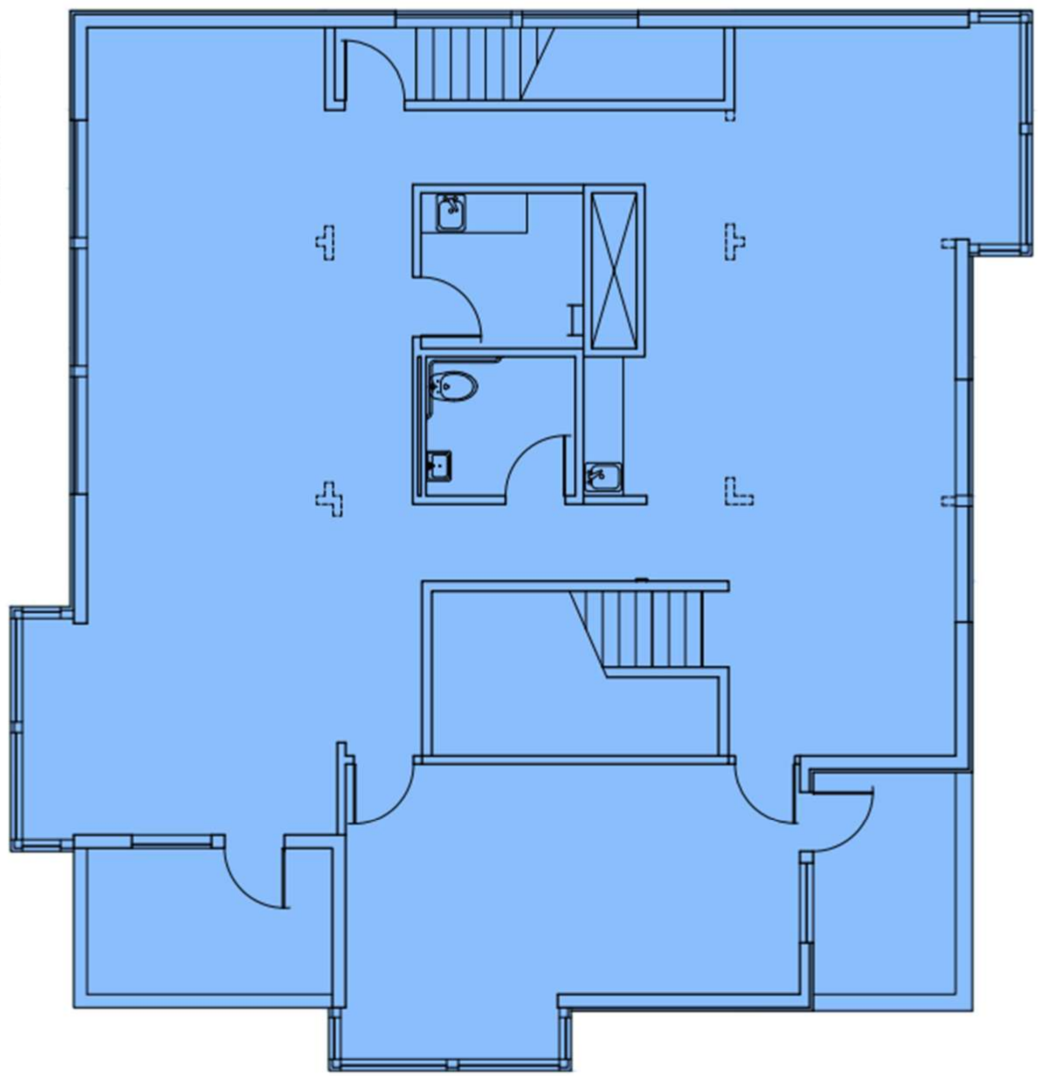
***separate offering memorandum, contact broker for more information**

FLOOR PLANS 1570 N Batavia

1st Floor – 1,621 SF



2nd Floor – 2,535 SF



PURCHASE VS LEASE ANALYSIS

Over $200,000 saved in this example, plus the benefits of appreciation, depreciation, and cost segregation:

Situation: Business owner purchases and occupies 1570 N Batavia St for $409/SF, with an initial investment of $41/SF (10% down + estimated closing costs).

