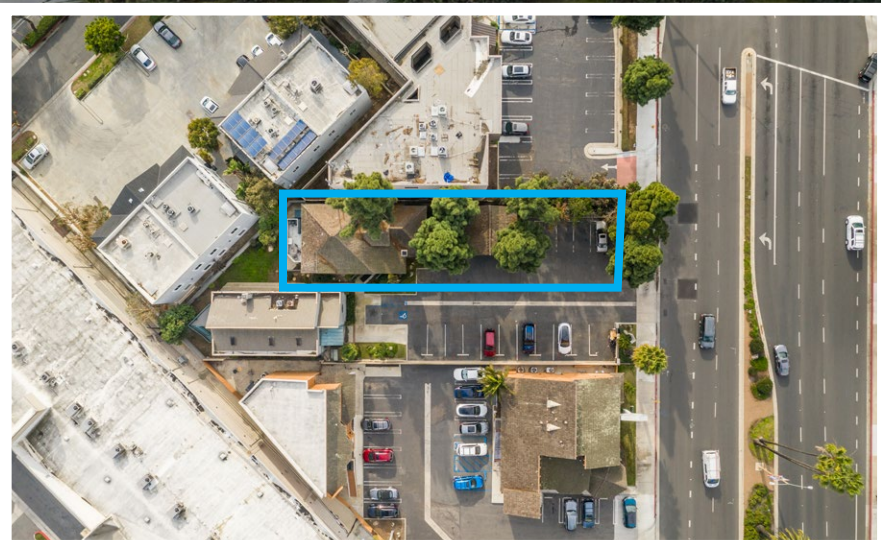


LIVE/WORK BUILDING FOR SALE & LEASE // ± 3,126 SF



**18592 MAIN STREET**  
Huntington Beach, CA

**Voit**  
REAL ESTATE SERVICES

# THE OFFERING

Voit Real Estate Services is pleased to be able to exclusively provide the opportunity to purchase or lease the property at 18592 Main St., Huntington Beach, CA 92648. This opportunity is perfect for an owner-user to fully occupy, lease a portion and/or hold onto for future redevelopment. The building features beautifully improved oak highlights with a fireplace in the main office, excellent patios/backyards for employee amenities and provides a full kitchen, multiple restrooms, and even a shower. 18592 Main St. also offers a bonus freestanding garage. This property is nearest the intersection of Main St. and Beach Blvd. and across from major retail amenities like 5 Points Plaza.

