

## VALLEY VIEW COMMERCE CENTER

14515-14565 VALLEY VIEW AVENUE  
SANTA FE SPRINGS, CA



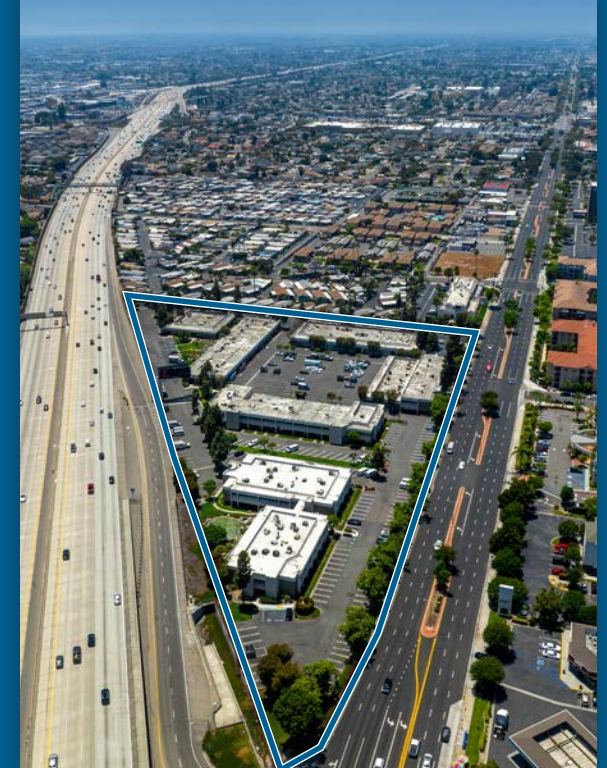
## BRIDGECREEK BUSINESS PARK

12752-12882 VALLEY VIEW STREET  
GARDEN GROVE, CA



## CEDARBROOK BUSINESS PARK

12800-12900 GARDEN GROVE BOULEVARD  
GARDEN GROVE, CA



# FOR SALE

INDIVIDUALLY OR COMBINED

## BUSINESS PARK PORTFOLIO

THREE BUSINESS PARKS TOTALING 517,333 SQUARE FEET

***Voit***  
REAL ESTATE SERVICES

# THE OPPORTUNITY

Voit Real Estate Services, as exclusive advisors, are pleased to offer for sale as a portfolio or individually the fee simple ownership of three multi-tenant industrial business parks in Orange County, California, totaling 517,333 sq. ft.

Combined, the projects contain units in sizes ranging from 328 - 8,170 sq. ft. Each project offers enhanced landscaping, appealing tenant common areas and a balanced mix of service retail, office and industrial tenancies.

The West Orange County and Mid-Cities markets are two of the top investment markets in the country with excellent access to major transportation routes servicing Southern California and the Western United States. Both the West Orange County and Mid-Cities markets offer convenient access to the Ports of Los Angeles and Long Beach as well as major area airports which include Los Angeles International Airport, Long Beach, John Wayne and Ontario International Airport.

# FINANCIAL HIGHLIGHTS

**YEAR 1 NOI\***  
**\$6,844,494**

**YEAR 2 NOI\***  
**\$8,259,622**

*\*Based on current property taxes.*

# INVESTMENT HIGHLIGHTS



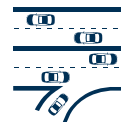
Each project offers a diverse mix of retail, office and industrial units in desirable sizes and configurations to accommodate a variety of uses and tenant expansion needs.



Historically, the projects have enjoyed high occupancy levels with strong tenant retention and minimal tenanting costs on rollover.



The projects are located in two of Southern California's strongest performing and most desirable industrial submarkets.



Each project features a high-identity location with major street exposure and convenient freeway access. The Cedarbrook Business Park also boasts frontage on the Garden Grove (22) freeway.



Each project is served by multiple drive entrances providing excellent vehicle and truck circulation throughout each project.



The high cost of construction and lack of land for development has created significant economic barriers to new business park developments making these assets virtually irreplaceable.



Privately owned, managed and maintained to the highest professional standards.

