

17260 NEWHOPE STREET

Fountain Valley, California

17260

 MOTIVE

 act

PERFORMANCE
INSTALLATION SERVICES

NATIONAL CREDIT TENANT - TEN (10) YEAR NNN LEASED INVESTMENT

Voit

REAL ESTATE SERVICES

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INVESTMENT THESIS

ONE ASSET, THREE WAYS TO WIN



INCOME: 10-YEAR NNN SALE-LEASEBACK PAYS FROM DAY ONE

In-place NOI of \$599,189 grows annually to \$816,633 equals $\pm 36\%$ Increase Growth by Year 10.
Absolute NNN Lease -Motive Energy pays taxes, insurance, and operating expenses.
The landlord carries no expense load for a decade.



BASIS: \$326.84 PSF, ROUGHLY 24% BELOW THE MARKET’S PROOF

Eight West County sales of 10,000 to 40,000 SF closed in 2026 at an average of \$428 PSF. This offering prices a modernized, solar-equipped, 100% leased building well below the average, and below every true comparable.



OPTIONALITY: SPECIFIC PLAN ZONING IN A CITY EXPANDING RESIDENTIAL CAPACITY

The parcel carries an SP designation in a city implementing its Housing Element through new Mixed Use and Very High Density designations. The lease funds the hold, while ownership studies the long-term land play.

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Exclusively listed by
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THE OFFERING

A RENOVATED FLEX ASSET WITH A DECADE OF CREDIT INCOME IN PLACE.

Voit Real Estate Services is pleased to present the opportunity to acquire 17260 Newhope Street, a 100% NNN leased industrial/flex tech building in the City of Fountain Valley consisting of ±29,372 rentable square feet. The Property has been completely modernized with over **\$3 million** in value-enhancing improvements. Its location in central Fountain Valley, one of Orange County's well-established industrial and business corridors, allows easy access via the 405, 22, and 55 freeways. The combination of strong in-place income and best-in-class image and improvements makes 17260 Newhope Street an attractive investment opportunity.

- **100% OCCUPIED** Leased in full to Motive Energy on a new ten (10) year NNN sale-leaseback commencing at close of escrow.
- **A Well Maintained and Unique Building** Built in 1990 and renovated in 2023, with minimal need for additional improvements.
- **Minimal Competition** An opportunity to own prime property in the heart of Orange County and the City of Fountain Valley

**\$9.60M**
OFFERING PRICE

**\$599,189**
IN-PLACE NOI

**6.25%**
CAP RATE

**10.06%**
IRR

**\$326.00**
PRICE PER SQUARE FOOT

**100%**
OCCUPANCY

**10 YEAR NNN**
SALE LEASEBACK

**±36%**
INCOME GROWTH OVER THE TERM



(www.motiveenergy.com)

PROPERTY SUMMARY

ADDRESS	17260 Newhope Street, Fountain Valley, CA
TOTAL BUILDING AREA	±29,372 SF
LAND:	±0.95 Acres
OFFICE:	1st Floor: ±7035 SF 2nd Floor: ±8,394 SF
WAREHOUSE:	±13,943 SF
ROOF:	Rainshield RS-1P-3W Roofing System
SOLAR SYSTEM:	150.5 KW Solar Photovoltaic Electrical Generation Facility
LOADING	1 Dock-High, 2 Ground Level (12'x14')
POWER	±1,200 Amps, 277V (Verify)
YEAR BUILT	1990
COMPLETED RENOVATION (Over \$3 Million in Improvements)	2023
PARKING	Common-area parking spaces (Secured per CC&R's) and ±50 designated parking spaces
CLEARANCE	±24'
ZONING	Industrial Zoning (NEC)

THE TENANT - COMPANY PROFILE

FIVE DECADES IN ENERGY. CATEGORY LEADERSHIP IN THREE NATIONAL MARKETS

Motive Energy (www.motiveenergy.com) has operated in the energy sector for more than fifty years, a longevity few private companies in any industry can claim. The company is part of the Motive Companies family, alongside affiliates Advanced Charging Technologies (ACT), Motive Infrastructure, and Motive Workforce, and runs four specialized divisions from a network of 30+ locations across eight western states, from Southern California through Texas and the Pacific Northwest.

That scale diversifies the tenant’s revenue across industries, geographies, and product lines, exactly the profile a landlord wants behind a 10-year commitment.

SUSTAINABLE SOLUTIONS

Award-winning EPC (Engineer, Procure, Construct) provider of commercial and industrial solar, battery storage, and EV charging. Headquartered at this property.

ENERGY CREDITS

Largest aggregator of energy credits in the United States for the material handling industry, managed across North America.

INDUSTRIAL BATTERIES & CHARGERS

Nation’s largest distributor of DEKA batteries, ACT chargers, and the ACTIntelligent battery management system.

AUTOMOTIVE & COMMERCIAL BATTERIES

Largest independently owned battery specialist on the West Coast.

THE BUILDING IS A HEADQUARTERS, NOT A BRANCH

17260 Newhope is the flagship of the Sustainable Solutions and ACT division, the tenant’s growth engine, and the sale-leaseback structure means Motive chose to commit its own capital and a decade of rent to stay here. Recent work includes new charging infrastructure at the Port of Los Angeles with Curtin Maritime, and company-wide operations that save 147 million+ kWh annually.



“We’re proud to pioneer a new phase of energy revolution. Our innovative energy solutions, empower our team and our partners to take control of their energy needs for a more sustainable future.”

