

# 921 N. Poinsettia Rare Offering Sale-Leaseback Opportunity

- 15,212 SF of Private Rolling Arts Auto Museum and World Class Live Recording Studio
- Rare Opportunity Sale-Leaseback at 5% CAP Rate
- Owner, One of OC's Largest Developers with over 5.5M SF in Santa Ana, CA
  - A-Rated Credit Tenant
  - 20 Year Lease Balance from C.O.E.
- Immediate Proximity to 5/55/22/57 Freeway – Downtown Area
- 5 Minutes Walking Distance from SARTC and new Downtown Santa Ana Streetcar Light Rail
  - Property is located in Opportunity Zone
  - 3 Ground Level Truck Loading Roll-Up Doors
    - Newly Constructed

Private Rolling Arts Auto Museum  
& World Class Live Recording Studio



921 N. Poinsettia  
Santa Ana, CA 92701



Financials

**Income (Yearly):**

Rent: \$429,108 - NNN

**Expenses (Yearly):**

Santa Ana Business Center HOA: \$12,340.44

City of Santa Ana Water: \$1,800

Southern California Edison: \$8,400

Taxes: \$77,100

C&H Custom Security (Fire): \$660

C&H Custom Security (Burglar): \$1,980

Insurance: \$5,556

Total Expenses: \$107,836.44/Year

**NOI:** \$321,271.56

**CAP Rate:** 5%

**Sales Price:** \$6,425,000.00





Property  
Details

<b><u>Address:</u></b>	921 N. Poinsettia, Santa Ana, CA 92701
<b><u>Building Square Footage:</u></b>	15,212 SF
<b><u>Lot Size:</u></b>	35,678 SF / 0.82 AC
<b><u>Parking Spaces:</u></b>	36 Street Level Surface Spaces
<b><u>Number of Stories:</u></b>	Single
<b><u>Year Built/Renovated:</u></b>	2001/2023 - \$3.6M
<b><u>Warehouse:</u></b>	22' +/- Clear Height + 3 Truck Loading Roll-Up Doors
<b><u>Construction:</u></b>	Concrete Tilt-Up
<b><u>Building Improvements:</u></b>	Custom Rolling Arts Auto Museum and World Class Live Recording Studio
<b><u>Do Not Disturb Tenant:</u></b>	Call For Appointment Davis Niehaus at (714) 498 – 4550 Asset Manager, Caribou Industries





Rent Roll

Tenant	Rent	Term
Caribou Industries, Inc.	\$35,759/Mo. - NNN \$429,108/Year - NNN	20 Years at C.O.E.  10 Years + 2-5 Year Options



