

13902
WEST ST
GARDEN GROVE, CA



CONFIDENTIAL OFFERING MEMORANDUM



CONFIDENTIAL INVESTMENT OPPORTUNITY

13902 WEST ST

GARDEN GROVE, CA

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EXECUTIVE SUMMARY



THE OFFERING

Cushman & Wakefield & Ashwill Associates are pleased to offer for sale **13902 West St, Garden Grove** (“the Property”) This ±16,600 Sq. Ft. one of a kind Industrial property is located on .83 Acres, that will be provided vacant to an owner user or investor. Newly painted building & security gate with 16’ warehouse clear height, office space, 3 oversized Drive-In doors, with drive around access & gated yard area. The property currently is separated into 3 units however non load bearing walls can be removed and turned into a functional single tenant building.

The property is strategically located off a main thoroughfares of Westminster and a block away from N Harbor Blvd. Close proximity to the 405, 22, 5 freeways, allowing for quick and easy access to Los Angeles, Orange County, Inland Empire. This opportunity is being offered on an “as-is” basis for the fee interest in the building and land thereunder.

This Investment offering is a terrific opportunity to acquire a spectacular one of a kind owner user or investment for single or multi-tenant use with diversified cash flow in a rapidly growing Industrial market.



PROPERTY HIGHLIGHTS

- TOTAL ±16,600 SF
- SINGLE OR MULTI - TENANT
- 1-2 UNITS
- BUILDING TO BE PROVIDED VACANT
- LOT - .83 ACRES
- CLASS C - 1964 CONSTRUCTION
- OWNER USER / INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

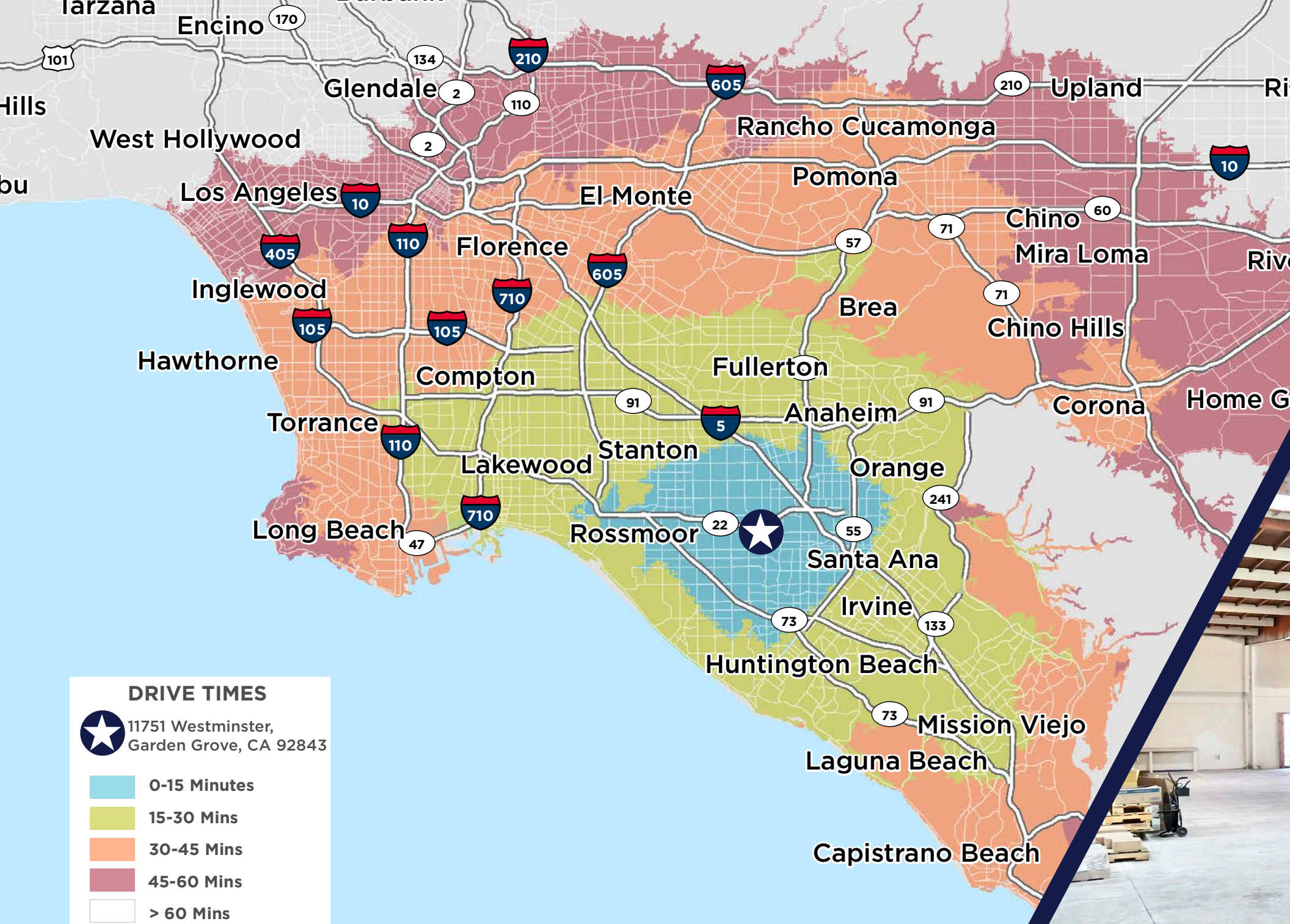
- **Highly Desired Owner User / Investment:** Highly functional floor plans maximizing the opportunity for manufacturing, single or multi tenant building. All ±16,600 Sq. Ft. has been maximized to utilize full production and top profit capability.
- **Excellent Location & Accessibility:** Immediate access to the 405, 22, 5 Freeway with close proximity to Los Angeles, Orange County, Inland Empire