Estimated Monthly Costs

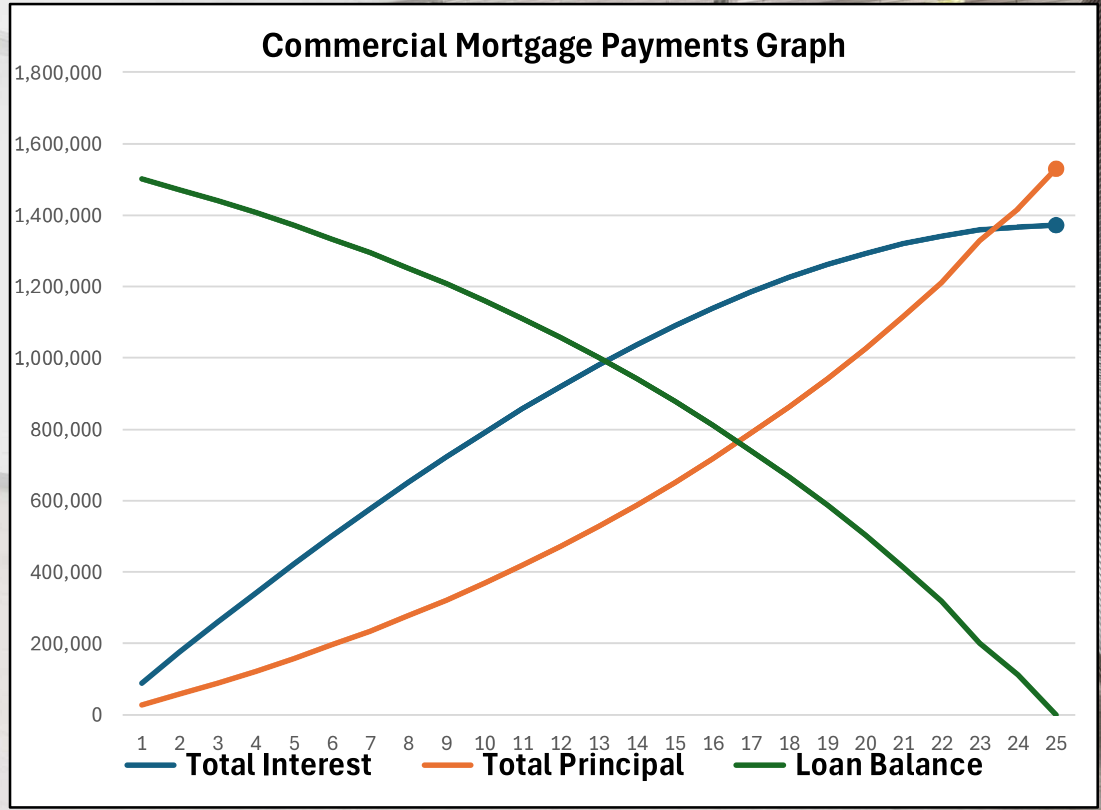
Typical Operating Expenses	$0.75
Mortgage Payment	$2.33
Amount of Principal in Mortgage Payment*	$0.55

*This money is simply cash being converted to savings

Estimated Monthly Cost to Own Year 1	$2.53
Estimated Starting Lease Rate	$2.50

The advantage of owning over leasing increases every year. Assuming lease rates increase by 3% annually and operating expenses increase by 2.5% annually, below is a ten-year comparative analysis of purchasing vs. leasing (per square foot):

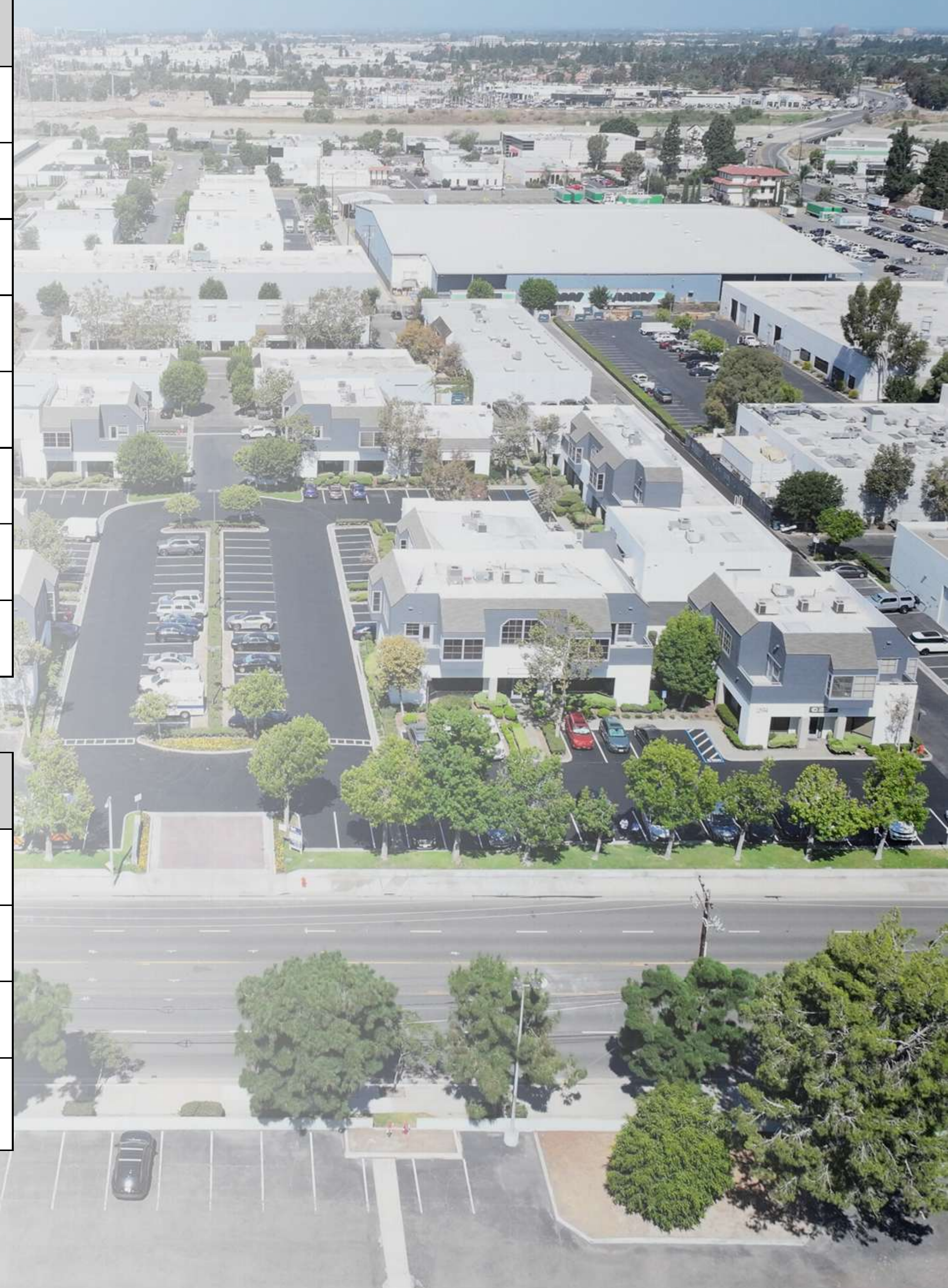
Year	Lease Rate	Ownership Cost	Annual Savings	Cumulative
1	$2.50	$2.53	($0.34)	($0.34)
2	$2.58	$2.51	$0.73	$0.39
3	$2.65	$2.50	$1.84	$2.22
4	$2.73	$2.48	$3.00	$5.22
5	$2.81	$2.46	$4.20	$9.42
6	$2.90	$2.44	$5.46	$14.88
7	$2.99	$2.42	$6.77	$21.65
8	$3.07	$2.40	$8.14	$29.79
9	$3.17	$2.37	$9.56	$39.36
10	$3.26	$2.34	$11.05	$50.41



