

AVAILABLE FOR LEASE

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Real Estate Services

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Property Features

UNIQUE LOW COVERAGE LAND SITE WITH
LARGE SECURED PARKING/YARD AREA

Building Size	±11,944 SF
Parcel Size	±2.07 Acres (90,169 SF)
Office Size	±1,000 SF
Loading	Two (2) Ground Level *Two (2) Oversized Ground Level Possible*
Clear Height	16' Warehouse
Entrances	Two (2)
Yard	Yes - Packed Gravel
Power	1,200 Amps (Verify)
Fire Sprinklers	Yes
Freeway Access	±2 Miles from San Diego (405) Freeway
Street Frontage	Warner Avenue



Lease Option 1

OPTION 1

±11,944 SF Building on ±90,169 SF

±67 Striped Parking Stalls

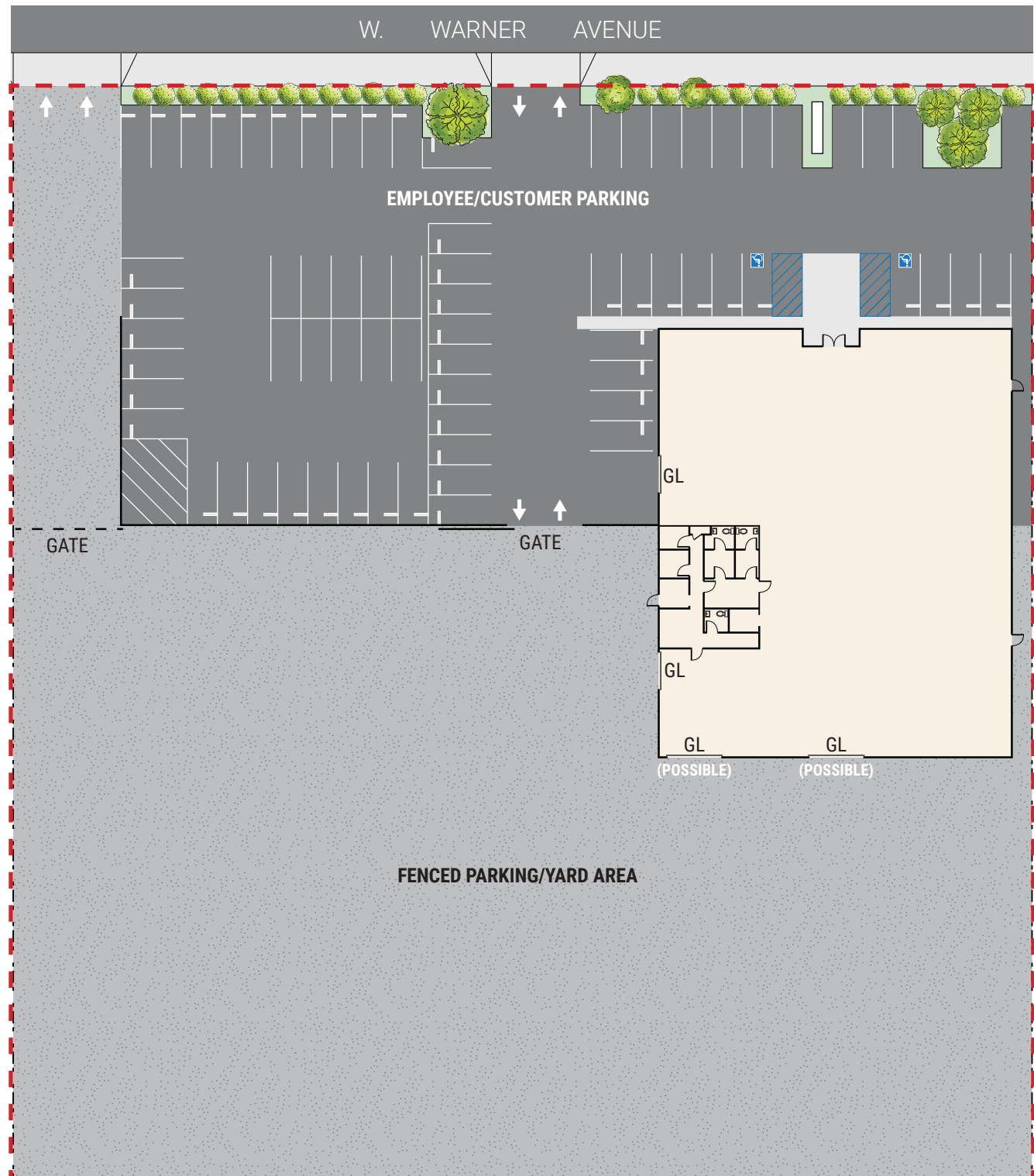
±\$0.68 NNN per Land Foot

+

±\$0.17 Op-Ex per Land Foot

(\$61,314.92 NNN + \$15,328.73 Op-Ex)*

* Monthly lease rate subject to change.
Verify with agent.



Lease Option 2

OPTION 2

±11,944 SF Building on ±53,860 SF

±33 Striped Parking Stalls

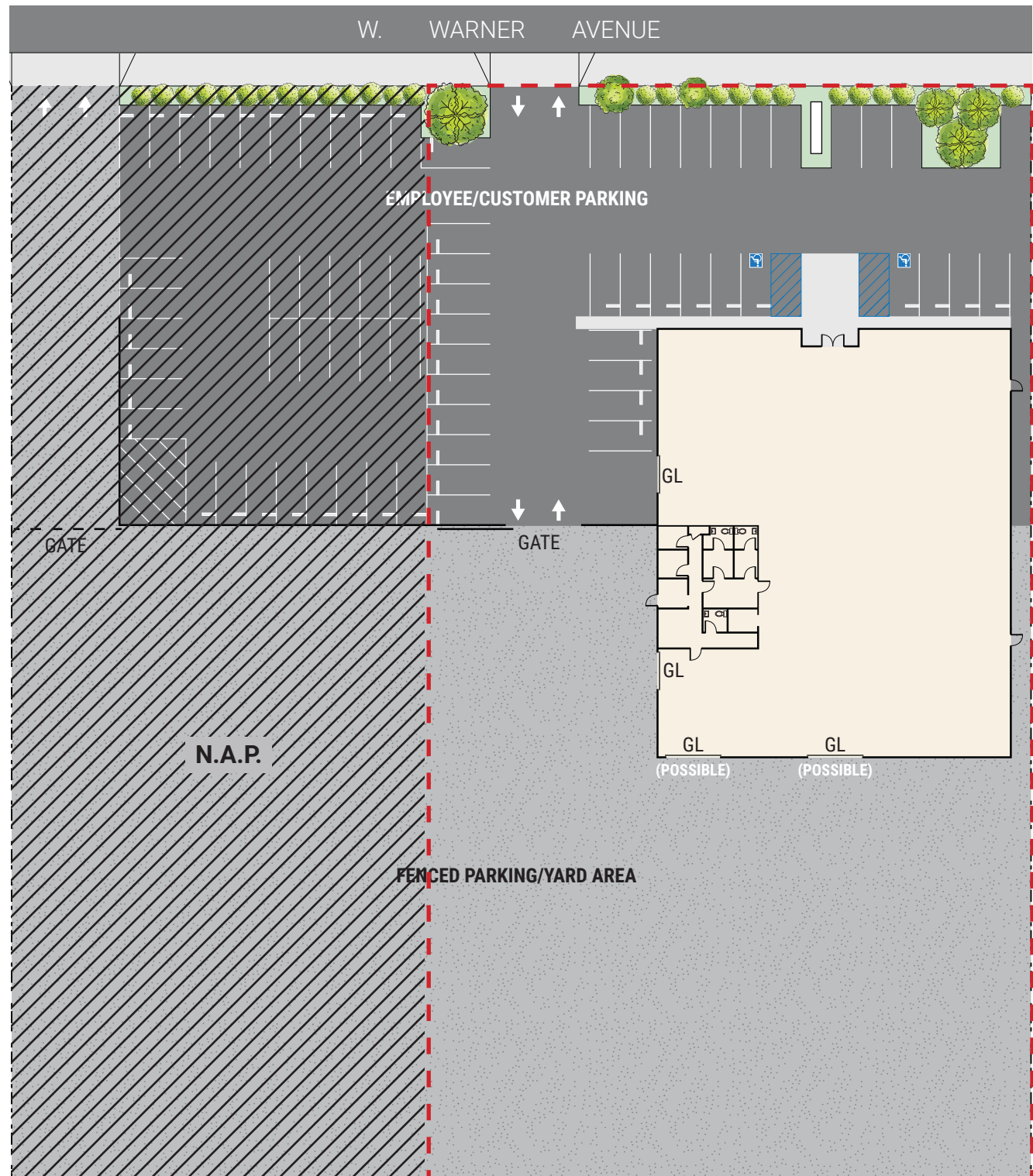
±\$0.68 NNN per Land Foot

+

±\$0.18 Op-Ex per Land Foot

(\$36,554.08 NNN + \$9,885.96 Op-Ex)*

* Monthly lease rate subject to change.
Verify with agent.