# PROPERTY DESCRIPTION

	VALLEY VIEW COMMERCE CENTER	BRIDGECREEK BUSINESS PARK	CEDARBROOK BUSINESS PARK
<b>TOTAL RENTABLE AREA</b>	210,098 Sq. Ft.	163,286 Sq. Ft.	143,949 Sq. Ft.
<b>PARCEL NUMBER</b>	8069-006-045	217-052-01, 02	101-020-56
<b>LAND SIZE</b>	14.26 Acres	9.60 Acres	8.11 Acres
<b>OFFICE/RETAIL AREA</b>	71,911 Sq. Ft. (34.2%)	91,209 Sq. Ft. (56%)	80,210 Sq. Ft. (55.5%)
<b>INDUSTRIAL AREA</b>	138,187 Sq. Ft. (65.7%)	69,758 Sq. Ft. (44%)	64,226 Sq. Ft. (44.5%)
<b>PROJECT TYPE</b>	Planned Development Overlay	Planned Unit Development (Allows for retail, office and industrial uses)	Planned Unit Development (Allows for retail, office and industrial uses)
<b>TOTAL NUMBER OF BUILDINGS</b>	Six	Nine	Seven
<b>UNIT SIZE RANGES</b>	919 - 3,409 Sq. Ft.	328 - 5,527 Sq. Ft.	369 - 8,170 Sq. Ft.
<b>NUMBER OF TENANTS</b>	One Hundred Nine (109)	One Hundred Seventy One (171)	One Hundred Three (103)
<b>YEAR BUILT</b>	1989	1977	1978
<b>CONSTRUCTION TYPE</b>	Concrete Tilt-Up	Concrete Tilt-Up / Frame and Stucco	Concrete Tilt-Up
<b>LOADING DOORS</b>	Ground level doors in industrial units	Ground level doors in industrial units	Ground level doors in industrial units
<b>POWER</b>	100 Amps, 120/208 Volt, 3-Phase (to be verified)	100 Amps, 120/208 Volt, 3-Phase (to be verified)	100-400 Amps, 120/208 Volt (to be verified)

