

FULLY LEASED SINGLE-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

Voit

REAL ESTATE SERVICES

AN APPROXIMATE
14,940 SQ. FT.
TWO BUILDING PORTFOLIO
CAN BE PURCHASED TOGETHER OR SEPARATE

17582 Gothard Street
& 17592 Gothard Street
Huntington Beach, CA



THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to acquire 17582 Gothard Street and 17592 Gothard Street in Huntington Beach, CA – a portfolio of two freestanding industrial buildings with a combined total of 14,940 square feet on two contiguous parcels, totaling approximately 43,038 square feet. The buildings can be purchased as a two-building portfolio or separate.

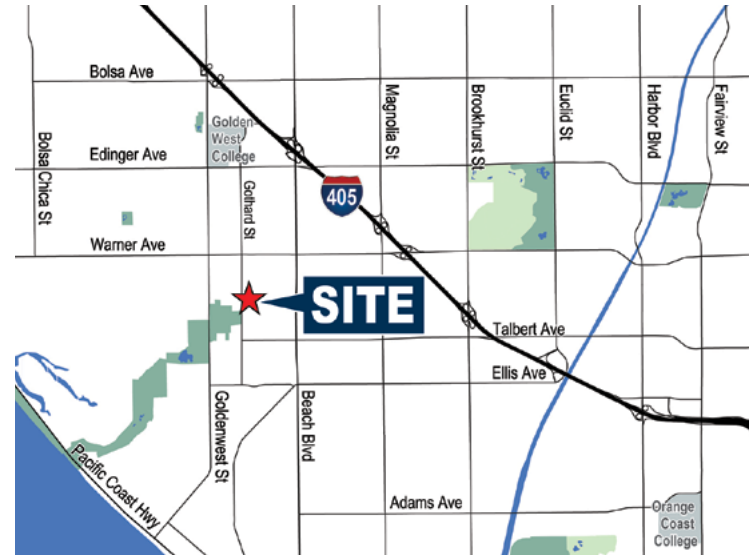
These buildings are located in the highly desirable West Orange County submarket and serve as the long-established manufacturing and distribution facility for Primo Powder Coating and Sandblasting, a specialty provider of premium powder coating, sandblasting, and ceramic coating. Primo has operated at this location for over 20 years and has made substantial capital investments in equipment and specialized booths with related permits, creating significant relocation barriers and increasing the likelihood of long-term tenant retention.

The buildings feature concrete tilt-up construction and have many attractive features, including prominent Gothard Street frontage, grade-level loading, large land parcels, fenced yards, ample office area, and well-distributed heavy power.

Strategically located along the Gothard Street industrial corridor, the properties offer convenient access to the 405 and 22 freeways, extensive nearby retail amenities, and close proximity to the high-end residential communities of Seacliff, Huntington Harbour, and downtown Huntington Beach. Additionally, the buildings provide easy access to major airports, including John Wayne, Long Beach, and Los Angeles International, as well as the ports of Long Beach and San Pedro.

Investment Highlights

- Highly desirable West Orange County submarket with convenient access to the 22 and 405 Freeways.
- Net leases with limited maintenance or property management requirements.
- Historically strong submarket with a low vacancy rate of 1.61%.
- Stable cash flow secured by seasoned tenant with extensive investment in the building equipment.
- Below market rents, creating the opportunity to significantly enhance returns on lease renewal or re-tenanting.
- Extensive capital improvements to the properties by existing tenant making lease renewal highly likely.
- Two freestanding buildings creating flexibility in future re-tenanting or individual property sales.



TOTAL BUILDING SIZE	14,940 Sq. Ft. (2 Buildings)
TOTAL LAND AREA	± 43,038 Sq. Ft.
OFFICE AREA	± 2,600 Sq. Ft.
NUMBER OF BUILDINGS	Two (2)
TENANT	Primo Powder Coating & Sandblasting
LEASE TYPE	Single-Tenant NNN Lease
LEASE EXPIRATION	December 14, 2025
17582 GOTHARD NOI (YR1)	\$103,632.00
17592 GOTHARD NOI (YR1)	\$106,001.40
ASKING PRICE	\$6,050,700 (\$405/SF)



LEASE SUMMARY

General Terms			
TENANT	Daniel R. Regan, an individual, dba Primo Powder Coating and Sandblasting		
LEASE FORM	Single-Tenant NNN Lease		
COMMENCEMENT DATE	December 15, 2015		
TOTAL BUILDING AREA	14,940 Sq. Ft.		
CURRENT EXPIRATION DATE	December 14, 2025		
LEASE EXPIRATION DATE IF OPTION EXERCISED	December 14, 2030		
BASE RENT SCHEDULE	Property Address	17582 Gothard	17592 Gothard
	Size	7,452 Sq. Ft.	7,488 Sq. Ft.
	Rent Schedule (PSF)	\$8,636 Per Month	\$8,833 Per Month
	January 1, 2025 - December 14, 2025	(\$1.16 PSF)	(\$1.18 PSF)
OPTION TO EXTEND	One (1) Additional Five (5) Year Option to Extend, with Six (6) month's prior written notice. Rent during option period shall be increased annually, based on the increases in the Consumer Price Index (CPI) for all Urban Consumers, Los Angeles-Riverside-Orange County 1982-84 = 100. Annual increases shall be greater than 1.5% and less than 7.5%.		

