

FOR SALE

Guthrie Batavia Business Center, Orange
Central OC Office Condos Ranging From $\pm 1,232$ -SF to $\pm 2,511$ -SF



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Market. This section contains a loan illustration, potential depreciation scenario, and key sale comps demonstrating Guthrie Batavia Business Center is priced attractively. **Pages 11-15**

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SUMMARY



Offering **Guthrie Batavia Business Center, Orange, CA 92867**

Recently renovated commercial condo project built in 1982 in the immediate vicinity of OC Vibe, Angel Stadium, Honda Center, the 5, 22, 57, 55 and 91 Freeways, and endless amenities.

1588 N Batavia St, Orange

Unit C – ±1,232-SF 2nd Floor Office Condo - \$462,000 (±\$375/SF)

Unit D – ±1,466-SF 2nd Floor Office Condo - \$549,750 (±\$375/SF)

1594 N Batavia St, Orange

Units C&D – ±2,511-SF 2nd Floor Office Condo - \$941,625 (±\$375/SF)

Parking

Surface parking is free and not reserved within Guthrie Batavia Business Center at a ratio of ±3/1,000-SF.

Association

Association dues vary by condo size. The association is responsible for the roof, landscaping, parking lot maintenance, and common area maintenance and insurance. The association recently slurred and restriped the parking lot.

Condition

Ownership recently installed brand new flat roofs in 2020 with 20-year warranties and new shingle roofs in 2025. Each condo has its own HVAC units that vary in condition and age.



HIGHLIGHTS

What Makes Guthrie Batavia Business Center Unique?

- Guthrie Batavia Business Center **offers small businesses the opportunity** to purchase their office space at an **attractive basis** in a great central Orange County location.
- Owner-user opportunity: the office condos will be delivered **vacant upon close of escrow** which will satisfy an SBA loan (with just a 10% down payment).
- The layout of the office condos is a **very functional mix** of private offices, open workspaces, restrooms, and incredible natural light throughout.
- This **dynamic location** is within close-proximity to the **5, 22, 57, 55 and 91 Freeways**, offering ease-of-access for employees. Guthrie Batavia Business Center is **less than two miles from the new OC Vibe development, Angel Stadium, the Honda Center, and ARTIC transportation hub**. The property is also located just minutes from expansive retail and dining amenities.
- Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. **Build equity for yourself instead of a landlord.**
- Guthrie Batavia Business Center is **priced attractively and at a discount to recent comps** that can be seen on page 14.



LOCATION

Surrounded by Major Freeways, International Attractions, and an Abundance of Retail



Guthrie Batavia
Business Center



AMENITIES

First Class Amenities in the Immediate Vicinity



PHOTOGRAPHS





***Improved office unit – 1570 N Batavia St, A-D**

SITE PLAN



* Site Plan Not to Scale

BATAVIA ST.

CURRENT AVAILABILITIES:

1570 N Batavia St*

4,156-SF Freestanding Office Building

- \$1,699,000 (\$409/SF)

1588 N Batavia St

Unit C - 2nd Floor Office Condo

- 1,232-SF
- \$462,000 (\$375/SF)

Unit D - 2nd Floor Office Condo

- 1,466-SF
- \$549,750 (\$375/SF)

