

100% LEASED INVESTMENT OPPORTUNITY

AVAILABLE TO AN OWNER/USER IN ±12 MONTHS

OFFERING MEMORANDUM



FOR SALE

±16,407 SF

**FREESTANDING HIGH IMAGE
INDUSTRIAL FACILITY**

**7445-7455 Lampson Avenue,
Garden Grove, CA**



7445-7455 LAMPSON AVE. Garden Grove, CA

CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the "Confidentiality Agreement") and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 7445-7455 Lampson Ave, Garden Grove, CA 92841 (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or DAUM Real Estate Services ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

This Memorandum is the property of the Owner and Broker and may be used only by parties approved by the Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

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THE OFFERING

Daum Commercial Real Estate Services is proud to present the rare opportunity to acquire 7445–7455 Lampson Avenue, a modern freestanding industrial/R&D facility located in the heart of Garden Grove, California. This ±16,407 square foot building sits on a ±44,301 square foot (1.02-acre) parcel, offering prime frontage along Western Avenue—one of the city’s primary industrial thoroughfares—and exceptional access to the 22, 405, and 605 Freeways.

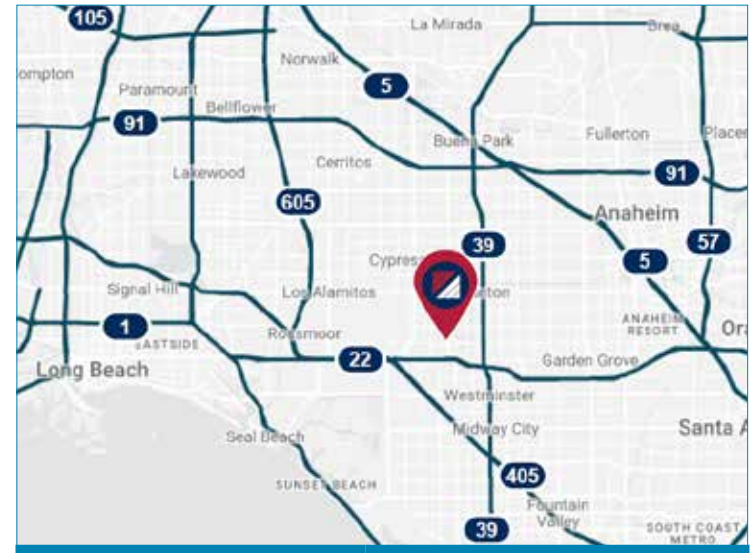
Originally constructed in 2006, the property is currently occupied by Auriga Space, Inc., a cutting-edge aerospace startup founded in 2022. Headquartered in California, Auriga is developing next-generation launch systems that use electrically powered electromagnetic technology to transport payloads to orbit—offering a revolutionary alternative to conventional rocket propulsion.

The facility features ±2,250 square feet of high-image office space, four (4) oversized ground-level loading doors (12’ x 12’), 21-foot warehouse clear height, and a heavy power supply of 1,600 amps at 277/480 volts (buyer to verify). The building is fully climate-controlled with 100% HVAC coverage and equipped with a fire sprinkler system rated at .33 over 3,000 square feet. Zoned for industrial or research and development use (buyer to verify), the property offers modern infrastructure ideal for a range of advanced manufacturing, aerospace, or high-tech applications. The surrounding area provides an abundance of retail, dining, and commuter amenities. The property also benefits from excellent proximity to key regional transportation infrastructure, including John Wayne Airport, Long Beach Airport, Los Angeles International Airport, and the Ports of Long Beach and Los Angeles.

This offering presents an exceptional opportunity for an owner-user or investor to acquire a fully improved, high-image facility in one of Orange County’s most strategic and supply-constrained industrial markets.

