

FOR SALE

22485 La Palma Ave, Yorba Linda, CA 92887


±9,300-SF Renovated Owner-User Office Building Near Amenities





ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



TABLE OF CONTENTS

 **Property.** This section opens with a brief property description followed by the property's compelling highlights, an aerial showcasing its prominent location, and an amenities map. **Pages 3-6**

 **Images.** Here you'll find attractive interior and exterior photographs and floor plans. **Pages 7-10**

 **Market.** This section includes permitted uses, demographics, and sale comps highlighting why 22485 La Palma Ave is a solid value. **Pages 11-13**

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SUMMARY

Offering	Yorba Business Park One 22485 La Palma Ave, Yorba Linda, CA 92887 Two-story ±9,300 square foot office building built in 1988 on its own parcel totaling approximately 0.51 acres.
Sale Price	\$3,710,000 (±\$399 per square foot)
Square Footage An Owner-User Buyer Can Occupy:	<p>All of the leases can be terminated by landlord with sixty days notice.</p> <p>According to the existing lease terms if an owner doesn't want to exercise the termination options, an owner-user can occupy up to ±5,123 SF of the building by 10/31/2025. All leases are set to expire by 2/10/2027.</p> <p>Complete rent roll available to qualified buyers upon request.</p>
Parking & Association	<p>There are 29 exclusive parking stalls dedicated to this building for a ratio of 3.12 spaces per 1,000 SF.</p> <p>Association has plans to redo the parking lot within the next year. Monthly dues are \$586.</p>
Condition	In approximately 2022 the owner had a 10-year coating placed on the roof, and all HVAC units have been replaced in the last 5-6 years.