1594 N Batavia St

Units C&D - 2nd Floor Office Condo

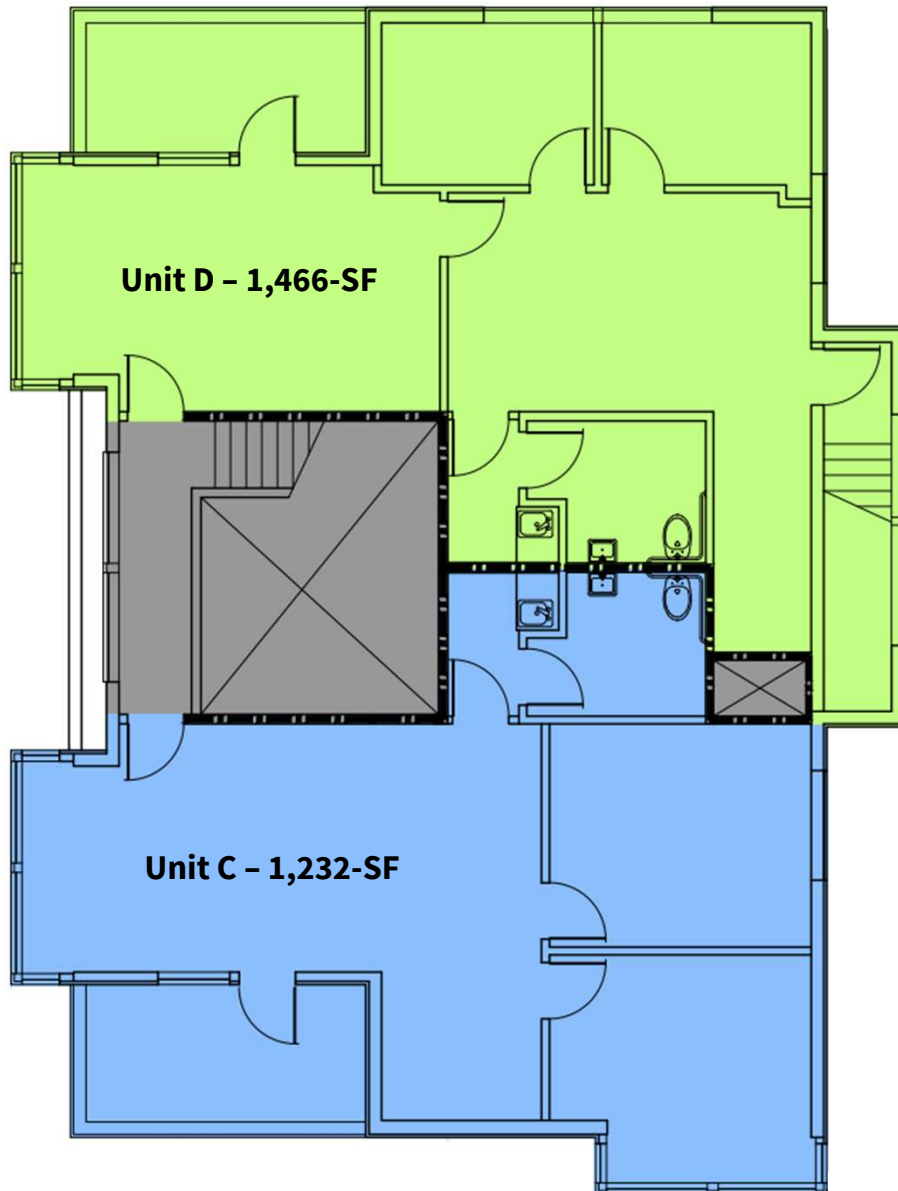
- 2,511-SF
- \$941,625 (\$375/SF)

