

SINGLE TENANT NNN INDUSTRIAL INVESTMENT OPPORTUNITY

1621 E. Orangethorpe Ave | Fullerton, CA



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Voit

REAL ESTATE SERVICES

EXECUTIVE SUMMARY

THE OFFERING



Voit Real Estate Services

is proud to present the opportunity to acquire 1621 E. Orangethorpe Avenue, a high-quality single-tenant industrial investment located in the City of Fullerton, California.

This offering features a 100% leased industrial facility occupied by Crash Champions Collision Repair (www.crashchampions.com), the third-largest collision repair provider in the U.S. with more than 650 locations nationwide and approximately \$3 billion in annual sales (2025). Backed by Clearlake Capital, Crash Champions is a strong national credit tenant.

The tenant executed a 10-year NNN lease renewal in February 2019, providing stable cash flow with current monthly rent of \$60,770 (\$1.625 NNN PSF) and 3% annual increases.

Situated on 1.84 acres with a large secured yard, the property benefits from excellent visibility and access along Orangethorpe Avenue, a major industrial corridor in Fullerton. Originally renovated in 2004, the building remains in excellent condition.

PRICE	\$13,940,000.00 (\$372.82/PSF)
CAP RATE	5.25% (Year 1)
YEAR ONE NET INCOME	\$732,000.00
MONTHLY INCOME:	\$60,770.00 (\$1.625 NNN)
ANNUAL INCREASES:	3% Annually on February 1
LEASE EXPIRATION	January 31, 2029
TENANT	Crash Champions has over 600 locations and is owned by the private equity firm Clearlake Capital who has over \$90 Billion in Assets Under Management
TOTAL BUILDING SIZE	37,390 Sf
LAND AREA	1.84 Acres
OFFICE AREA	5,944 SF
NUMBER OF BUILDINGS	One (1)
OPPORTUNITY ZONE	Yes

- NNN lease with no maintenance or property management requirements
Tenant pays for earthquake insurance
- Stable cash flow secured by a 650 location chain of automotive collision repair facilities. Crash Champions LLC is the third largest collision repair provider in the United States. Backed by private equity firm Clearlake Capital.
- Extensive capital improvements to the property by the existing tenant making lease renewal highly likely. The building has many features that are hard to find, but necessary for the success of the tenant's business, such as frontage on a major street, ground level doors, fenced yards, heavy power, gas service, airline and electrical distribution
- Historically strong North Orange County submarket with a low vacancy rate of 3.16%
- C.U.P. in place for a paint booth
- Highly desirable North Orange County submarket with convenient access to the Riverside (91), (5) and (57) Freeways
- Located in Opportunity Zone

PROPERTY DESCRIPTION



TOTAL BUILDING SIZE	37,390 Sf
LAND AREA	1.84 Acres
OFFICE AREA	5,944 SF (16% office)
WAREHOUSE CEILING HEIGHT	18' - 22'
FIRE SPRINKLERS	Yes - High Hazard
GROUND LEVEL DOCK HIGH	Six (6) Ground Level Roll Up Doors Possible
ELECTRICAL SERVICE	800 Amps; 277/480 Volt
ZONING	MG - City of Fullerton (Industrial)
HVAC	Roof mounted package units servicing office areas. Warehouse served by RTU fans and interior heaters
FENCED YARD	Yes; Large
YEAR RENOVATED	2014
YEAR BUILT	1966/1972
APN	073-110-55
CONSTRUCTION TYPE	Concrete tilt-up

LOCATION MAP



DISCLAIMER



This confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of property address (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Voit Real Estate Services (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other “Evaluation Material”, including any computer diskettes or files distributed to you via email from Broker accessible online through Broker’s website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “As-Is, Where-Is” basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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