HIGHLIGHTS

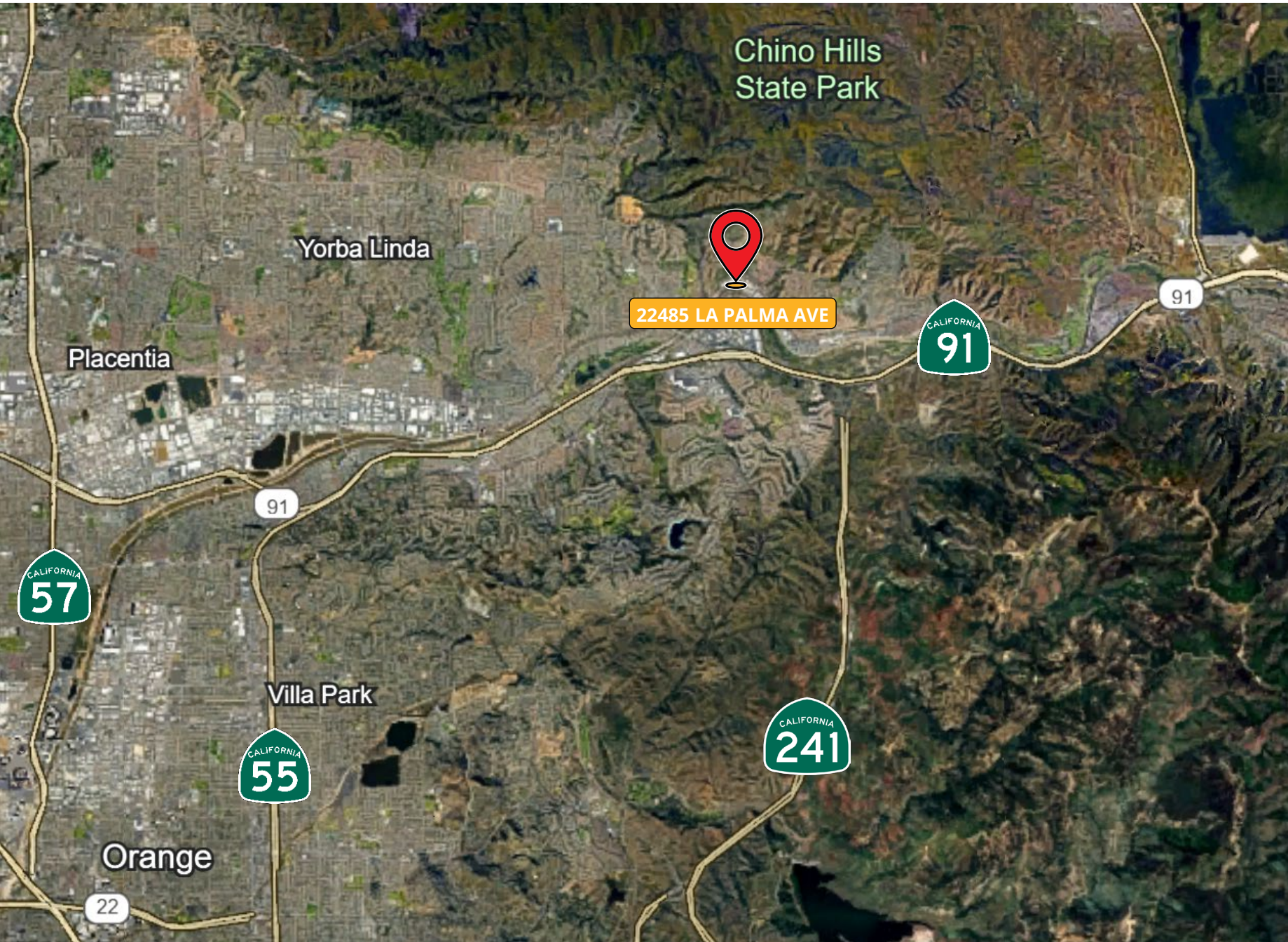
What Makes 22485 La Palma Ave Unique

- ±9,300 SF owner-user offering in Yorba Business Park One with in-place rental income, located in the affluent city of Yorba Linda.
- Less than two miles from major retailers such as Target, Costco, Vons, Bath & Body Works, Cava, Wood Ranch, Chipotle, Wahoo's, Starbucks, and more.
- Owner-user opportunity where a user can occupy 51% of the building or more, which will satisfy an SBA loan requirement. Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates.
- Owner has landlord termination options for all tenants, so the entire building can be occupied by a user after 60 days.
- Building signage available.
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map on Page 6.
- Priced to sell, at \$399/SF this offering is a clear value compared to sale comps described on Page 13.