*separate offering memorandum, contact broker for more information

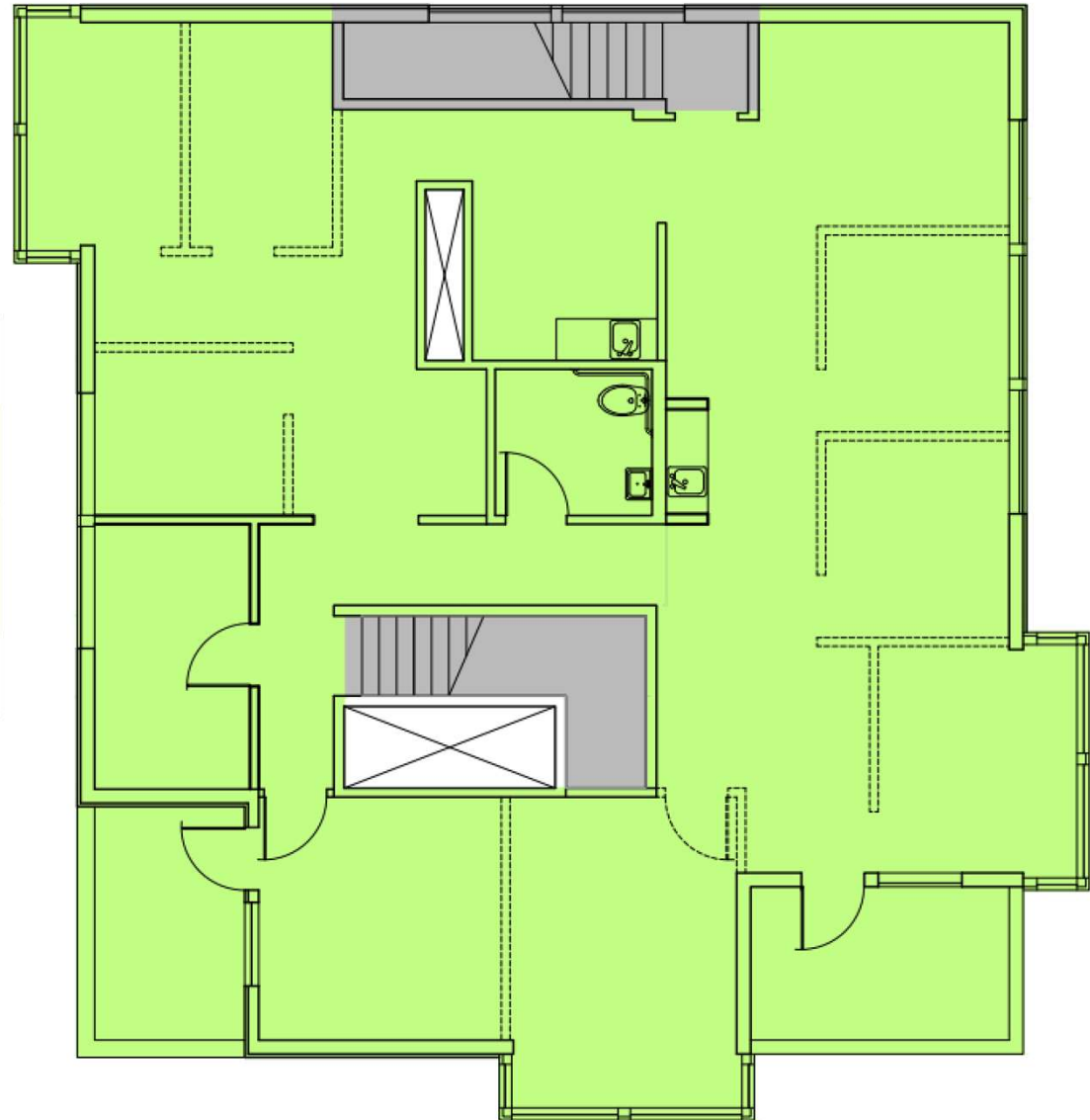
FLOOR PLANS



1588 N Batavia St



1594 N Batavia - Units C&D - 2,511-SF



PURCHASE VS LEASE ANALYSIS

Nearly \$100,000 saved in this example, plus the benefits of appreciation, depreciation, and cost segregation:

Situation: Business owner purchases and occupies a Guthrie Batavia Business Center condo for \$375/SF, with an initial investment of \$38/SF (10% down + estimated closing costs).

Estimated Monthly Costs

Typical Operating Expenses	\$0.75
Mortgage Payment	\$2.13
Amount of Principal in Mortgage Payment*	\$0.50

*This money is simply cash being converted to savings

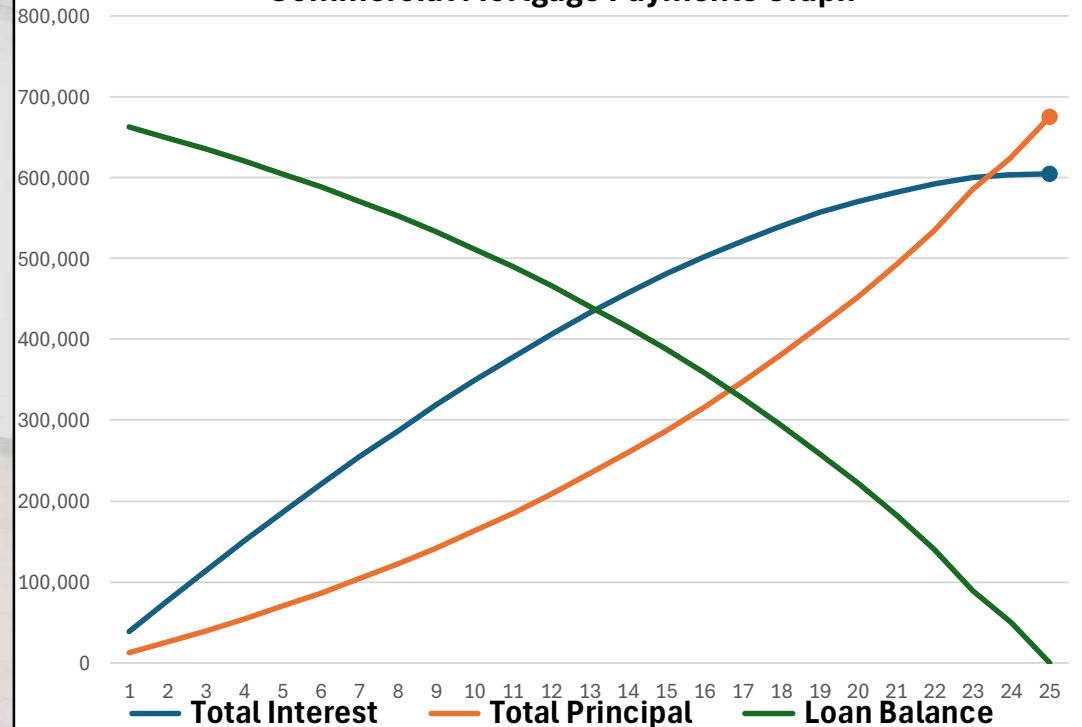
Estimated Monthly Cost to Own Year 1	\$2.38
Estimated Starting Lease Rate	\$2.50

