

**OWNER/USER
INVESTMENT OPPORTUNITY
±11,452 SQ. FT.**



**2401-2413 S BROADWAY
SANTA ANA, CALIFORNIA**

PROPERTY SUMMARY

Lee & Associates is pleased to present 2401-2413 S Broadway, Santa Ana for **SALE**. This 6-unit manufacturing building is located in the Santa Ana Airport Area near the intersection of Main and Warner. This property offers an ideal owner/user opportunity allowing 50% occupancy (5,726 SF) while generating investment cash flow on the balance of the property. The property has been recently refurbished with a new roof, new office interior, new HVAC and 400 amps power.

For more information, please contact:



CHARLIE WINN

Senior Vice President/Principal

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DRE #: 01215482

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



2401-2413 S BROADWAY

SANTA ANA, CALIFORNIA

PROPERTY FEATURES

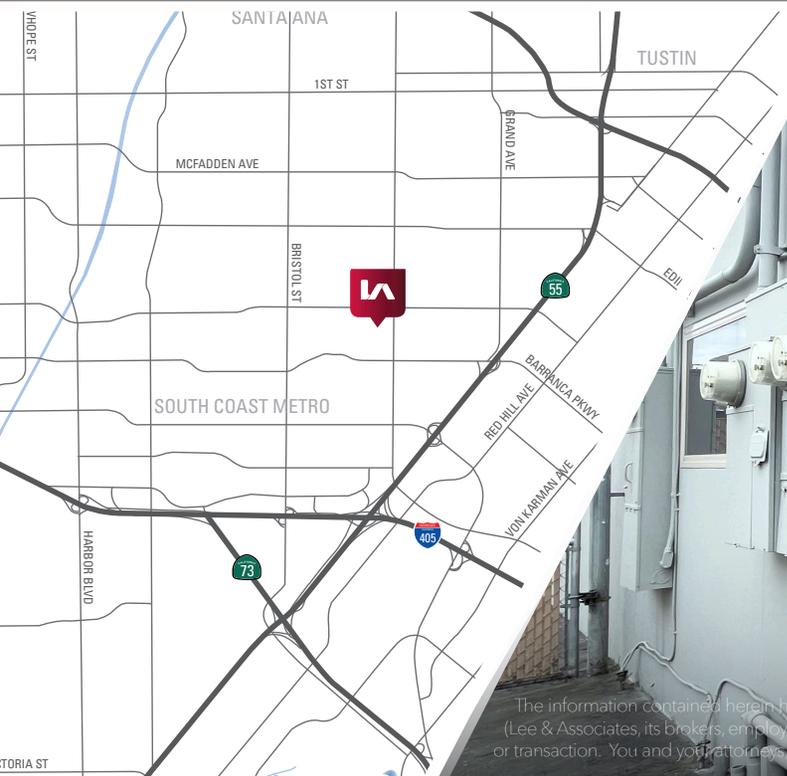
- » ±11,452 Square Feet on .59 Acres (25,700 SF lot)
- » 6 units total with sizes ranging from ±1,396-±5,726 SF
- » 4 units currently leased
- » 9 GL Loading doors
- » 34 Parking stalls (2.9:1000)
- » 12' Clearance
- » Each unit separately metered
- » Immediate 55 & 405 Freeway Access
- » Zoning: M1

±5,726 SF VACANCY FEATURES (2409-2413 S BROADWAY)

- » 900 SF Brand new offices, ADA Restrooms
- » 400A, 3phase power (verify)
- » 4 GL Doors
- » Private fenced yard

±5,726 SF LEASED INVESTMENT FEATURES (2401-2407 S BROADWAY)

- » 4 Individual units, currently leased to a single tenant
- » 4 GL Doors (1 per unit)
- » 100A, Single Phase power per-unit (verify)
- » Private fenced yard
- » Tenant pays \$.12 PSF CAM



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FULL BUILDING SITE PLAN - ±5,726 SQ. FT.



