

OFFERING MEMORANDUM

OFFERING PRICE: \$1,300,000

2003 RAYMER AVE., SUITE A
FULLERTON, CA 92833

3,180 SF INDUSTRIAL CONDO

- Industrial Condo Opportunity | Owner/Operator or Investor
- 3,180 Square Feet | \$408 per Square Foot
- Located in the Highly-Desirable Raymer Business Center
- Call Listing Brokers for all the Details

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SUBJECT
PROPERTY



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EXECUTIVE SUMMARY

2003 Raymer Ave., Suite A, is an industrial condominium comprising approximately 3,180 square feet, located within the Raymer Business Center, a well-maintained business park totaling approximately 79,765 square feet.

The unit has 2 entrances, 2 private restrooms, and a rear loading dock (approx. 10'x12'). Allowed uses include general office and warehouse functions, making the space suitable for various modern business operations such as industrial, logistical e-commerce, distribution, showroom, light manufacturing, storage, and hybrid office/warehouse use.

For an owner-user, the property offers a professional business park environment, ample parking, and the ability to consolidate office headquarters and warehouse/distribution functions into a single, efficient, and accessible location.

For investors, the property represents a stable asset in a high-demand business park, with an existing tenant already operating in compliance with the approved use.

PROPERTY FUNDAMENTALS

- **Property Address:** 2003 Raymer Ave., Ste. A, Fullerton, CA 92833
- **Property Type:** Industrial unit within a larger business park
- **Project Name:** The Raymer Business Center
- **Unit Size:** Approximately 3,180 SF
- **Parking:** Six (6) unreserved vehicle parking spaces
- **Use:** General office and warehouse for e-commerce and distribution of home goods

TENANT OVERVIEW

- **Lessor:** The Phillip Mulligan Trust Dated Dec. 12, 2002
- **Lessee:** Aria AM Group, LLC and Luis O. Carrera
- **Guarantor (Personal Guarantee):** Luis O. Carrera
- **Original Term:** Three (3) years
- **Lease Commencement:** July 1, 2022
- **Lease Expiration:** June 30, 2025
- **Lease Type:** Modified Gross

LEASE OVERVIEW

Current Base Rent:

\$4,516 per month (effective July 1, 2022)

Rent Schedule (Fixed Adjustments):

- 7/1/2022-6/30/2023: \$4,516/month
- 7/1/2023-6/30/2024: \$4,697/month
- 7/1/2024-6/30/2025: \$4,885/month

Common Area Operating Expenses (CAM):

- Lessee's Share: 3.99% of the Project's operating expenses
- Current Estimate: \$529.62/month (as of the execution date)

Security Deposit:

\$6,200

Expense Pass-Throughs:

Lessee is responsible for their share of Common Area Operating Expenses, which include costs for maintenance, repair, utilities for common areas, property management, and any increase in Real Property Taxes over the base year.

Insurance:

The Lessor (Insuring Party) maintains property insurance for the full replacement cost of the building, while the Lessee is responsible for liability insurance and personal property coverage.



LOCATION OVERVIEW | FULLERTON

2007 Raymer Avenue, Suite A, Fullerton, CA 92833 is in Orange County and part of The Raymer Business Center, an established industrial project totaling approximately 79,765 square feet. The property is in Fullerton's primary business district and offers convenient access to the 91 and 5 Freeways.

This industrial office condo benefits from one of North Orange County's most established and strategically positioned business environments. Fullerton offers immediate access to major transportation corridors, including the 91, 57, and 5 freeways, providing efficient connectivity across Orange County, Los Angeles County, and the broader Southern California region. This central location is particularly attractive for businesses that rely on regional distribution, professional services, or light industrial operations seeking proximity to both coastal and inland markets.

In addition to its logistical advantages, Fullerton is known for its diverse commercial base, skilled workforce, and business-friendly atmosphere. The city's mix of industrial, office, and institutional users supports long-term demand and stability, making it appealing to both investors and owner-users. An industrial office condo in this market offers the flexibility to combine office and warehouse functions while benefiting from strong tenant demand, limited comparable inventory, and the long-term fundamentals of a well-established Orange County submarket.