PROPERTY DESCRIPTION

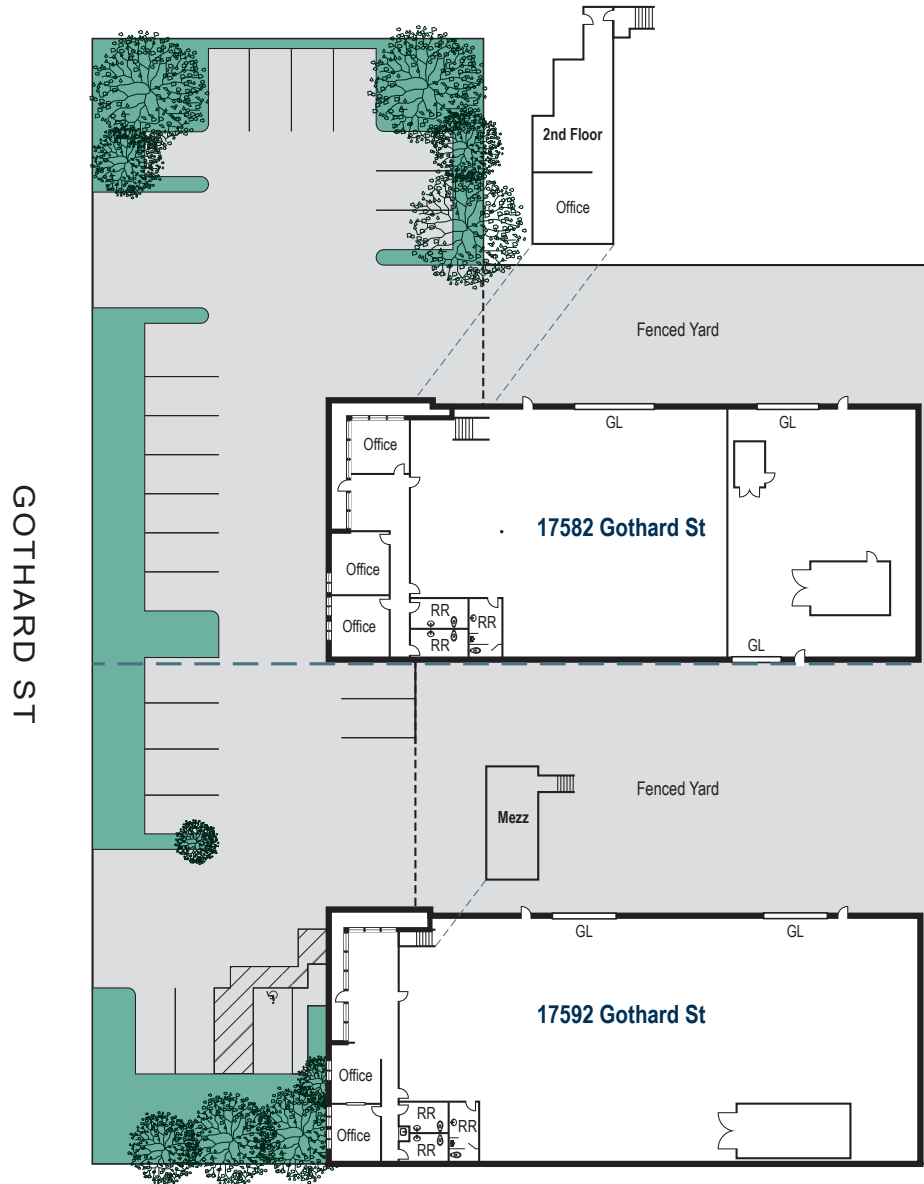
	17582 GOTHARD STREET	17592 GOTHARD STREET
BUILDING SIZE	±7,452 Square Feet	±7,488 Square Feet
DESCRIPTION	Freestanding Industrial Building	Freestanding Industrial Building
LAND AREA	±20,615 Square Feet	±22,423 Square Feet
OFFICE AREA	±1,400 Square Feet	±1,200 Square Feet
PARKING	2.5:1,000	1.75:1,000
WAREHOUSE CEILING HEIGHT	17'	16'
FIRE SPRINKLERS	None	Fully Fire Sprinklered
LOADING DOCK HIGH / GROUND LEVEL	Two (2) Ground Level Doors	Two (2) Ground Level Doors
ELECTRICAL SERVICE	±1,000 Amps	±400 Amps
ZONING	RT - Research Technology	RT - Research Technology
YEAR BUILT	1980	1989