Lease Option 3

OPTION 3

±36,309 SF of Land

±34 Striped Parking Stalls

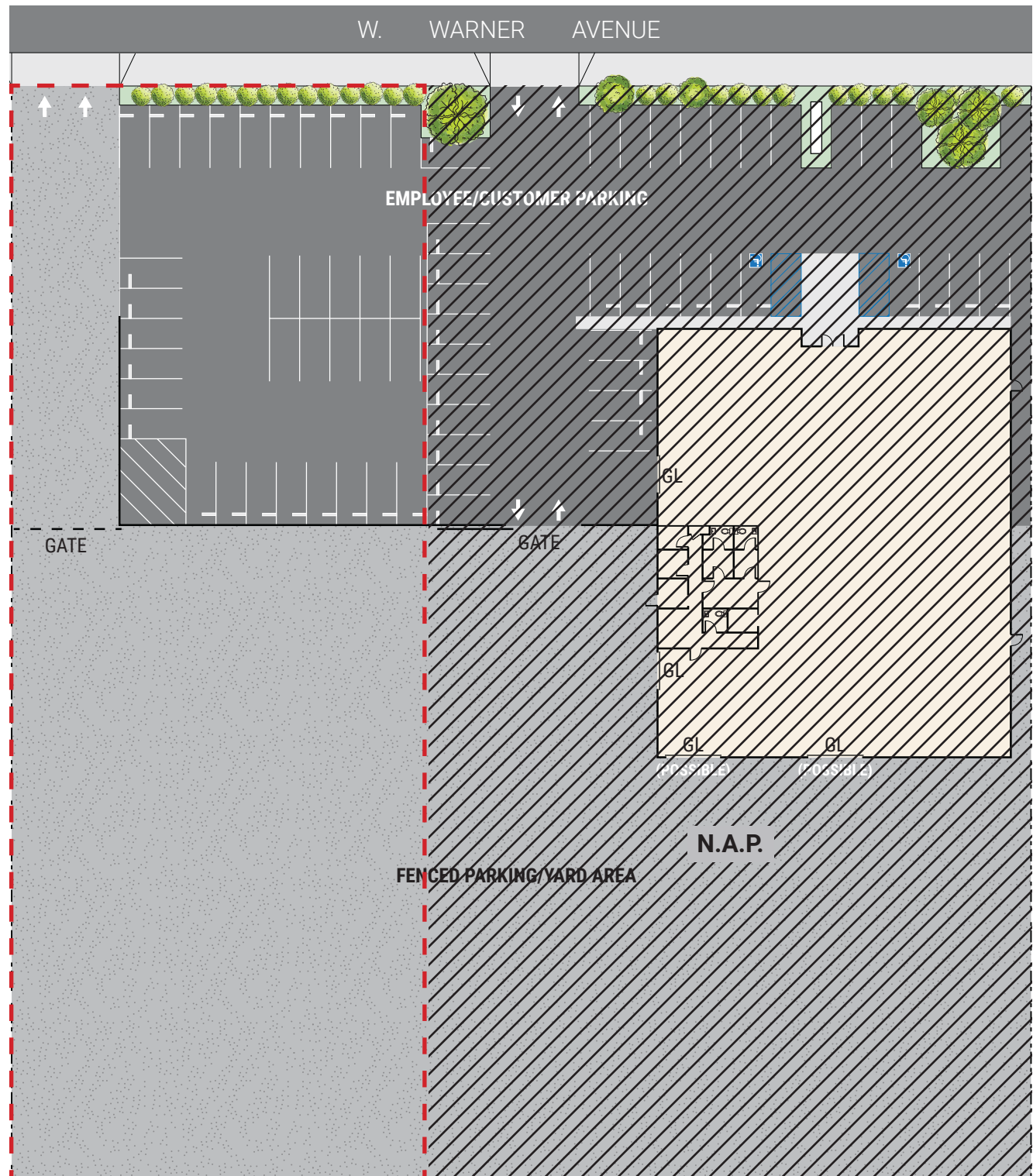
±\$0.68 NNN per Land Foot

+

±\$0.15 Op-Ex per Land Foot

(\$24,690.12 NNN + \$5,524.19 Op-Ex)*

* Monthly lease rate subject to change.
Verify with agent.