PROPERTY HIGHLIGHTS

 **±16,407 SF AVAILABLE**
 **21' CLEAR HEIGHT**
 **100% LEASED INVESTMENT**
 **SALE PRICE: \$5,496,345.00 (\$335 PSF)**
5.23% CAP RATE



TOTAL BUILDING SIZE	±16,407 SF
TOTAL LAND AREA	±44,301 SF
OFFICE AREA	± 2,250 SF
RESTROOMS	Four (4)
GL DOORS	Four (4) (12'x12')
CLEAR HEIGHT	21 ft
SPRINKLERED	.33/3000
POWER	1600 Amps 277/480 Voltage 3 Phase (Buyer to Verify)
HVAC	100% Capacity
TENANT	Auriga Space, Inc. https://www.aurigaspaces.com/
OTHER	2006 Construction Warehouse Skylights Closed Circuit Security Cameras

EXECUTIVE SUMMARY



LEASE SUMMARY

General Terms	
TENANT	Auriga Space, Inc.
LEASE FORM	AIR Standard Ind Single-Tenant- Net
COMMENCEMENT	May 01, 2024
EXPIRATION DATE	May 31, 2027
OPTION TO EXTEND	N/A
ANNUAL INCREASES	4%
BASE RENT SCHEDULE	5/1/25 - 4/30/26: \$23,035.00 (\$1.40 psf NNN) 5/1/26 - 5/31/27: \$23,957.00 (\$1.46 psf NNN)

INVESTMENT SUMMARY

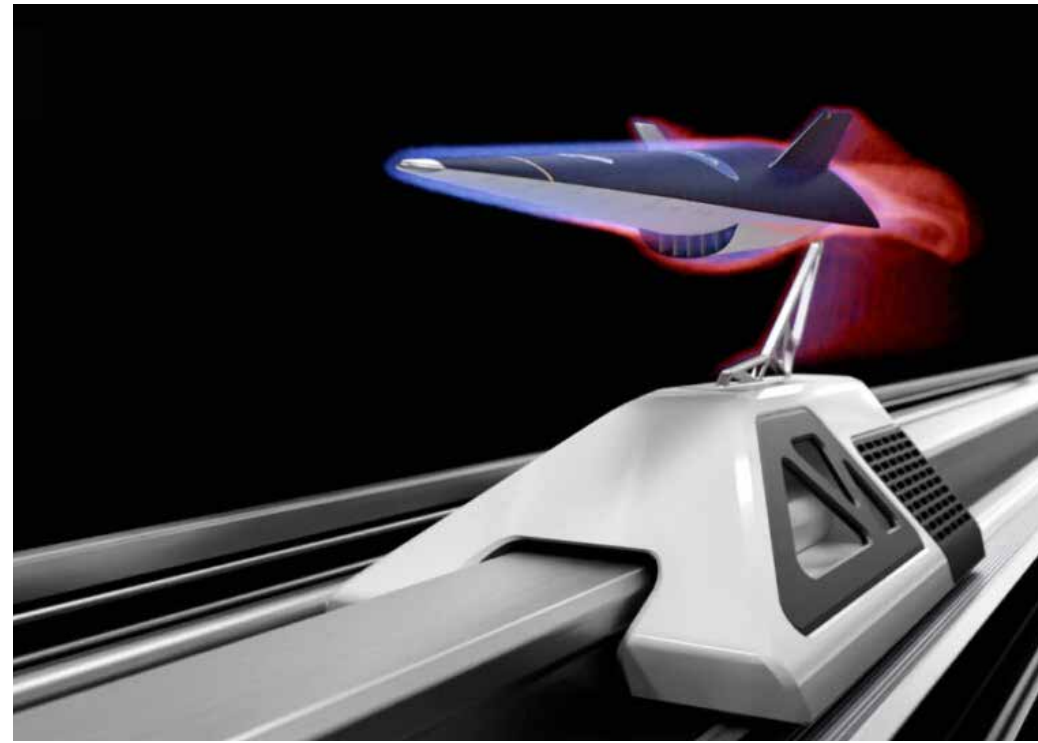
TOTAL BUILDING SIZE	±16,407 SF
PERCENT LEASED	100%
PURCHASE PRICE	\$5,496,345.00
PRICE PER SF	\$335
CAP RATE	5.23%
LEASE DOCUMENT	AIR Standard Ind Single-Tenant- Net
ANNUAL RENT INCREASES	4%
CURRENT MONTHLY BASE RENT	\$23,957.00 (\$1.46 PSF NNN)
MONTHLY OPERATING EXPENSES	\$6,235.00 (\$0.38 NNN)
NET OPERATING INCOME (NOI) YR1	\$287,484.00

ABOUT THE TENANT



Auriga Space is a U.S.-based aerospace startup developing an electrically powered electromagnetic launch system designed to replace traditional rocket boosters for hypersonic testing and orbital launches. Using a maglev-style linear accelerator, the system can propel payloads to speeds exceeding Mach 6, drastically reducing fuel requirements by enabling rockets to fire only for the final stage to orbit. Their technology roadmap includes Prometheus, a lab-scale hypersonic test platform; Thor, a full-scale outdoor accelerator; and Zeus, an orbital launch capability. Backed by \$4.6 million in seed funding, \$1.4 million in U.S. government contracts, and an additional \$6 million in investment, Auriga Space is positioning itself as a cost-effective, sustainable alternative for high-speed and space launch missions.