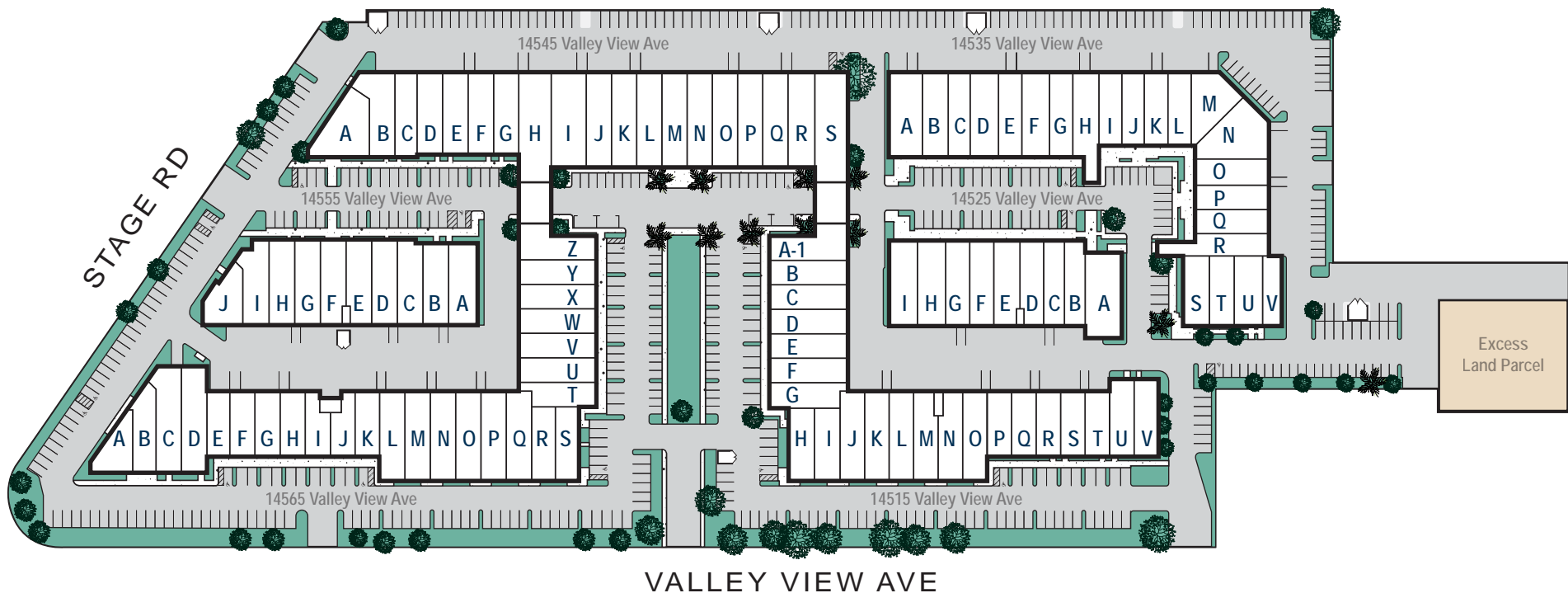




# LOCATION MAP

# SITE PLANS

## VALLEY VIEW COMMERCE CENTER

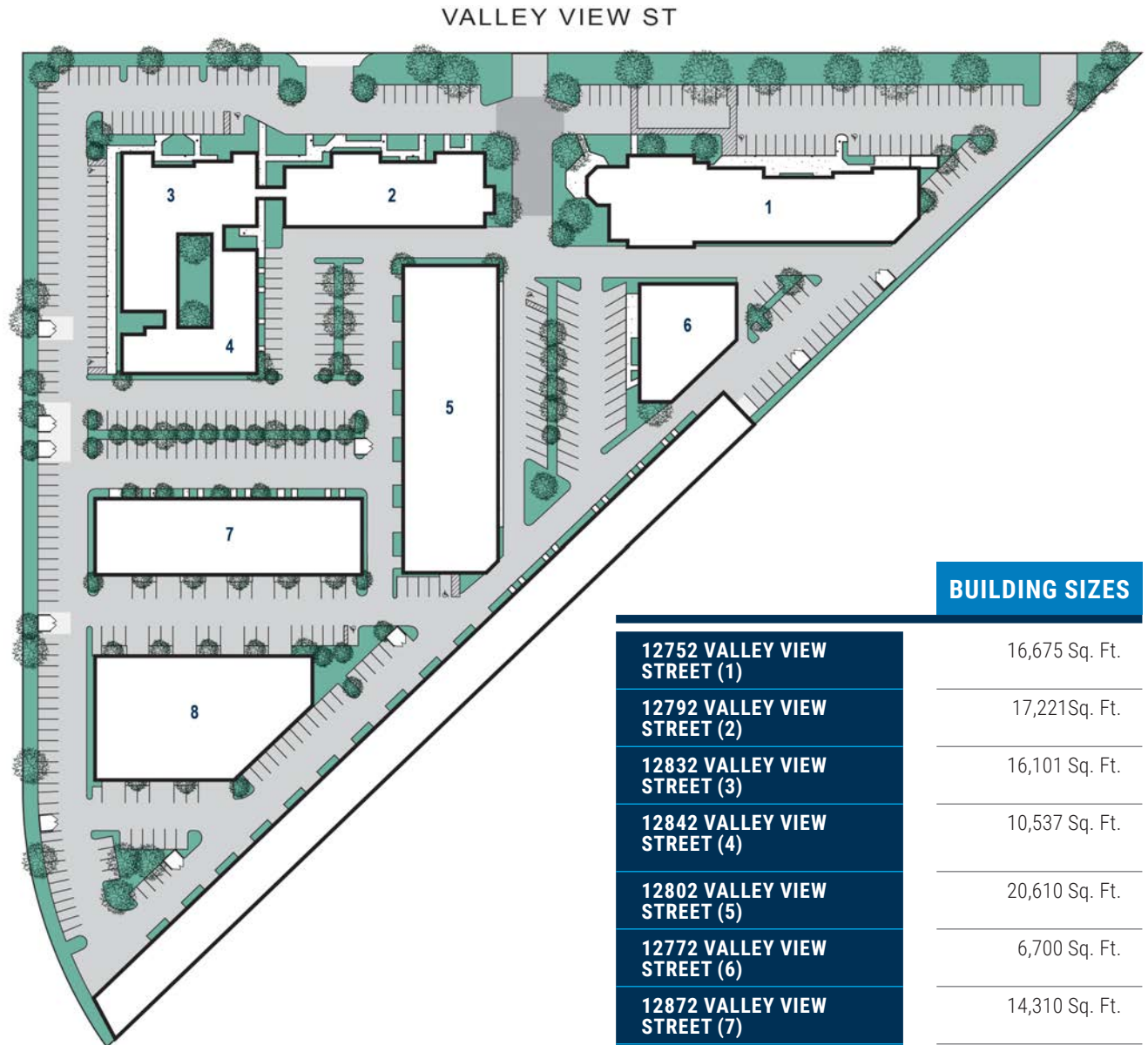


	14515 VALLEY VIEW AVE	14525 VALLEY VIEW AVE	14535 VALLEY VIEW AVE	14545 VALLEY VIEW AVE	14555 VALLEY VIEW AVE	14565 VALLEY VIEW AVE
Building Size	38,450 Sq. Ft.	19,121 Sq. Ft.	41,290 Sq. Ft.	43,961 Sq. Ft.	22,632 Sq. Ft.	46,426 Sq. Ft.