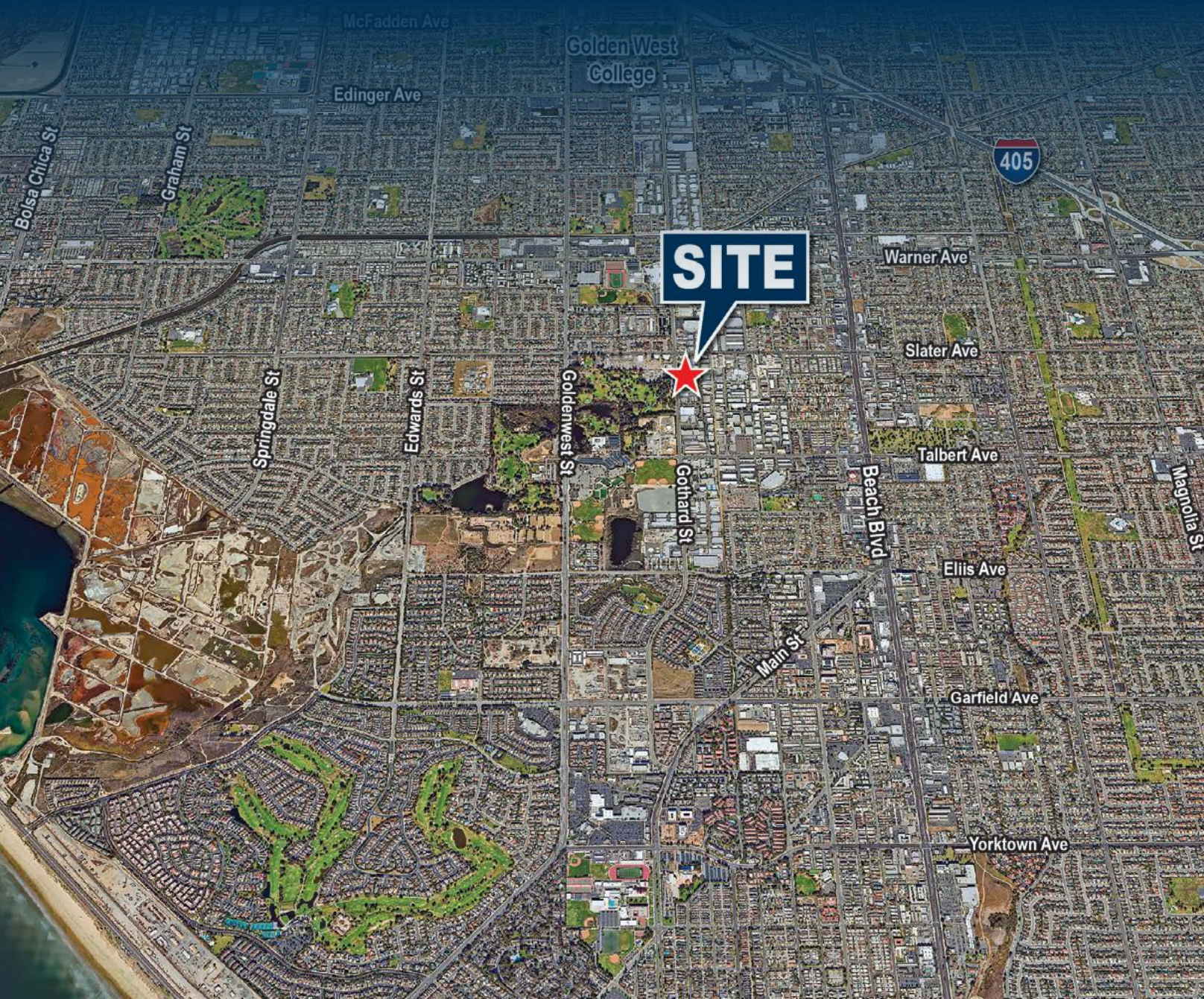
FLOOR & SITE PLAN

17582 & 17592 GOTHARD STREET



OFFERING MEMORANDUM

SINGLE-TENANT INDUSTRIAL LEASED INVESTMENT OPPORTUNITY



Exclusively
Offered by:

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

Michael Bouma, SIOR
Senior Vice President
Lic #01070753
714.935.2340
mbouma@voitco.com

Voit

REAL ESTATE SERVICES

2400 E. Katella Ave., Suite 750
Anaheim, CA 92806
714.978.7880 • 714.978.9431 Fax
www.voitco.com

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