LOCATION

Dynamic Location Surrounded by Major Freeways



AMENITIES

High-Class Amenities in the Immediate Vicinity



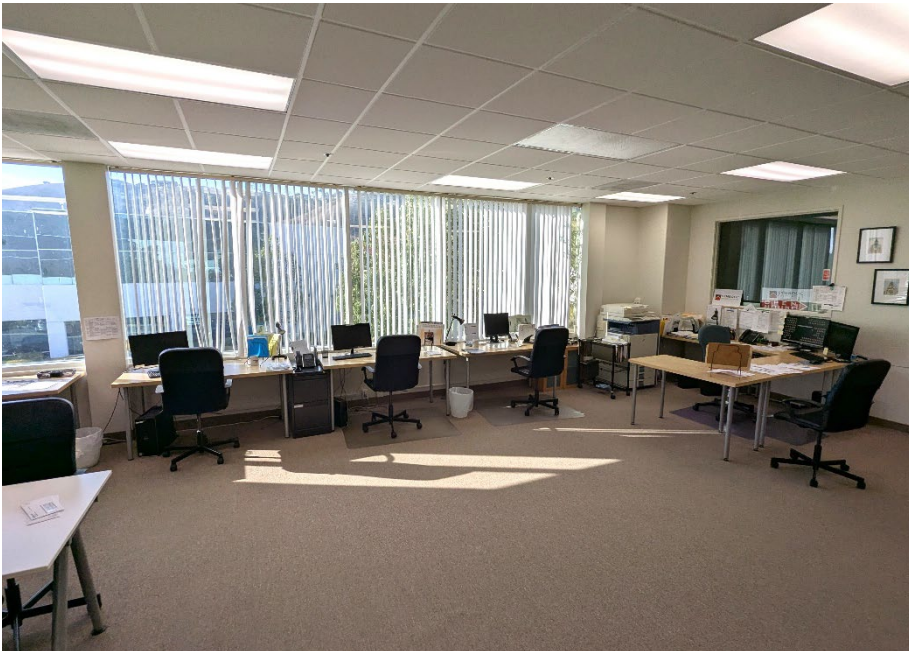
PHOTOGRAPHS

