

**Added Value Investment or Owner/User Property In North Orange County  
Commercial/Industrial 10,050 sq. ft. Building on .454 Acres/19,602 sq. ft. Lot  
5 Individual Separately Metered Suites With Double Net Leases  
Offered at \$3,450,000**

**8891 Watson St.**

**Cypress CA 90630**



- Rare Offering for Multi-Tenant Office/Commercial/Industrial Property
- Office Building Has Individual Meters, 10K Sq. Ft. on 19K sq. ft. Lot
- 100% Occupied W/Owner User Potential, Call for Details
- Large Flex Suite with Approximately 4000 sq. ft. of Cold Storage Space
- Fenced in Contractor Yard

Office: 949-254-4044 | Fax: 866-291-1863 | 34179 Golden Lantern St. Suite 103 | Dana Point, CA 92629

**Tony Morrison Commercial/Investments/Business/ Sales & Leasing**

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**Cypress, CA 90630**

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**Property Address:** 8891 Watson St. Cypress,  
CA 90630

**Parcel Numbers:** 262-412-05

**Property Type:** Commercial/Industrial

**Property Size:** ±10,050 Combined SF

**Rentable Space:** ±10,050 Combined SF

**Number of Units:** 5 Combined

**Year Built:** 1986

**Land Area:** ±.454 Combined Acres

**Zoning:** Commercial/Industrial



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## Location Highlights



Cypress, CA is a city in northwestern Orange County within Southern California. Its population was 50,151 at the 2020 census. Cypress is a bedroom community with a median income for 2025 of \$124,167 for its population. Cypress California is a coveted postcode in glamorous Orange County. A stone's throw from the beaches, and ringed by some of the region's best amusement parks which includes Disneyland and Knott's Berry Farm.



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## Property Highlights

- NOI is Approximately \$129,684 with New Taxes, Expenses, and Insurance
- Multi— Tenant Office/Industrial Building
- 5 Suites, All with individual Electric Meters, Landlord Pays for Water, Taxes, Insurance, and is Responsible for Roof and Structure
- Larger 5000 sq. ft. Suite has 2 Roll Up Doors for Light Industrial Use Cold Storage Use
- Potential for Owner/User, Please Call Tony Morrison at 949-254-4044 for More Details
- Please Do Not Disturb Tenants

## Financials

**Annual Gross Collected Rents \$198,000**

### Expenses

Cleaning	\$800 per month
Trash	\$300 per month
Electricity	\$300 per month
Insurance	\$500 per month
Maintenance	\$200 per month
New Taxes	<u>\$3593 per month</u>

**Annual Expenses \$68,316**

**NOI \$129,684**

### Rent Roll

Suite 101&102—1000 sq. ft. Office, 4350 sq. ft. Cold Storage Warehouse \$7400 Per Month, 4 Years left on Lease, may be delivered vacant.

Suite 103 – 600 sq. ft. \$1650 per month, 2 years left on lease, 3% increases

Suite 104 – 600 sq. ft. \$1500 per month, month to month.

Suite 200 —2200 Sq. Ft., Leaseback at \$4050 Per Month for 3-5 Years

Suite 201—1300 Sq. Ft., \$1900 Per Month, 3 Years Left on Lease



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