

**14211-14221
EUCLID ST
GARDEN GROVE CA**

**RETAIL SHOPPING PLAZA
15 UNITS FULLY LEASED**

\$10,400,000

**19,713 SQFT BUILDING
71,034 SQFT LOT SIZE**

**TENANTS PAY ONTIME
NEW PARKING LOT
WELL MAINTAINED
FULLY LEASED
NEW ROOF**



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EXCLUSIVE OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

Welcome to the epitome of commercial real estate excellence! Nestled in the vibrant heart of Bolsa community, this rare gem of a 19,713 sqft retail shopping plaza offers an unparalleled investment opportunity. Boasting 15 units of prime retail space, this meticulously maintained property is a testament to enduring quality and savvy investment potential.

Each of the 15 units is fully occupied by long-standing tenants, underscoring the stability and reliability of this investment

Situated on a spacious 71,034 square foot corner lot, this plaza enjoys maximum visibility and accessibility. With a high traffic count and proximity to bustling thoroughfares, it's a magnet for both shoppers and business owners alike. Its coveted location makes it a top choice for entrepreneurs looking to establish or expand their enterprises.

The property boasts a new roof and freshly redone parking lot, ensuring not only a visually appealing facade but also long-term durability and reduced maintenance costs for the discerning investor.

Properties of this caliber and location rarely come onto the market, making this a truly exceptional investment opportunity. With a scarcity of comparable offerings, this plaza stands out as a coveted asset in the competitive world of commercial real estate.

With 13 tenants in place and some leases expiring, there's potential for increased rental income. By transitioning month-to-month leases to long-term agreements at market rates, savvy investors can unlock additional revenue streams and maximize the plaza's profitability.

Don't miss out on the opportunity to own a piece of Bolsa community's bustling commercial landscape. Whether you're a seasoned investor seeking a stable income stream or a visionary entrepreneur looking to establish your business in a thriving location, this retail shopping plaza promises enduring value and limitless potential. Contact us today to schedule a viewing and secure your stake in this prime investment opportunity!

14211-14221 EUCLID ST GARDEN GROVE CA



INVESTMENT OVERVIEW

This 19,713 sqft retail shopping plaza nestled in Bolsa community offers an unparalleled investment opportunity. With 15 fully occupied prime retail units, stability and reliability are guaranteed, underscored by long-standing tenants. Situated on a spacious 71,034 square foot corner lot, this plaza enjoys maximum visibility and accessibility, attracting both shoppers and business owners. Newly renovated with a fresh roof and parking lot, it promises enduring quality and reduced maintenance costs. With limited comparable offerings, this plaza stands out as a coveted asset. With potential for increased rental income through transitioning leases to market rates, savvy investors can unlock additional revenue streams



14211-14221 EUCLID STREET
GARDEN GROVE CA 92843



BUILDING 19,713 SQFT



LOT SIZE 71,034 SQFT



PRICE \$10,400,000



PRICE PER SQFT \$527



ZONING PUD-104-81



CAP PRO FORMA 5.6%



PARKING SPACE 85

INVESTMENT HIGHLIGHTS

- Fully Leased with Long-Term Tenants: Each of the 15 units is fully occupied by long-standing tenants, underscoring the stability and reliability of this investment. With a commitment to excellence and a track record of longevity, these tenants contribute to the consistent cash flow of this exceptional property.
- Highly Sought-After Location: Situated on a spacious 71,034 square foot corner lot, this plaza enjoys maximum visibility and accessibility. With a high traffic count and proximity to bustling thoroughfares, it's a magnet for both shoppers and business owners alike. Its coveted location makes it a top choice for entrepreneurs looking to establish or expand their enterprises.



- Ample Parking: The convenience of 85 dedicated parking spaces ensures ease of access for customers, enhancing the appeal of the plaza and supporting the success of its retail tenants.
- Rare Opportunity: Properties of this caliber and location rarely come onto the market, making this a truly exceptional investment opportunity. With a scarcity of comparable offerings, this plaza stands out as a coveted asset in the competitive world of commercial real estate.
- Recent Upgrades: The property boasts a new roof and freshly redone parking lot, ensuring not only a visually appealing facade but also long-term durability and reduced maintenance costs for the discerning investor.





RENT ROLL

	UNIT	SIZE	LEASE FROM	LEASE TO	CURRENT RENT	1ST YEAR	PRO FORMA
NEW DAY PHARMACY	14211 A	1,320	10/31/2017	10/31/2027	\$2,500	\$2,500	\$3,300 NNN
PARIS BAKERY	14211 B	1,500	01/01/2017	01/01/2022	\$1,900	\$4,500	\$3,750 NNN
VOGUE BEAUTY SALON	14211 C	881	05/01/2008	05/01/2022	\$1,600	\$2,200	\$2,200 NNN
SMOKING RIBS	14211 D	1,750	02/17/2015	06/30/2023	\$4,000	\$5,250	\$4,375 NNN
CAFE DIEN ANH	14211 E	1,120	05/01/2017	10/31/2027	\$2,700	\$2,700	\$2,800 NNN
TACH CAFE	14221 A-B	2,300	10/15/2020	10/30/2025	\$4,650	\$4,650	\$5,750 NNN
TOBACCO 99	14221 C	1,122	10/31/2017	10/31/2022	\$1,850	\$3,366	\$2,800 NNN
TJ TAX SOLUTIONS	14221 D	1,953	04/01/2012	02/01/2023	\$3,600	\$5,859	\$4,880 NNN
DENTAL OPFFICE	14221 E	1,320	06/01/2017	10/31/2027	\$2,850	\$2,850	\$3,300 NNN
DYNAMIX PHYSICAL THERAPY	14221 F	1,320	06/01/2012	10/31/2025	\$2,950	\$2,950	\$3,300 NNN
PHYSICIAN PARTNERS, IPA	14221 G-H	3,000	10/01/2013	05/01/2019	\$5,100	\$9,000	\$7,500 NNN
VIETSTAR CULTURE	14221 J	1,430	04/01/2019	04/03/2024	\$1,600	\$4,290	\$3,575 NNN
KIM PT BROWS	14221 I	1,000	06/15/2023	06/30/2026	\$1,600	\$1,600	\$2,500 NNN
TOTAL					\$36,900	\$51,715	\$50,030 NNN

FINANCIAL OVERVIEW

TOTAL INCOME

	CURRENT	1ST YEAR	PRO FORMA
RENT	\$442,800	\$620,580	\$600,360
VACANCY LOSS 3%	(\$13,284)	(\$18,617)	(18,010)
EXPENSE REIMBURSEMENT			\$156,189
TOTAL INCOME	\$429,516	\$602,413	\$738,539

TOTAL EXPENSES

	CURRENT	1ST YEAR	PRO FORMA
PROPERTY TAX	\$124,800	\$124,800	\$124,800
CAM	\$15,600	\$15,600	\$16,380
INSURANCE	\$14,295	\$14,295	\$15,009
TOTAL EXPENSE	\$154,695	\$154,695	\$156,189

CAP RATE

	CURRENT	1ST YEAR	PRO FORMA
SALE PRICE	\$10,400,000	\$10,400,000	\$10,400,000
NET ANNUAL INCOME	\$274,821	\$447,718	\$582,350
CAP RATE	2.7%	4.3%	5.6%



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