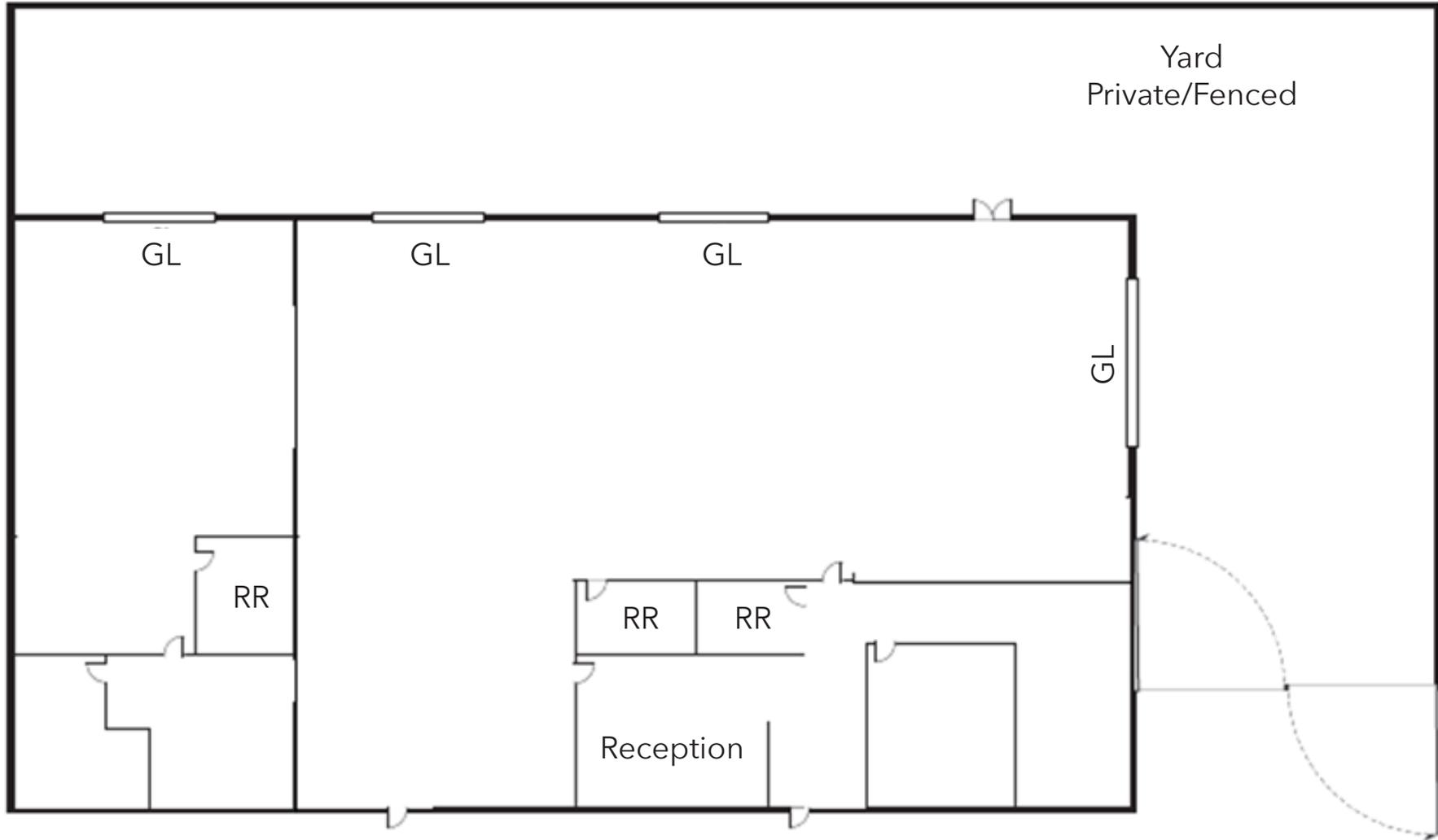
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2409-2413 S BROADWAY VACANCY - ±5,726 SQ. FT.

AVAILABLE FOR OWNER/USER TO OCCUPY



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FINANCIAL ANALYSIS - ±11,452 SQ. FT.

5,726 SF Unit:, Private fenced yard, 2.9:1000 parking, 400A, 4 GL Doors	\$	320 PSF		\$1,835,000
5,726 SF Multi-Tenant Units:				
• Contract Rent	\$	1.85 PSF	\$ 10,956 Gross	
• CAM		0.12 PSF	687	
• Less Expenses (adjusted taxes, water, insurance, landscape)		(0.55 PSF)	(3,150)	
• NOI (month)			<u>8,493</u>	
• NOI (year)			\$ 101,917 NNN	
5.1% CAP on NOI				<u>\$1,940,000</u>
Asking price:	\$	330 PSF		\$3,775,000

Financing Options:

Presented by DH Financial (March 2026)

SBA (504):	Down Payment (10%)	\$377,500		
	Bank Fees* (out of pocket)	\$18,875		
	SBA Bank Fess (Financed)	\$42,715		
	Total Financed	\$3,440,215	5.61% Fixed, 25 years*	\$21,335/mo less rental income

***SBA Govt Incentive: A qualified manufacturer will receive a .5% reduction in bank fees AND a .2% reduction on interest rate.**

Conventional:	Down Payment (25%)	\$945,000		
	Bank Fees (out of pocket)	\$28,000		
	Total Financed	\$2,830,000	5.50% Fixed, 25 years	\$17,400/mo less rental income

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