



## *HARBOR MESA PLAZA*

*Retail Office & Medical Offices  
1450 & 1460 N. Harbor Boulevard  
Fullerton, California*



*Exclusively Offered By:*

**VAL MESA REALTY GROUP, INC.**  
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## Investment Summary

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<b>Property Name:</b>	Harbor Mesa Plaza
<b>Property Address:</b>	1450 & 1460 Harbor Boulevard Fullerton, California 92835 APN: 028-220-023
<b>Owner:</b>	Harbor Mesa Med Plaza LLC
<b>Assessor Parcel Number:</b>	028-220-23
<b>Property Use:</b>	Retail Office & Medical Offices
<b>Net Rentable Area:</b>	13,550 S.F.
<b>Land Area:</b>	54,711 S.F. or 1.26 Acres
<b>Zoning:</b>	C-3 (Commercial)
<b>Year Built:</b>	1972/Renov 2002 & Newly Built 2002
<b>Construction Type</b>	Wood Frame & Stucco/Stone
<b>Parking Ratio:</b>	5.76 Per 1,000 S.F.
<b>Asking Price:</b>	<b>\$6,000,000 or \$442.80 PSF</b>
<b>Terms:</b>	All Cash at Close of Escrow
<b>Occupancy:</b>	100.00%
<b>Projected Net Annual Income:</b>	\$300,227
<b>Pro-Forma Capitalization Rate:</b>	5.00%



## **Investment Highlights**

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**Tenant Quality:**

The majority of the project is leased long-term to the Automobile Club of Southern California. The other two tenants are smaller medical and dental tenants.

**Investment Value:**

The current contract rent is \$2.16 per square foot on a triple net basis for the Automobile Club, which occupies 80% of the center and is considered a credit tenant. The other two tenants consist of local medical and dental tenants.

**Project Design:**

The property consists of a 1-story two building retail office, medical and dental office.

**Construction/Condition:**

The main building was built in 1972 and was fully converted in 2002 from a restaurant to a retail office for the Automobile Club. The smaller building was newly constructed in 2002. Both buildings are in good condition. The buildings have a wood frame structure with stone accents.

**Market Dynamics:**

The property is located in close proximity to St. Jude Providence Hospital and the North Orange County Courthouse as well as nearby Fullerton College and California State University of Fullerton.

**Neighborhood Dynamics:**

The project is situated in the affluent community of Sunny Hills. This neighborhood has some of the highest income levels and home prices in North Orange County.