# SITE PLANS

## BRIDGECREEK BUSINESS PARK



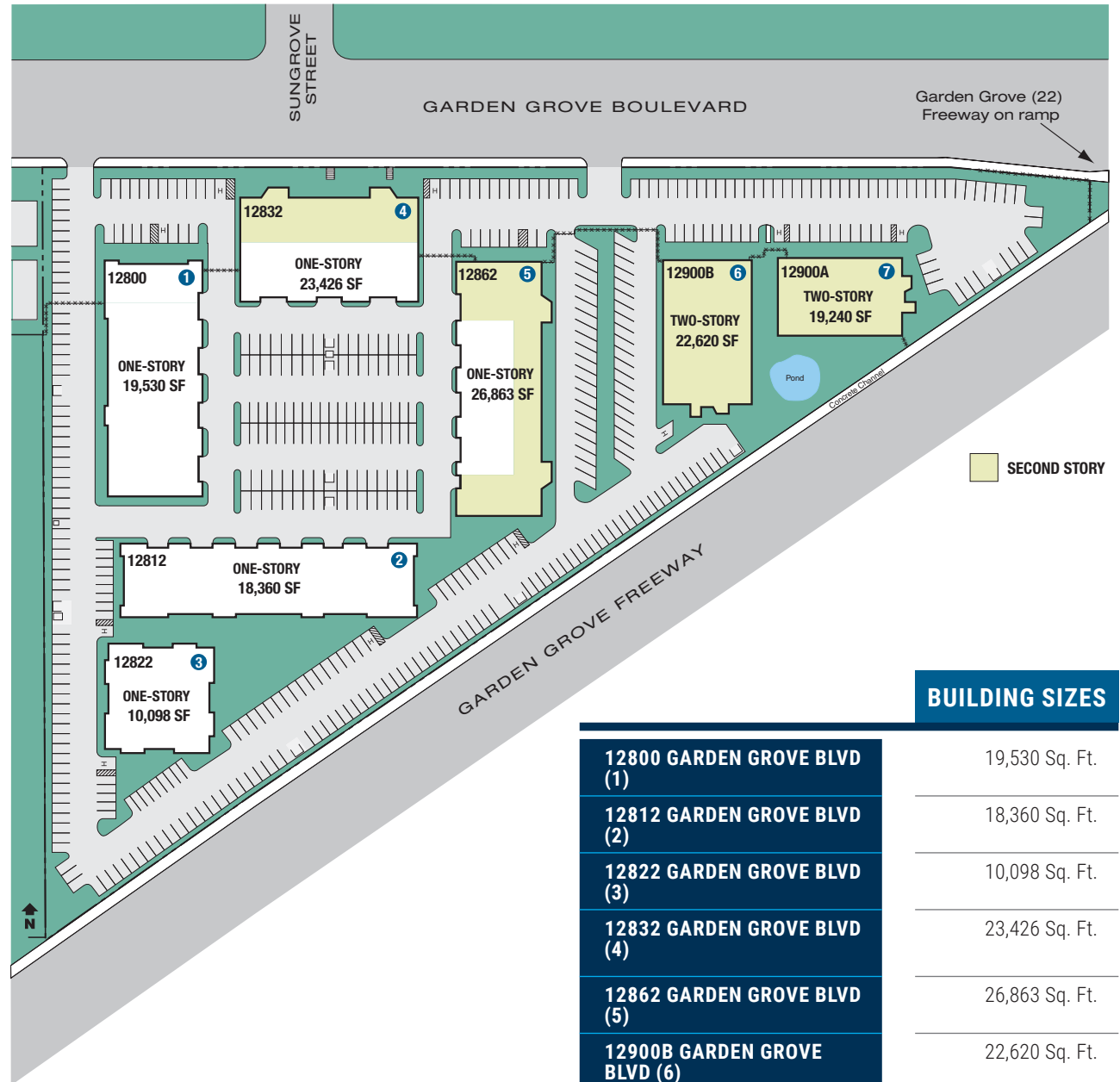
### BUILDING SIZES

12752 VALLEY VIEW STREET (1)	16,675 Sq. Ft.
12792 VALLEY VIEW STREET (2)	17,221 Sq. Ft.
12832 VALLEY VIEW STREET (3)	16,101 Sq. Ft.
12842 VALLEY VIEW STREET (4)	10,537 Sq. Ft.
12802 VALLEY VIEW STREET (5)	20,610 Sq. Ft.
12772 VALLEY VIEW STREET (6)	6,700 Sq. Ft.
12872 VALLEY VIEW STREET (7)	14,310 Sq. Ft.
12882 VALLEY VIEW STREET (8)	16,366 Sq. Ft.
12812 VALLEY VIEW STREET (9)	28,069 Sq. Ft.



# SITE PLANS

## CEDARBROOK BUSINESS PARK





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