

# FOR SALE

250 N Orange Ave, Brea, CA 92821

**±9,911 SF**  
*Freestanding Industrial/  
Retail/Showroom Building*



## THE OFFERING

Introducing an Owner-User or Investor opportunity: a recently renovated (\$500K upgrades in 2020) ±9,911 square foot freestanding industrial/retail/showroom property situated on 0.46 acres in the thriving city of Brea downtown area, presented by Lee & Associates. This property is zoned C-M (Industrial Commercial), providing flexibility for a variety of uses, including commercial, retail, industrial, medical services, auto repair and office (Buyer to verify with the city of Brea).

The building features two ground-level doors, is fully sprinklered throughout, and includes a two-story office, a showroom with a 24-foot ceiling, and a warehouse with a 16-foot ceiling. This property presents a great opportunity for business establishment or expansion in a prime Orange County location.

## PROPERTY HIGHLIGHTS

<b>PROPERTY TYPE:</b>	Industrial/Showroom/Retail	<b>FIRE SPRINKLER:</b>	Yes
<b>APN:</b>	319-241-19	<b>POWER:</b>	400 amps (Buyer to verify)
<b>PROPERTY SIZE:</b>	±9,911 SF (±5,495 SF of warehouse/showroom space and ±4,416 SF of two-story office / showroom space)	<b>PARKING SPACES:</b>	Reciprocal Parking With Neighboring Property
<b>LOT SIZE:</b>	0.45 acres	<b>YEAR BUILT:</b>	1991 (Renovated in 2020)



### John Son

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DRE# 01069091

### Dan Son

Transaction Coordinator |

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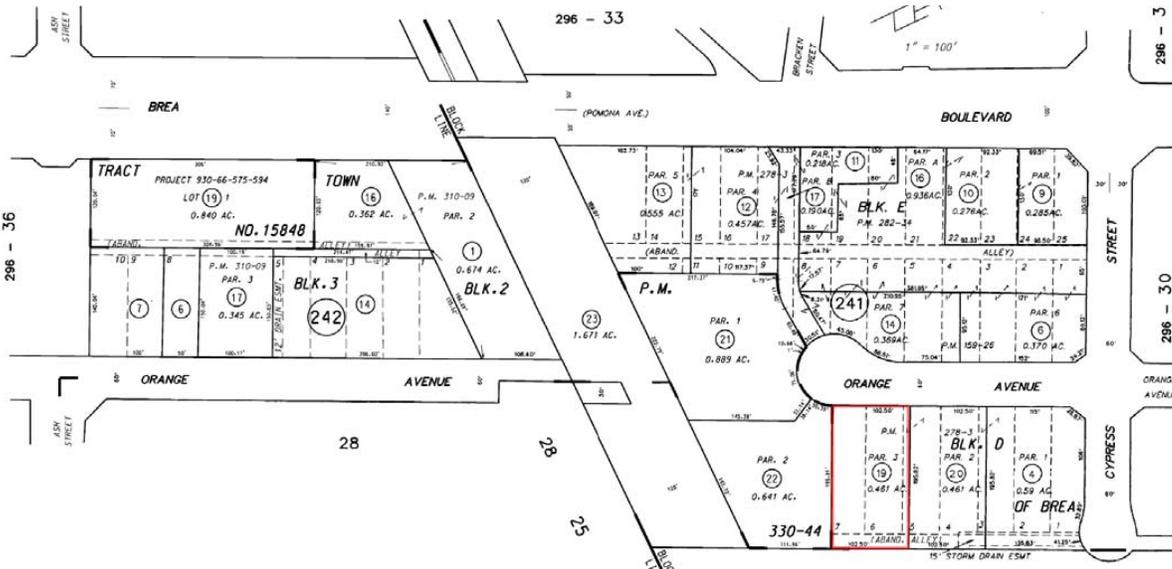
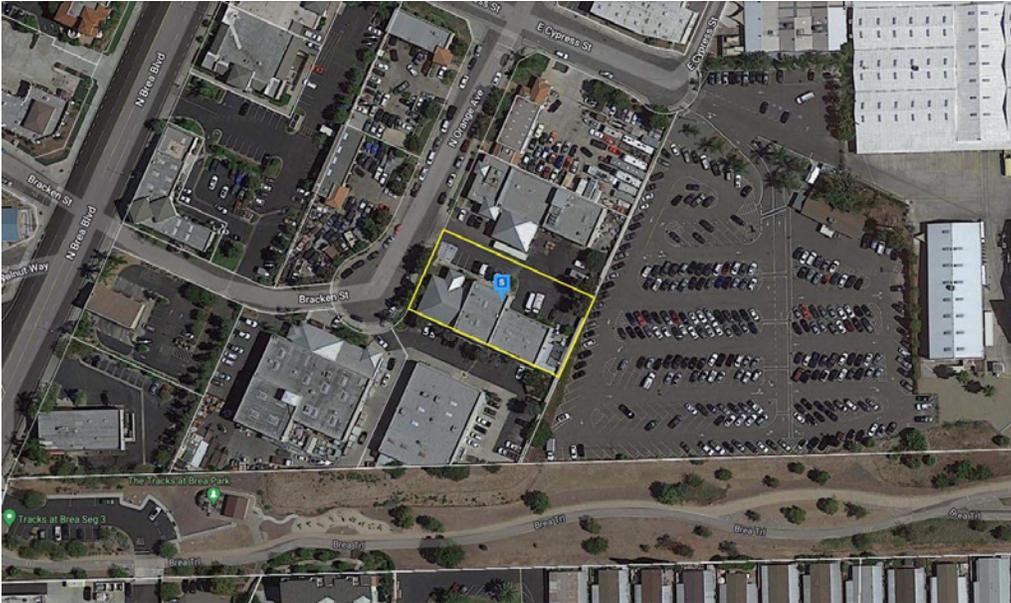
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## AERIAL & PARCEL MAP