ATTRACTIONS

South Coast Plaza

DISTANCE

3 Miles

John Wayne Airport

5.6 Miles

Disneyland

7.8 Miles

Irvine Spectrum Center

12.9 Miles

Port of Long Beach

27.4 Miles

Port of Los Angeles

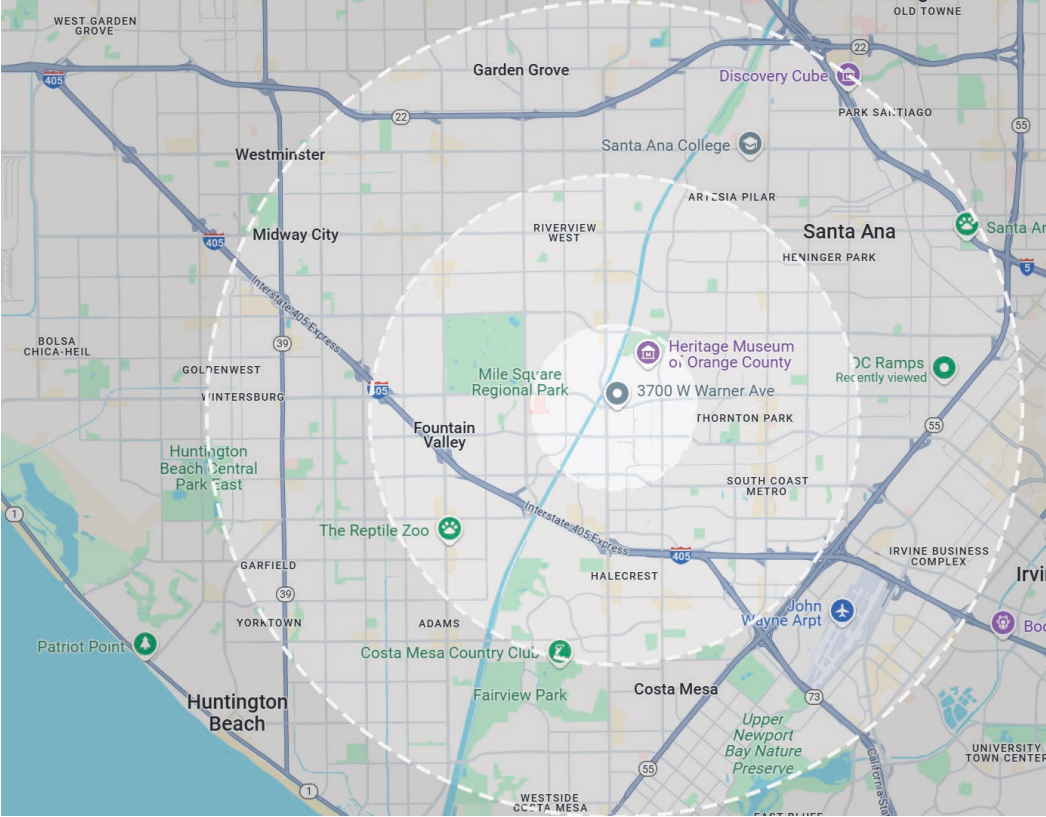
28.7 Miles

Los Angeles Airport

36.0 Miles

Ontario Airport

45.0 Miles



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

2024 Population

15,749

15,749

15,749

Median Age

39.2

37.5

37.8

2024 Households (HH)

4,815

68,766

199,107

Owner Occupied HH

2,486

35,801

91,855

Renter Occupied HH

2,208

31,701

104,447

Avg. HH Size

3.1

3.4

3.2

Avg. HH Income

\$102,156

\$110,765

\$110,253

Median HH Income

\$82,224

\$89,389

\$86,791