Freestanding Office Building Near Amenities



PHOTOGRAPHS

High Image Lobby and Recently Renovated Interior



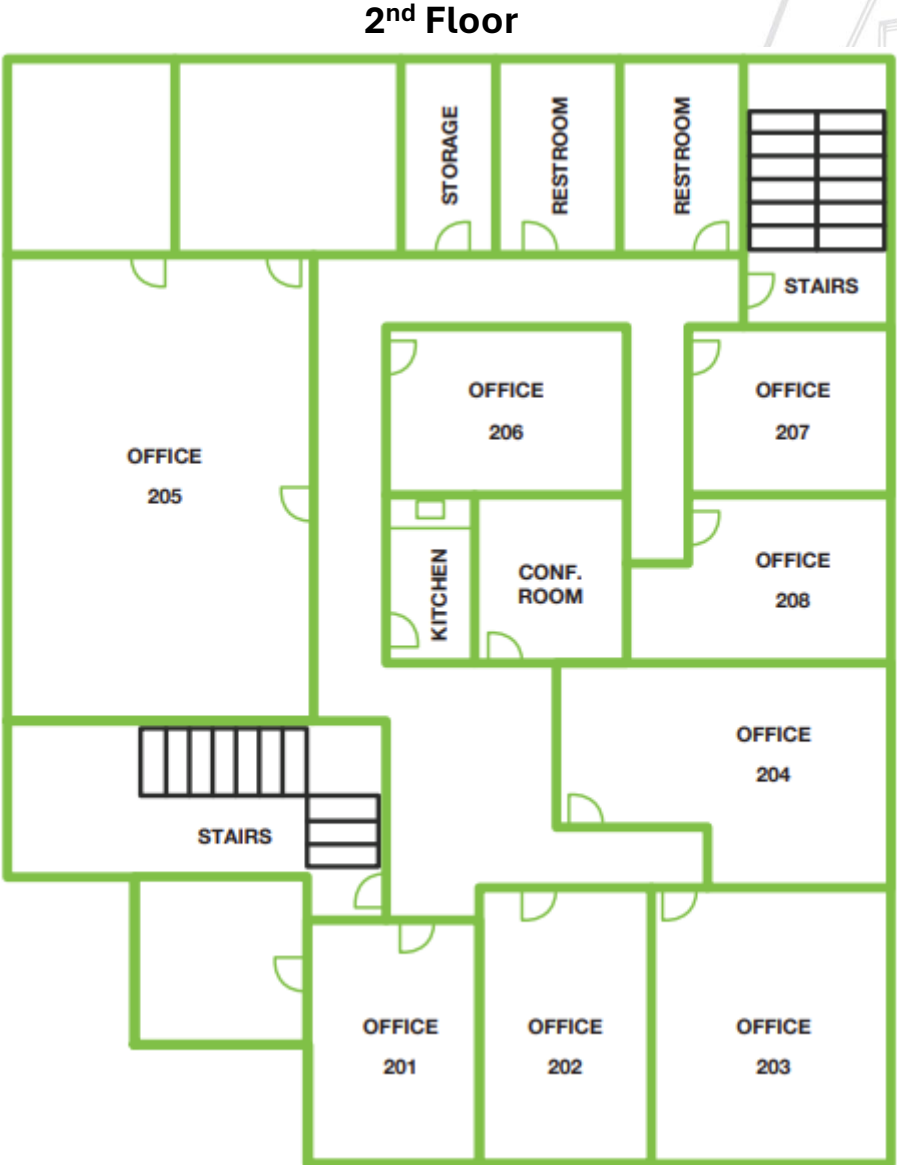
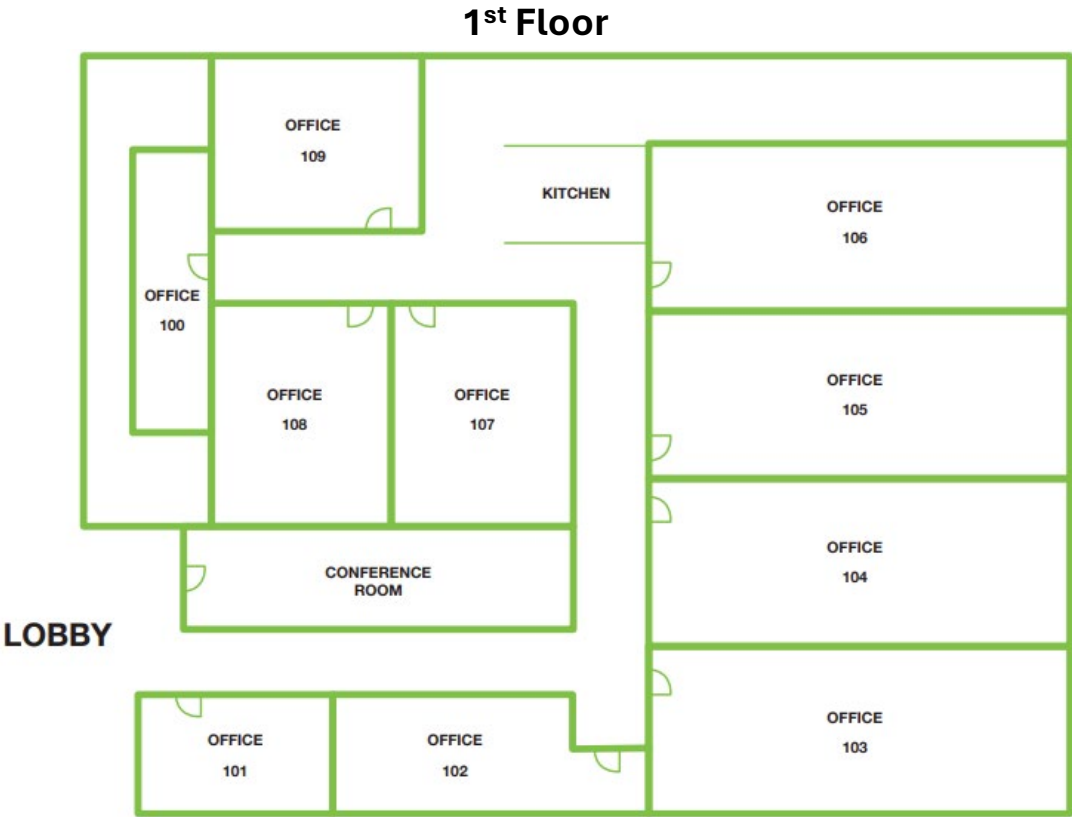
PHOTOGRAPHS