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## SITEPLAN

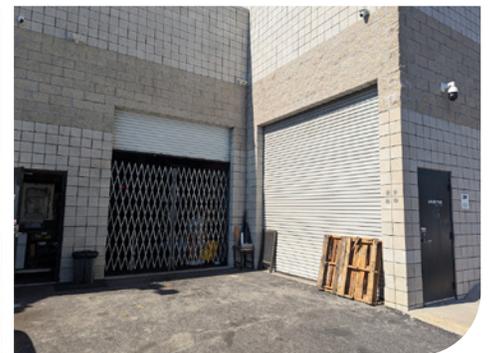
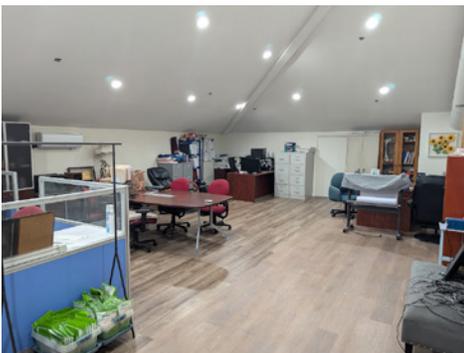
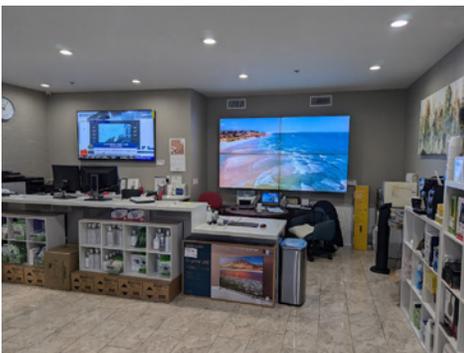


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## PHOTOS



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## AREA MAP



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## DEMOGRAPHICS

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Building Type: <b>Flex</b>	Warehouse Avail: -		
RBA: <b>9,517 SF</b>	Office Avail: -		
Typical Floor: <b>9,517 SF</b>	% Leased: <b>100%</b>		
Total Available: <b>0 SF</b>	Rent/SF/Yr: -		
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	18,931	116,124	350,574
2024 Estimate	19,047	117,813	356,739
2020 Census	18,838	121,321	368,047
Growth 2024 - 2029	-0.61%	-1.43%	-1.73%
Growth 2020 - 2024	1.11%	-2.89%	-3.07%
<b>2024 Population by Hispanic Origin</b>	6,648	41,059	137,309
<b>2024 Population</b>	19,047	117,813	356,739
White	8,354 43.86%	49,633 42.13%	121,981 34.19%
Black	347 1.82%	2,055 1.74%	6,162 1.73%
Am. Indian & Alaskan	136 0.71%	863 0.73%	3,123 0.88%
Asian	4,105 21.55%	27,486 23.33%	100,449 28.16%
Hawaiian & Pacific Island	36 0.19%	231 0.20%	754 0.21%
Other	6,069 31.86%	37,546 31.87%	124,271 34.84%
U.S. Armed Forces	0	46	264
<b>Households</b>			
2029 Projection	7,104	40,207	115,572
2024 Estimate	7,166	40,847	117,777
2020 Census	7,168	42,297	122,279
Growth 2024 - 2029	-0.87%	-1.57%	-1.87%
Growth 2020 - 2024	-0.03%	-3.43%	-3.68%
Owner Occupied	3,206 44.74%	24,532 60.06%	68,792 58.41%
Renter Occupied	3,960 55.26%	16,315 39.94%	48,985 41.59%
<b>2024 Households by HH Income</b>	7,167	40,848	117,778
Income: <\$25,000	875 12.21%	3,758 9.20%	13,448 11.42%
Income: \$25,000 - \$50,000	811 11.32%	4,850 11.87%	15,270 12.97%
Income: \$50,000 - \$75,000	1,114 15.54%	5,501 13.47%	16,166 13.73%
Income: \$75,000 - \$100,000	1,097 15.31%	5,244 12.84%	14,742 12.52%
Income: \$100,000 - \$125,000	856 11.94%	4,248 10.40%	13,035 11.07%
Income: \$125,000 - \$150,000	668 9.32%	3,670 8.98%	9,875 8.38%
Income: \$150,000 - \$200,000	851 11.87%	5,879 14.39%	15,406 13.08%
Income: \$200,000+	895 12.49%	7,698 18.85%	19,836 16.84%
<b>2024 Avg Household Income</b>	\$114,773	\$132,903	\$124,914
<b>2024 Med Household Income</b>	\$92,855	\$106,303	\$98,749

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## LOAN SCENARIO

### SBA 504 LOAN SCENARIO (25 YEAR AMORTIZATION)

Purchase Price	\$ 3,950,000	
Bank Loan Amount	\$ 1,975,000	
SBA Loan Amount	\$ 1,580,000	
Bank Loan Interest Rate (Est. )	6.25%	\$13,030 mo.
SBA Loan Interest Rate (Est. )	5.76%	\$10,201 mo.
Estimated Total Monthly Payment	\$23,230	(Includes SBA fee)
Cash Down Payment	10%	\$ 395,000

Simon Oh  
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562-508-5263



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