LOAN ILLUSTRATION

Purchase Price $1,699,000	SBA 7(a)
Down Payment	$169,900
Combined LTV%	90%
Loan Amount	$1,529,100
Financed Fee	$0
Rate (%)	5.80%
Amortization (Years)	25
Term (Years)	25
Total Monthly Loan Payments	$9,666

Estimated Closing Costs	SBA 7(a)
SBA Guaranty Fee (Financed)	TBD
Appraisal	TBD
Environmental Report	TBD
SFR	TBD



BENEFITS OF DEPRECIATION

- **A cost segregation study** can reclassify an estimated 10–30% of the basis into short-life assets eligible for **100% bonus depreciation**, made permanent under the One Big Beautiful Bill Act for property acquired and placed in service after January 19, 2025. This allows an owner to immediately expense those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Buyers should consult their tax advisor.

- For example, if 20% of the purchase price qualifies for **100% bonus depreciation**, a 37% federal tax rate could generate approximately **$125,000 in first-year tax savings**. Combined with a 10% SBA down payment of $169,900, the **net first-year cash outlay would be only about $45,000**.

- *This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.

SALE COMPS

Guthrie Batavia Business Center Sale Comps

Property	Sale Date	Size	Price P.S.F.	Market Insight
 1588 N Batavia St, A&B Orange	May 2026	2,007 SF	$823,000 **$410/sf**	This office condo in Guthrie Batavia Business Center sold for $410/SF in May of 2026. 1570 N Batavia St, as a freestanding building, is a clear value priced less per square foot.
 1590 N Batavia St Orange	Oct 2025	2,438 SF	$1,060,000 **$436/sf**	This industrial/flex condo in Guthrie Batavia Business Center sold for $435/SF in October 2025. 1570 N Batavia St is a clear value priced $27 per square foot less at $409/SF.
 1572 N Batavia St, A&B Orange	Oct 2025	2,831 SF	$1,230,000 **$434/sf**	This office condo in Guthrie Batavia Business Center sold for $434/SF in October of 2026. 1570 N Batavia St, as a freestanding building, is a clear value priced $25 less per square foot.

SALE COMPS

1570 N Batavia St is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 729-750 E Chapman Ave Orange	June 2026	1,044 SF	$640,500 **$614/sf**	This 2nd floor office condo, also located in Orange, sold for $422/SF in February of 2026. As a similar offering, 1570 N Batavia St is a clear value priced at $375/SF.
 301 N Rampart St, B Orange	Feb 2026	1,317 SF	$555,000 **$422/sf**	This office condo, also located in Orange, sold for $422/SF in February of 2026. As a similar offering in a similar location, 1570 N Batavia St is a clear value priced at $375/SF.
 301 N Rampart St, A Orange	Dec 2025	1,212 SF	$480,000 **$396/sf**	This office condo, also located in Orange, sold for $396/SF in December of 2025. As a similar offering in a similar location, 1570 N Batavia St is a clear value priced at $375/SF.

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