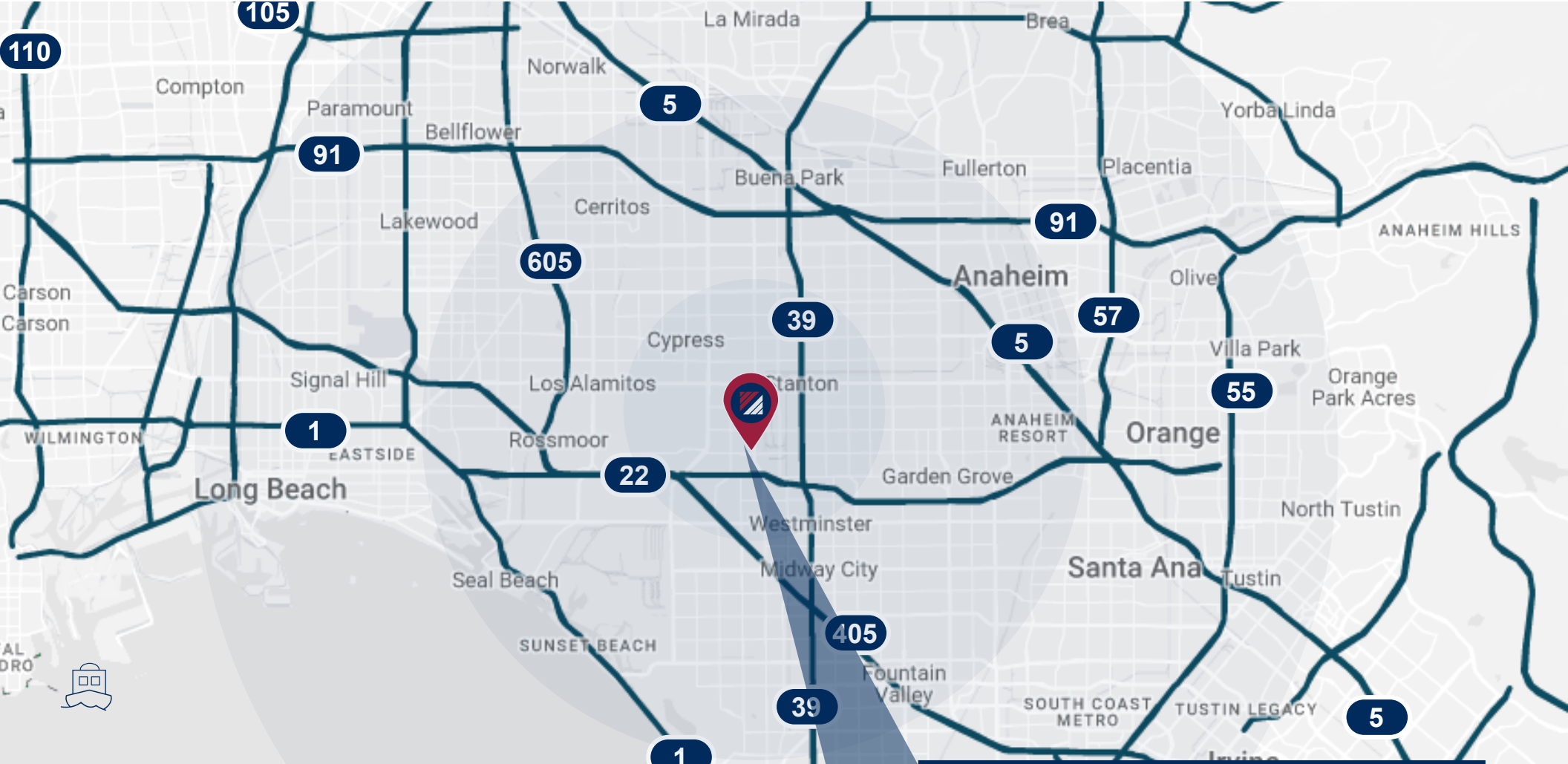
TENANT	Auriga Space
LOCATION	Garden Grove, CA (Orange County)
CORE SERVICES	Electromagnetic Launch Systems, Hypersonic Testing Platforms, Orbital Launch Capabilities
SERVICE FEATURES	Maglev-style linear accelerator, Mach 6+ speeds, reduced rocket fuel use, scalable platforms (Prometheus, Thor, Zeus)
WEBSITE	https://www.aurigaspacespace.com/