PREMIER FULLERTON LOCATION HIGHLIGHTS

REGIONAL CONNECTIVITY

Fullerton is strategically located in North Orange County, offering excellent access to major transportation corridors, including the 91, 57, and 5 freeways. This connectivity makes it a prime location for businesses that depend on efficient distribution throughout Southern California.

ECONOMIC STABILITY

Orange County has a diverse economic base and a limited supply of small- to mid-sized industrial “flex” condos. This scarcity generally supports long-term appreciation for owner/users and steady rent growth for investors.

LABOR POOL

The location is near major residential areas and educational institutions (like Cal State Fullerton), providing businesses with access to a skilled and varied workforce.

LOCATION

DISTANCE TO AIRPORT	18.0 mi.
DISTANCE TO SEAPORT	23.7 mi.
POPULATION 500 MILE RADIUS	46,828,073
POPULATION 250 MILE RADIUS	26,475,754
POPULATION 50 MILE RADIUS	14,883,033



HIGHLIGHTS

RAYMER BUSINESS PARK | PROFESSIONAL BUSINESS PARK ENVIRONMENT

Being part of an established business park, such as The Raymer Business Center, provides a cohesive, professionally managed environment. The project includes well-maintained common areas, including internal roadways, landscaped grounds, and designated loading zones.

The Raymer Business Center is within MG (Manufacturing, General) zoning, allowing a broad range of industrial uses, including light manufacturing, warehousing, distribution, logistics, storage, and e-commerce operations.

Strategically positioned near Downtown Fullerton and with convenient access to the 91, 5, 57, and 605 freeways, the property also benefits from regional connectivity to the Ports of Los Angeles and Long Beach, supporting efficient transportation and distribution operations.

STRATEGIC “FLEX” SUITABILITY

The location is specifically approved for general office and warehouse use, with a focus on e-commerce and distribution.

- ▶ **Owner/User:** The site plan and floor plan indicate a layout that supports both professional administrative operations and logistics-heavy warehouse activities.
- ▶ **Investor:** E-commerce and distribution are high-demand sectors. The location's ability to support these uses makes it a resilient asset in the industrial marketplace.

ACCESSIBILITY AND PARKING

The unit has direct access to Raymer Ave. It includes six (6) unreserved vehicle parking spaces, a substantial allocation for a 3,180-square-foot unit, facilitating easy access for employees, shippers, and customers.

INVESTOR ADVANTAGES

Retaining the current tenant, Aria AM Group, LLC, provides a stabilized income stream with several built-in protections for the landlord.

FINANCIAL STABILITY & PERSONAL GUARANTEE

The lease is not only held by a corporate entity but is also personally guaranteed by Luis O. Carrera. This provides a secondary layer of security for the rent payments.

LIMITED MAINTENANCE EXPENSES

While this is a “Gross” lease, the tenant is still responsible for their 3.99% share of any increases in operating expenses and property taxes over the base year. The Lessee is obligated to maintain service contracts for critical systems, such as HVAC and plumbing, at their own expense.

KEY PROPERTY ATTRIBUTES

- ▶ Efficient layout featuring high-clearance warehouse space and dedicated office areas separated by a hallway.
- ▶ Ground-level roll-up door (approximately 10' x 12') for ease of loading and unloading
- ▶ Approximately 16'-17' clear height with foil-insulated ceilings with 100% sprinkler coverage
- ▶ Located within Fullerton's business district, with convenient access to the 91 and 5 freeways



OWNER/USER ADVANTAGES

The property is also highly attractive for an owner/user due to its size, location, and lease expiration, which has occurred.

VACANCY FOR POSSESSION

The current lease expired on June 30, 2025. This will allow a buyer to acquire the property now and plan to move their own business into the space once a vacancy notice is issued to the current tenant.

FLEXIBILITY OF SPACE

The unit is approximately 3,180 square feet and is built for a mix of general office and warehouse use. This versatile “flex” layout is ideal for a wide range of small businesses needing professional office space alongside distribution, showroom, or storage capabilities.

PARKING AND ACCESS

The unit includes six unreserved parking spaces, a generous allocation for a unit of this size, and supports an owner/user with employees or frequent visitors.

CONTROL OVER ALTERATIONS

An owner/user would no longer need to seek “Lessor’s consent” for interior non-structural alterations, which the current tenant is strictly required to do under the existing lease.



PHOTO GALLERY



PHOTO GALLERY



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