PROPERTY SUMMARY

Address	13902 West St, Garden Grove, CA
Square Footage	16,600 SF
Land Area	.83 Acres
Zoning	M - 1
Occupancy	Will be provided vacant
Year Built	1964
Clear Height	16' - 17'



Subject Property







02

PROPERTY OVERVIEW



LOCATION

Address:	13902 West St, Garden Grove
Industrial Market:	Orange County
Assessor's Parcel No.	100-591-24

BUILDING FEATURES

Year Built:	1964
Clear Height:	16' - 17'
Loading:	None
Yard:	Gated Yard / Parking
Auto Parking:	1.99/1000 SF
Zoning:	M - 1
Drive-Ins:	5 - Oversized Drive-In

BUILDING SIZE

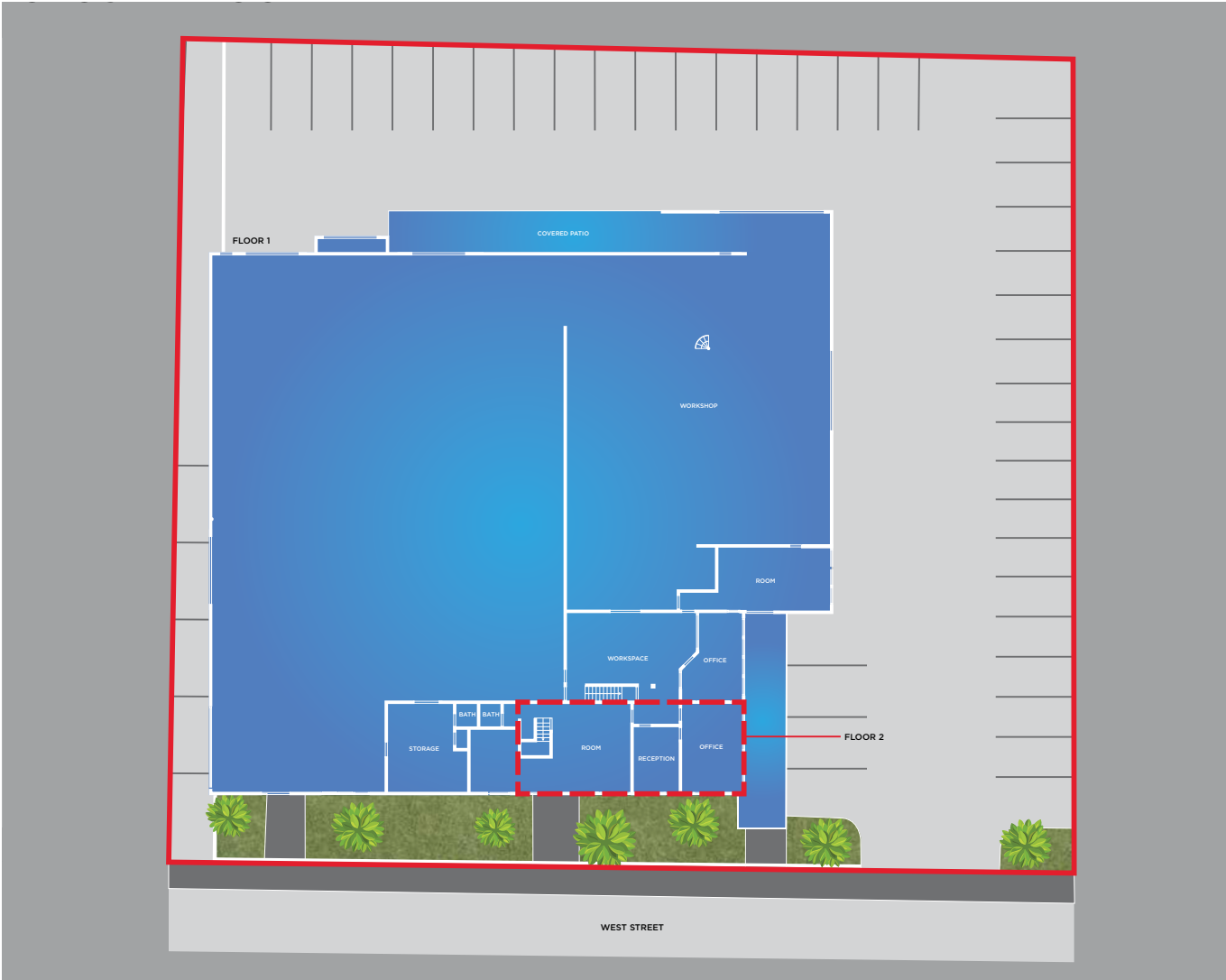
Total Rentable Area:	16,600 SF
Land Size:	.83 Acres
Coverage:	45%
Office Size/%:	1 or 2 Story Office
Number of Buildings:	1
Number of Tenants:	1 - 3
Occupancy:	Will be provided vacant