Class A Features Throughout the Building



FLOOR PLANS

Maximum Use of the Space



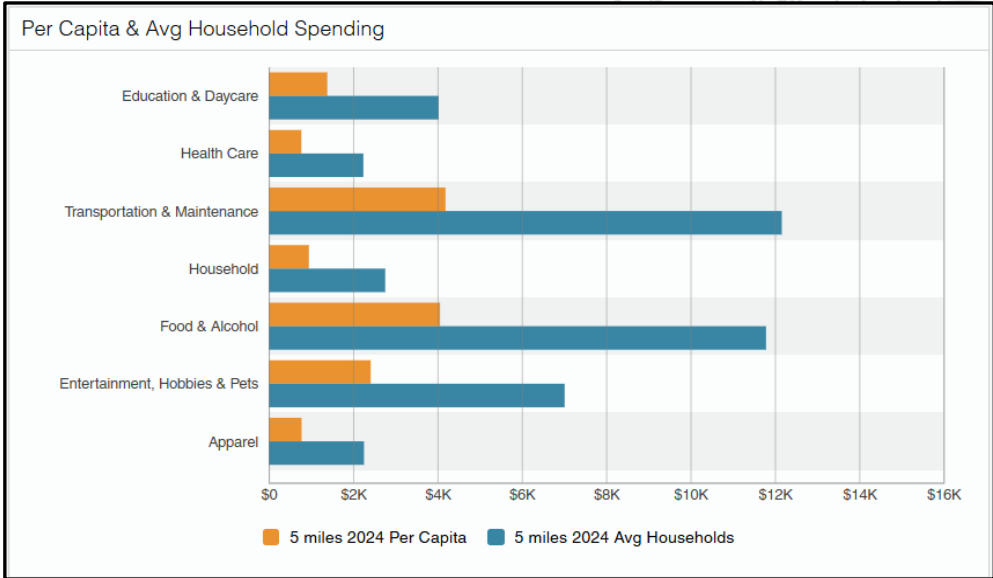
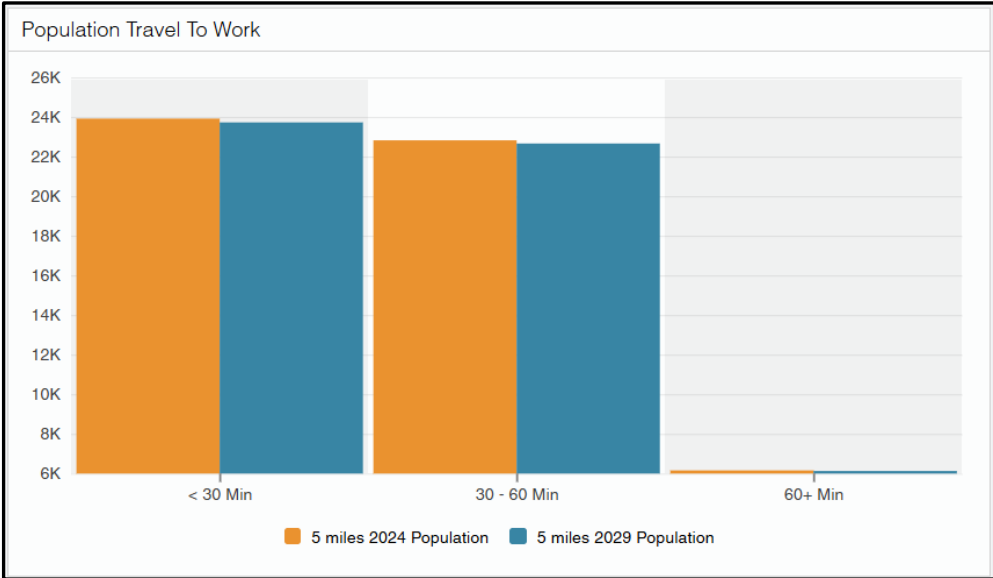
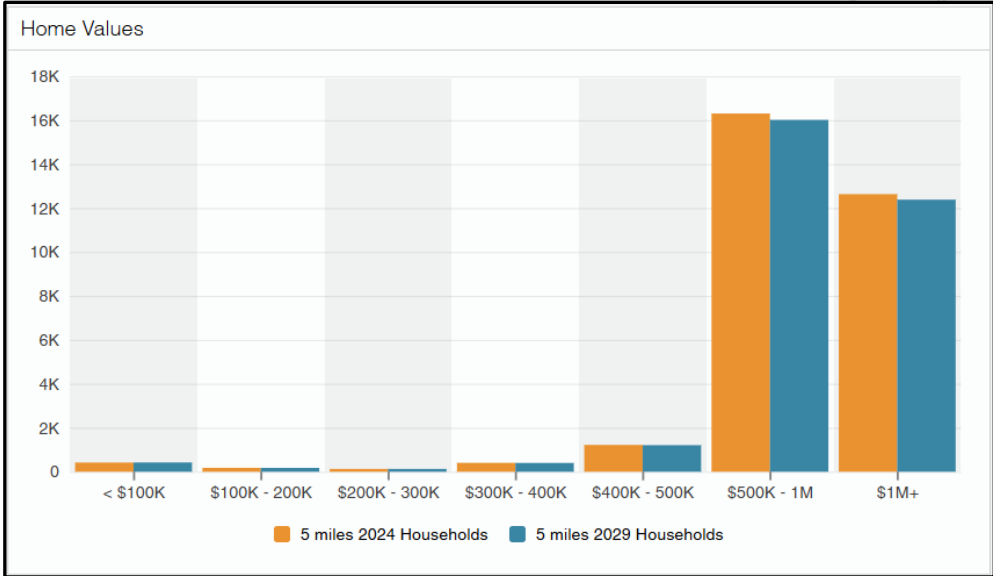
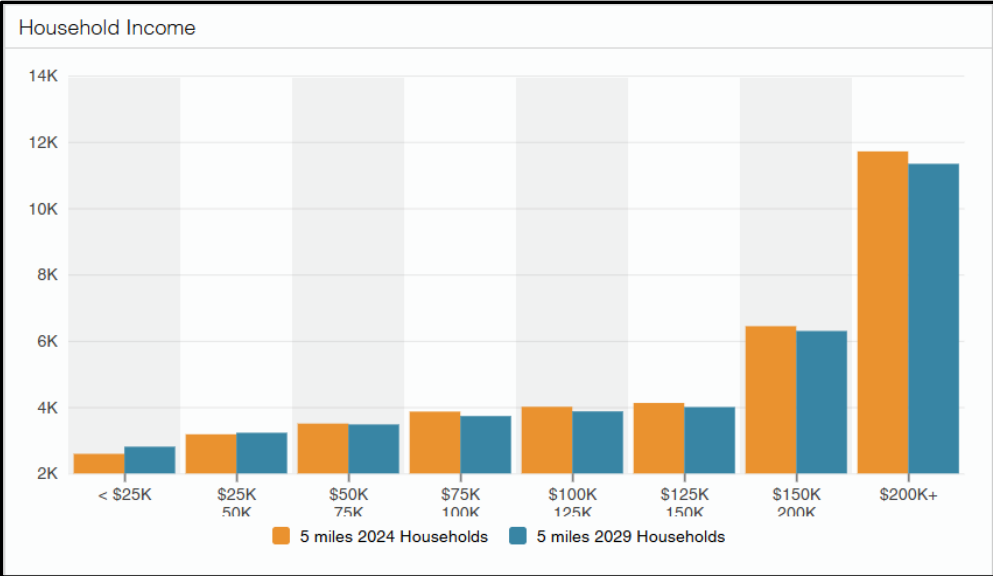
C-O ZONING