## PROPERTY HIGHLIGHTS

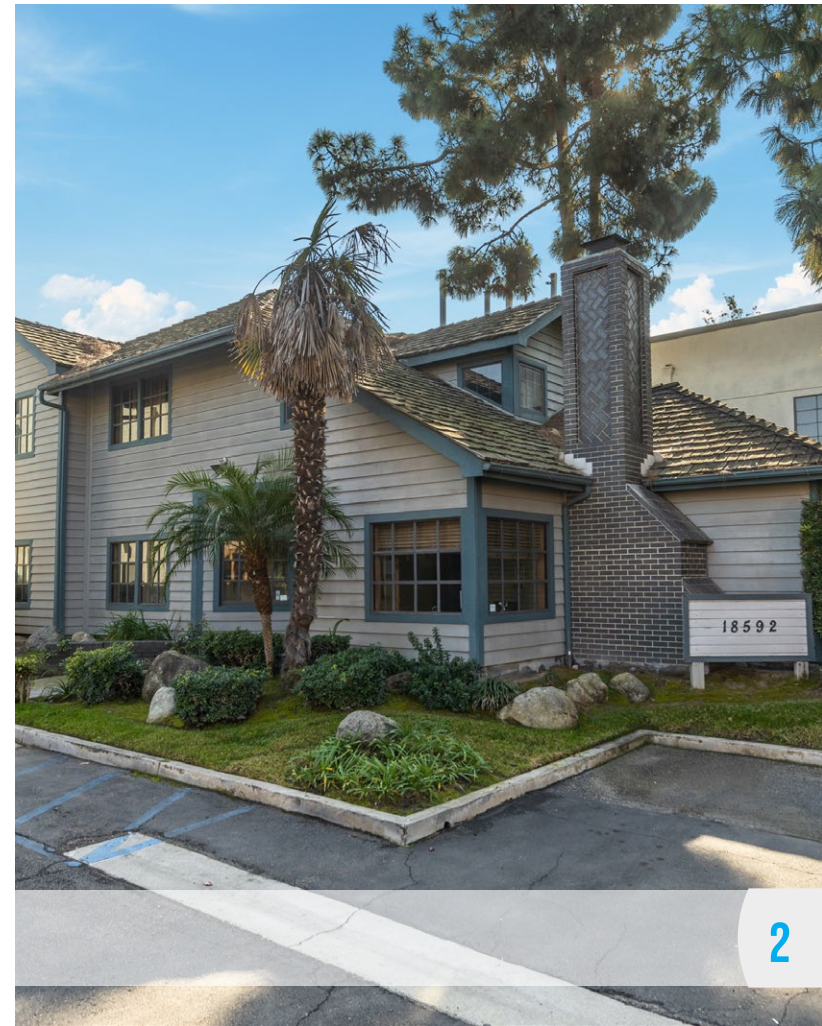
- Flexible Zoning - Live Work, Eating and Drinking Establishments, Medical, Professional Services, Lodging, Personal Enrichment, Residential (Conditional) (\*Please Verify)
- Owner-User, Partial User, Investor/Developer
- Vacant Upon Close of Escrow
- Extremely Hard to Find Small User Buildings
- Superior Location - Strong Demographics and First in Class Retail Amenities
- Redevelopment Possible, Mixed-Use/Residential
- Properties Offer Rare and Desirable Live/Work Style Amenities Like: Fireplaces, Kitchens, Showers, Patios, Garage with a Lift

**Voit**  
REAL ESTATE SERVICES

### ADVISORY TEAM:

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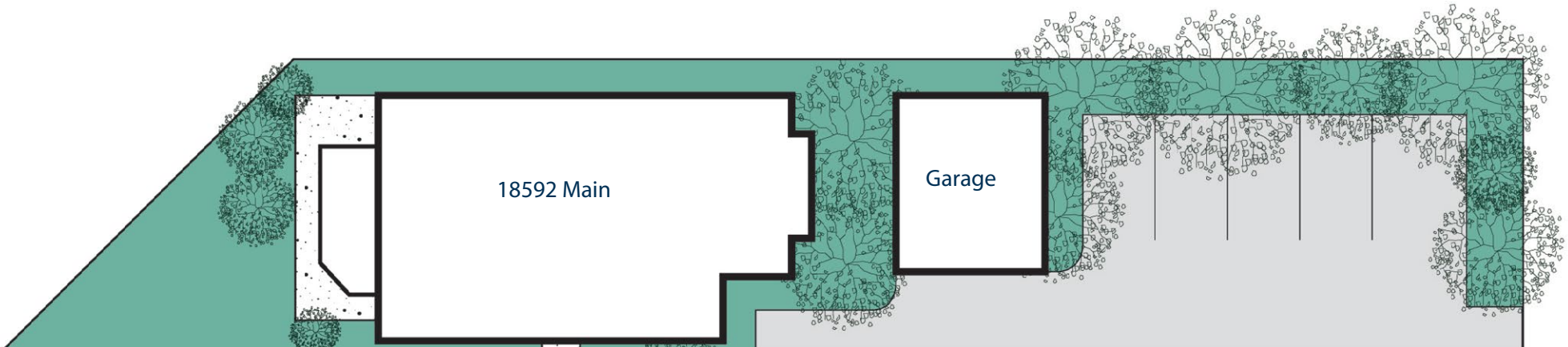
# PROPERTY DESCRIPTION