The advantage of owning over leasing increases every year. Assuming lease rates increase by 3% annually and operating expenses increase by 2.5% annually, below is a ten-year comparative analysis of purchasing vs. leasing (per square foot):

Year	Lease Rate	Ownership Cost	Annual Savings	Cumulative
1	\$2.50	\$2.38	\$1.43	\$1.43
2	\$2.58	\$2.37	\$2.46	\$3.88
3	\$2.65	\$2.36	\$3.54	\$7.42
4	\$2.73	\$2.34	\$4.66	\$12.08
5	\$2.81	\$2.33	\$5.83	\$17.90
6	\$2.90	\$2.31	\$7.04	\$24.94
7	\$2.99	\$2.29	\$8.31	\$33.25
8	\$3.07	\$2.27	\$9.63	\$42.89
9	\$3.17	\$2.25	\$11.01	\$53.90
10	\$3.26	\$2.22	\$12.45	\$66.34

2,000-SF Condo Used as an Example

Commercial Mortgage Payments Graph



LOAN ILLUSTRATION



Purchase Price \$750,000	SBA 7(a)
Down Payment	\$75,000
Combined LTV%	90%
Loan Amount	\$675,000
Financed Fee	\$0
Rate (%)	5.80%
Amortization (Years)	25
Term (Years)	25
Total Monthly Loan Payments	\$4,267

Estimated Closing Costs	SBA 7(a)
SBA Guaranty Fee (Financed)	TBD
Appraisal	TBD
Environmental Report	TBD
SFR	TBD



BENEFITS OF DEPRECIATION



- **A cost segregation study** can reclassify an estimated 10–30% of the basis into short-life assets eligible for **100% bonus depreciation**, made permanent under the One Big Beautiful Bill Act for property acquired and placed in service after January 19, 2025. This allows an owner to immediately expense those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Buyers should consult their tax advisor.
- For example, if 20% of the purchase price qualifies for **100% bonus depreciation**, a 37% federal tax rate could generate approximately **\$55,000 in first-year tax savings**. Combined with a 10% SBA down payment of \$75,000, the **net first-year cash outlay would be only about \$20,000**.
- *This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.



SALE COMPS

Guthrie Batavia Business Center Sale Comps



Property	Sale Date	Size	Price P.S.F.	Market Insight
 1588 N Batavia St, A&B Orange	May 2026	2,007 SF	<u>\$823,000</u> \$410/sf	This office condo in Guthrie Batavia Business Center sold for \$410/SF in May of 2026. Guthrie Batavia Business Center 2 nd floor condos are a clear value priced \$35 per square foot less at \$375/SF.
 1590 N Batavia St Orange	Oct 2025	2,438 SF	<u>\$1,060,000</u> \$436/sf	This industrial/flex condo in Guthrie Batavia Business Center sold for \$435/SF in October 2025. Guthrie Batavia Business Center 2 nd floor office condos are a clear value priced \$61 per square foot less at \$375/SF.
 1572 N Batavia St, A&B Orange	Oct 2025	2,831 SF	<u>\$1,230,000</u> \$434/sf	This office condo in Guthrie Batavia Business Center sold for \$434/SF in October of 2026. Guthrie Batavia Business Center 2 nd floor condos are a clear value priced \$59 per square foot less at \$375/SF.

SALE COMPS

Guthrie Batavia Business Center is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 729-750 E Chapman Ave Orange	June 2026	1,044 SF	<u>\$640,500</u> \$614/sf	This 2 nd floor office condo, also located in Orange, sold for \$614/SF in June of 2026. As a similar offering, Guthrie Batavia Business Center is a clear value priced at \$375/SF.
 301 N Rampart St, B Orange	Feb 2026	1,317 SF	<u>\$555,000</u> \$422/sf	This office condo, also located in Orange, sold for \$422/SF in February of 2026. As a similar offering in a similar location, Guthrie Batavia Business Center is a clear value priced at \$375/SF.
 301 N Rampart St, A Orange	Dec 2025	1,212 SF	<u>\$480,000</u> \$396/sf	This office condo, also located in Orange, sold for \$396/SF in December of 2025. As a similar offering in a similar location, Guthrie Batavia Business Center is a clear value priced at \$375/SF.



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