BUILDING CONSTRUCTION

Type:	Masonry
Foundation:	Concrete
Roof:	Unknown
HVAC:	4 Units
Electrical:	400-800a/ 3p Heavy
Sprinklers:	None
Lighting:	Electric / Skylights



CURRENT FLOOR PLAN



03

MARKET OVERVIEW

MARKET FUNDING Q2

4.4%
VACANCY RATE

-485K
YTD NET ABSORPTION, S

\$1.54
ASKING RENT, PSF
Overall, Net Asking Rent

ECONOMIC Q2

1.7M
Orange County
Employment

3.9%
Orange County
Unemployment Rate

4.2%
U.S. Unemployment Rate

Source: BLS

ORANGE COUNTY INDUSTRIAL OVERVIEW

FUNDAMENTALS 2025

	YoY CHG	OUTLOOK
Overall	▲	▼
F	▼	▲
	▼	▼

INDICATORS 2025

	YoY CHG	OUTLOOK
Overall	▲	▲
	▲	▼
	▲	▲

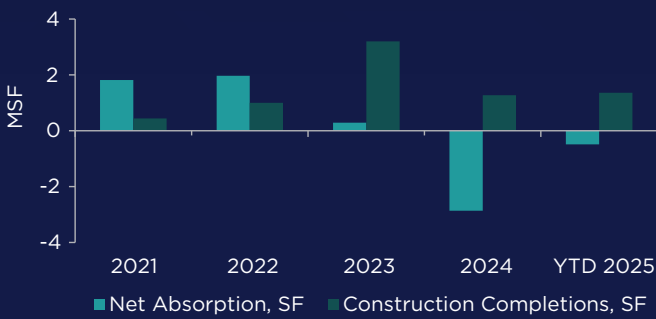
ECONOMIC OVERVIEW

From May 2024 through May 2025, total nonfarm employment in Orange County (OC) increased by 7,000 jobs, or 0.4% year-over-year (YOY). Growth was led by private education and health services, which added 12,400 jobs (+4.5% YOY), primarily within healthcare and social assistance. Government (+3,200 jobs), other services (+1,600 jobs) and leisure and hospitality (+1,500 jobs) also posted gains. However, six industries recorded job losses over the year: construction (-3,100 jobs), financial activities (-2,400 jobs), manufacturing (-2,300 jobs), professional and business services (-1,500 jobs), trade, transportation, and utilities (-1,300 jobs) and information (-1,100 jobs). The unemployment rate in OC stood at 3.6% in May 2025, down from 3.7% in April but above the 3.3% rate recorded one year earlier. ¹ This remains below the unadjusted rates for California (4.9%) and the U.S. (4.2%). All employment sectors in OC are projected to grow at a combined rate of 1.0% in 2025 and 0.8% in 2026, compared to the five-year historical average of 0.2%.

SUPPLY AND DEMAND

The vacancy rate in OC rose for the tenth consecutive quarter, increasing by 30 basis points (bps) quarter-over-quarter (QOQ) and 160 bps year-over-year (YOY) to 4.4%. This sustained upward trend reflects ongoing market softening, as overall net absorption remained negative for the seventh consecutive quarter, with 310,432 square feet (sf) returned to the market in Q2 2025. All four OC major submarkets recorded occupancy losses; however, select areas showed resilience. Notable gains were reported in Irvine (+156,276 sf), Fountain Valley (+40,465 sf) within the Greater Airport Area, and Brea/La Habra (+49,177 sf) in North County, suggesting pockets of tenant activity amid an otherwise sluggish market. Leasing activity, excluding renewals, totaled just over 2.2 million square feet (msf) in Q2 2025, increasing 2.2% QOQ and 35.7% YOY. The rise in vacancy was primarily driven by tenant move-outs and speculative (spec) developments lacking preleasing. Of the 1.4 msf of new inventory delivered year-to-date, approximately 1.1 msf came to market vacant. This dynamic underscores the risks associated with spec development in a softening environment. As unleased space continues to hit the market, landlords are facing heightened competition and responding with increased concessions, more flexible lease terms and reduced rates to secure tenants.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



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