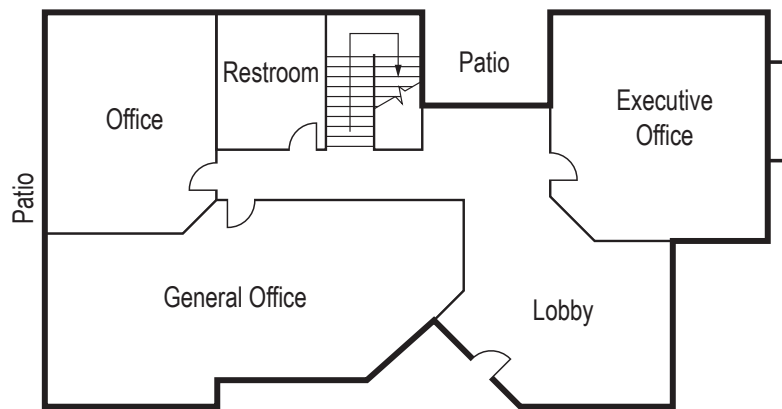
Building 2

|                  |                                |
|------------------|--------------------------------|
| ADDRESS          | 18592 Main Street              |
| IMPROVEMENT SIZE | ± 3,126 SF                     |
| LOT SIZE         | ± 7,820 SF                     |
| BUILT            | 1985                           |
| FIRE SPRINKLERS  | No                             |
| ZONING           | SP-14 Town Center Neighborhood |
| PARKING          | 8 Spaces                       |
| APN #            | 159-102-29                     |