PROPERTY PHOTOS

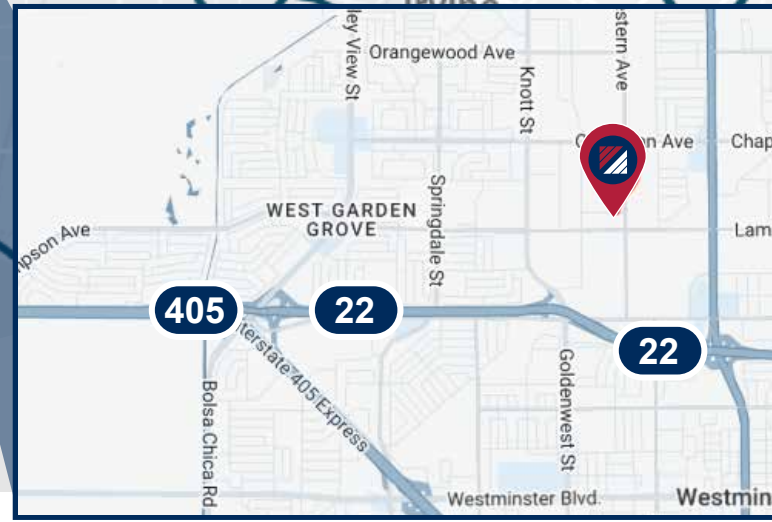


PROPERTY OVERVIEW



KEY DISTANCES

	CA-39 0.7 miles		Port of Long Beach 19.2 miles
	CA-22 0.8 miles		Port of Los Angeles 20.6 miles
	CA-405 2.4 miles		John Wayne Airport 16.7 miles



MARKET OVERVIEW

GARDEN GROVE MARKET OVERVIEW



As of mid-2025, the industrial real estate market in Garden Grove—and the broader Orange County region—is experiencing a period of adjustment. Vacancy rates have increased significantly from historic lows, while leasing activity has cooled as many tenants opt to renew existing leases rather than expand or relocate. Net absorption has turned negative, reflecting reduced demand and tenant consolidation across the region. Landlords are responding to the softer market by offering greater concessions, including free rent and tenant improvement allowances, to remain competitive. Despite the pullback in leasing velocity, investment activity remains solid, with steady buyer interest and relatively stable cap rates, particularly for well-located or owner-user properties.

New development is limited due to ongoing land constraints and the high cost of redevelopment, helping prevent oversupply in the near term. Most transactional activity continues to involve smaller footprint spaces, while larger users remain cautious amid broader economic uncertainty. Looking ahead, the industrial sector is expected to stabilize and gradually rebound as supply tightens and long-term drivers such as e-commerce logistics, manufacturing, and nearshoring regain momentum. In Garden Grove, fundamentals remain relatively sound due to its strategic location and strong transportation connectivity, although tenants will likely maintain the upper hand in lease negotiations through the remainder of the year.

ORANGE COUNTY MARKET OVERVIEW

Looking ahead, Orange County’s industrial market is expected to stabilize as macroeconomic headwinds ease and structural demand drivers—such as e-commerce, regional logistics, and nearshoring—reassert their influence. Investment opportunities lie in value-add acquisitions, particularly properties with below-market rents or lease rollover potential, as well as those in redevelopment-constrained areas where supply growth is limited. The market is also benefiting from broader policy tailwinds and favorable regulatory shifts that may unlock further investor incentives. With minimal new construction and a projected rebound in tenant demand by late 2025 into 2026, investors positioned now in well-located, functional assets are poised to benefit from renewed absorption, income growth, and long-term value creation.



Total Population
171,949



Number of Households
50,343



Average Households Income
\$109,672



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