

1020 N HARBOR BLVD

SANTA ANA, CA



FREE STANDING AUTO REPAIR BUILDING
FOR SALE // ±9,502 SQUARE FEET

EXCLUSIVELY LISTED BY: **BRIAN GARBUTT**

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COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

 **GARBUTT**
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"Maximizing Property Values"™

Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 1020 N Harbor Blvd, Santa Ana, CA (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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1020
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04
PROPERTY
DESCRIPTION

06
PROPERTY
AERIALS

08
PROPERTY
FLOOR PLANS

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property description

BUILDING PROFILE

<i>Property Address</i>	1020 N. Harbor Blvd, Santa Ana, CA
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<i>APN</i>	198-011-06
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<i>Location</i>	Orange County
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<i>Land Size</i>	±1.20 AC
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<i>Year Built</i>	1960
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<i>Building Size</i>	±9,502 Square Feet
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<i>Zoning</i>	C2
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<i>Parking</i>	2.95:1,000
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<i>Frontage</i>	96' on Harbor Blvd.
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property overview

OFFERING SUMMARY

Lee & Associates® – Newport Beach, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 1020 N. Harbor Blvd. Built in 1960 this auto repair, multi-tenant building consists of approximately 9,502 square feet and is located in the prestigious city of Santa Ana, California. 1020 N. Harbor Boulevard offers the unique opportunity to occupy a multi-tenant auto use industrial building for a buyer and use the in-place income from the other tenants to offset their occupancy costs.

PROPERTY HIGHLIGHTS

- Freestanding multi-tenant auto uses industrial building with up to 9,502 sf available for a user to occupy.
- 3 Existing MTM leases in place with below market rents.
- 96' of frontage on Harbor Boulevard.
- Located on major retail thoroughfare.
- Outside storage

OFFERING SUMMARY

- Available Space for Lease: $\pm 2,001$ SF - 9,502 SF
- Offering Price: \$5,250,000



1020
N HARBOR BLVD.

N Harbor Blvd

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W 11th St

Villardson Way

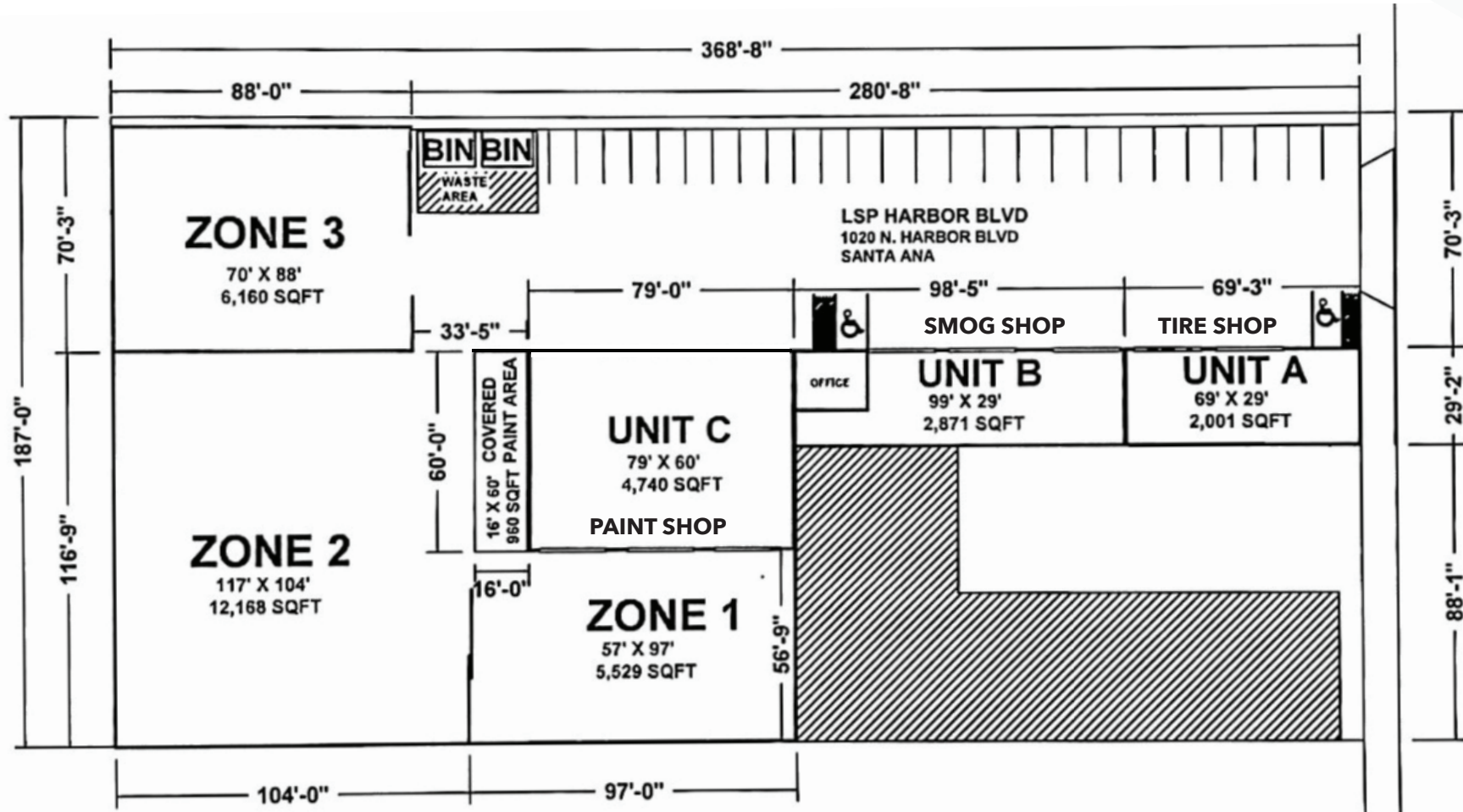
1020
N HARBOR BLVD.

WESTMINSTER AVENUE

N HARBOR BLVD

N JACKSON STREET

floorplan





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