M-1 ZONING PERMITTED USES:

- Animal grooming
- Banks and Financial Institutions
- Cement products manufacturing
- Electronic manufacturing
- Instrument manufacturing
- Laboratory, analytical
- Newspaper or magazine printing and publishing
- Office and related machinery manufacturing
- Office, business/professional
- Pharmaceutical manufacturing
- Print shop/lithography
- Research and development
- Sign painting/manufacturing
- Taxidermist
- Warehouse/storage






STRONG LOCAL DEMOGRAPHICS



OFFICE SALE COMPS

22485 La Palma is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 21850 Yorba Linda Blvd Yorba Linda	Nov 2024	9,999 SF	<u>\$4,250,000</u> \$425	This office building roughly 1-mile away sold to an owner-user in November of 2024 for \$425/sf. 22485 La Palma Ave should command a premium as it is in better condition and slightly smaller, yet is priced \$26/sf less, offering a clear value.
 2592 N Santiago Blvd Orange	Nov 2024	4,482 SF	<u>\$1,680,000</u> \$373	This 1982 office building located in a business park sold to an owner-user in November of 2024 for \$373/sf. 22485 La Palma Ave is in far better condition and is in a better location and should command a large premium yet is only priced \$26/sf higher.
 1036 W Taft Orange	Apr 2024	14,101 SF	<u>\$5,700,000</u> \$404	This 1988 office building sold for \$404 per square foot to an owner-user. As a smaller offering with in-place rental income, 22485 La Palma Ave should command a premium yet is priced less per square foot.



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