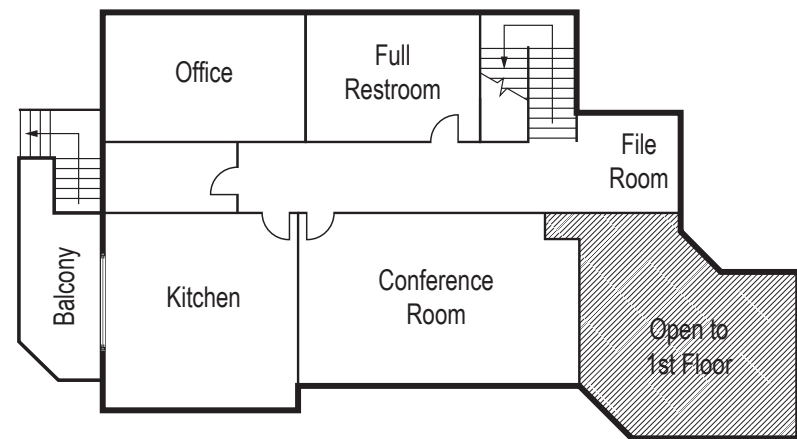
# SITE PLAN



## Floor Plan of 18592 Main Street



**1st Floor**



**2nd Floor**



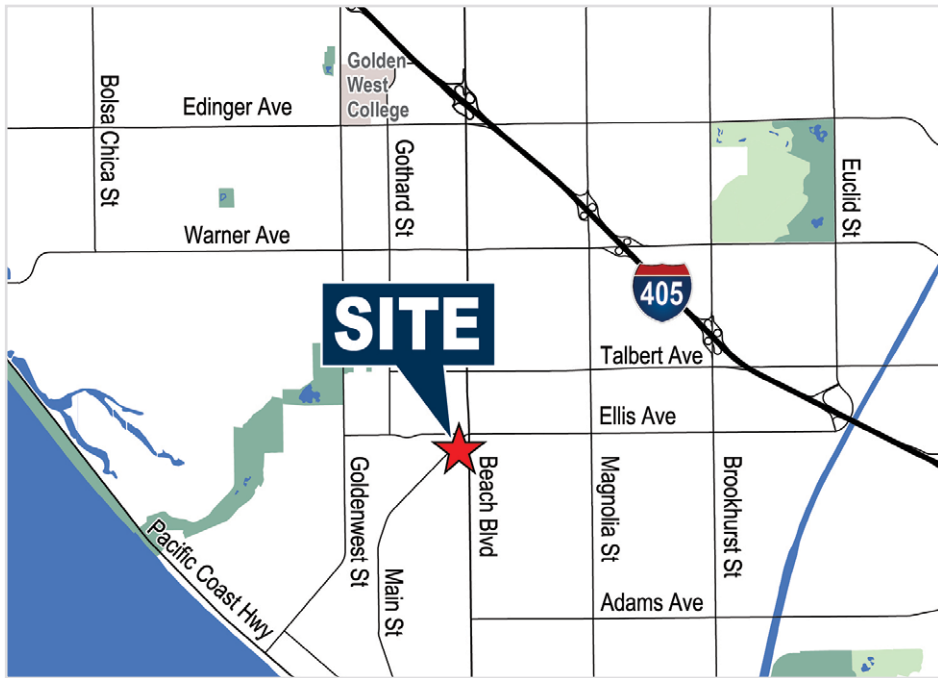
**18592  
MAIN ST.**



# PARTIAL USER - LEASE SCENARIO

| <b>BUY VS. LEASE ANALYSIS</b>     |                       |                   |                   |
|-----------------------------------|-----------------------|-------------------|-------------------|
| <b>A First Year Pro Forma</b>     |                       |                   |                   |
| <b>PREPARED FOR:</b>              | <b>Buyer</b>          |                   |                   |
|                                   | <b>Building Size:</b> | <b>3,126</b>      |                   |
|                                   |                       | <b>Buying</b>     | <b>Leasing</b>    |
| Price Per Square Foot             |                       | \$543.83          | \$2.35            |
| Total Purchase Price              |                       | \$1,700,000.00    | N/A               |
| Down Payment                      | 10%                   | \$170,000.00      | N/A               |
| Amount to be Financed             |                       | \$1,530,000.00    | N/A               |
| Years Amortized Over              | 25                    | 300               | N/A               |
| Annual Interest Rate              |                       | 3.50%             | N/A               |
| Monthly Payment Amount            |                       | \$7,659.54        | N/A               |
| Lease Payment                     |                       | N/A               | \$7,346.10        |
| Property Taxes (1.05367%)         |                       | \$1,492.70        | \$0.00            |
| Insurance (\$.015/sf)             |                       | \$46.89           | \$0.00            |
| Common Area Fees                  | \$0.020               | \$62.52           | \$62.52           |
| <b>Gross Monthly Cost</b>         |                       | \$9,261.65        | \$7,408.62        |
| <b>P.S.F.</b>                     |                       | \$2.96            | \$2.37            |
| <b>Gross Annual Cost</b>          |                       | \$111,139.80      | \$88,903.44       |
| Annual Interest                   |                       | \$52,928.55       | N/A               |
| Annual Lease Payment              |                       | N/A               | \$88,153.20       |
| Annual Taxes/Insurance            |                       | \$18,475.07       | \$0.00            |
| Annual Operating Expenses         |                       | \$750.24          | \$750.24          |
| Depreciation                      |                       | \$30,512.82       | N/A               |
| <b>Total Tax Deductions</b>       |                       | \$102,666.68      | \$88,903.44       |
| Tax Bracket                       |                       | 36%               | 36%               |
| Tax Savings                       |                       | \$36,960.00       | \$32,005.24       |
| Net Annual Cost                   |                       | \$74,179.79       | \$56,898.20       |
| Debt Reduction                    |                       | \$38,985.94       |                   |
| <b>Net Effective Monthly Cost</b> |                       | <b>\$2,932.82</b> | <b>\$4,741.52</b> |
| <b>Effective Mthly. Cost PSF</b>  |                       | <b>\$0.94</b>     | <b>\$1.52</b>     |

The information contained herein has been obtained from sources that we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All figures are approximate. You should always contact your accountant and/or your attorney to evaluate any tax or legal consequences.



# Voit

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