COMPANY PROFILE

ACT – ADVANCED CHARING TECHNOLOGIE

Established in 2009, Advanced Charging Technologies revolutionizes forklift battery and charging solutions through innovation. Empowering clients and inspiring our team, unwavering commitment to quality drives us. Delivering sustainable, scalable solutions, we pave the path of progress for a thriving industry future.



50+ Years in the energy sector	40+ Locations across 8 western states	3 National category-leading positions	147M + kWh Customer energy saved annually
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A \$3 MILLION RENOVATION YOU CAN SEE



Distribution line, ±24' clear warehouse



Executive office



Executive conference room



Two-story lobby with feature stairs



Breakroom and Kitchen



Cubicles, second floor



Warehouse with racking and assembly



Classic office

LEASE ABSTRACT

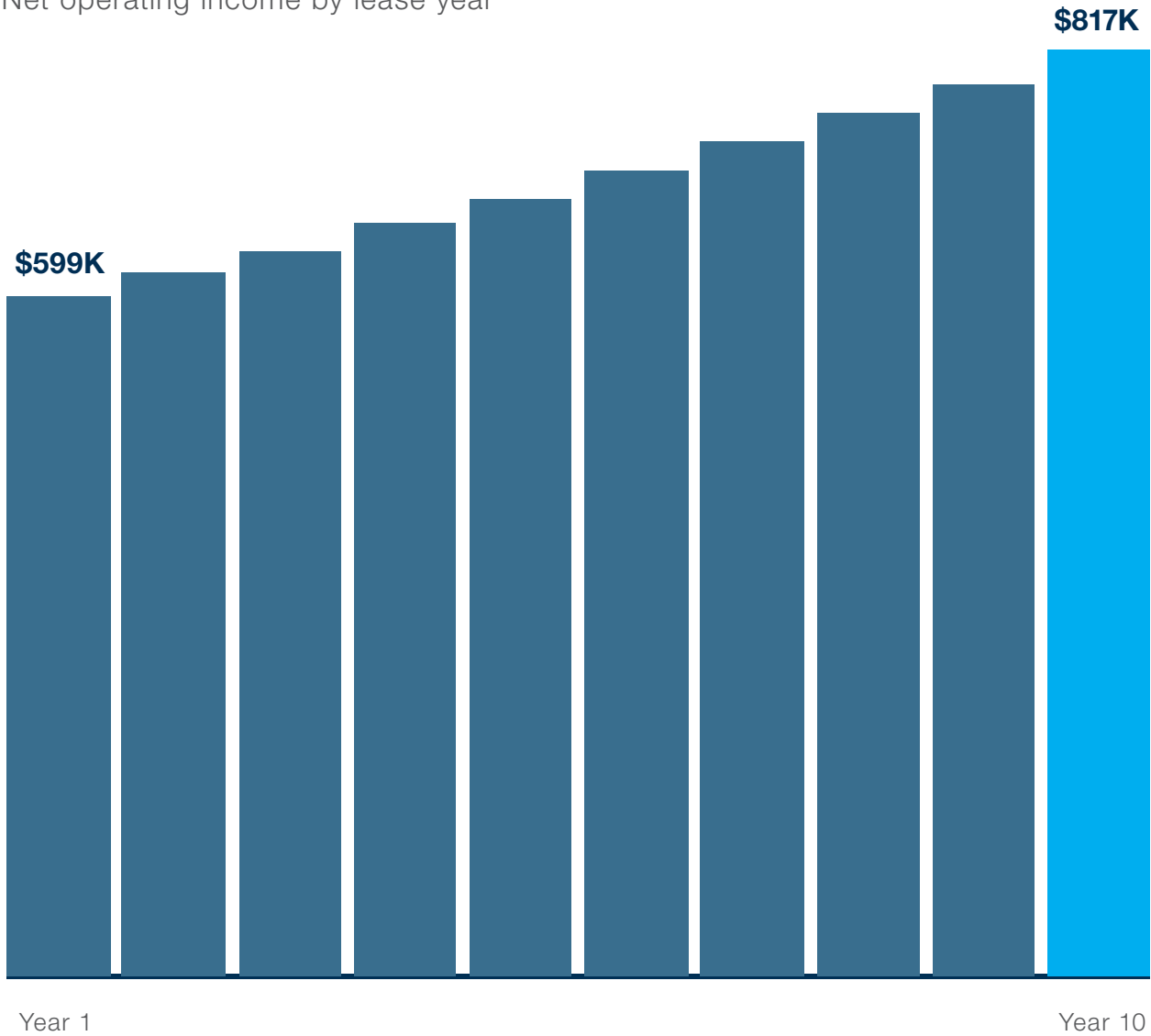
THE LEASE DOES THE WORK FOR TEN YEARS

LEASE TERMS	
Tenant	Motive Energy
Premises	±29,372 SF, 100% of the building
Lease Structure	Triple net (NNN) sale-leaseback
Base Rent	\$1.70 PSF/month NNN (\$20.40 PSF annually)
Year 1 Annual Rent	\$599,189
Term	Ten (10) years from close of escrow
Increases	~3.5% annually
Expenses	Tenant pays taxes, insurance, and operating expenses
Landlord Obligations	No landlord operating expense responsibility
Options	Extension option

Summary only. Refer to the lease document for controlling terms; buyer to verify all figures during due diligence.

CONTRACTUAL NOI GROWTH

Net operating income by lease year



+36% INCOME GROWTH

Over the term with no landlord capital, no vacancy assumption, and no expense leakage under the NNN structure.

RENT ROLL

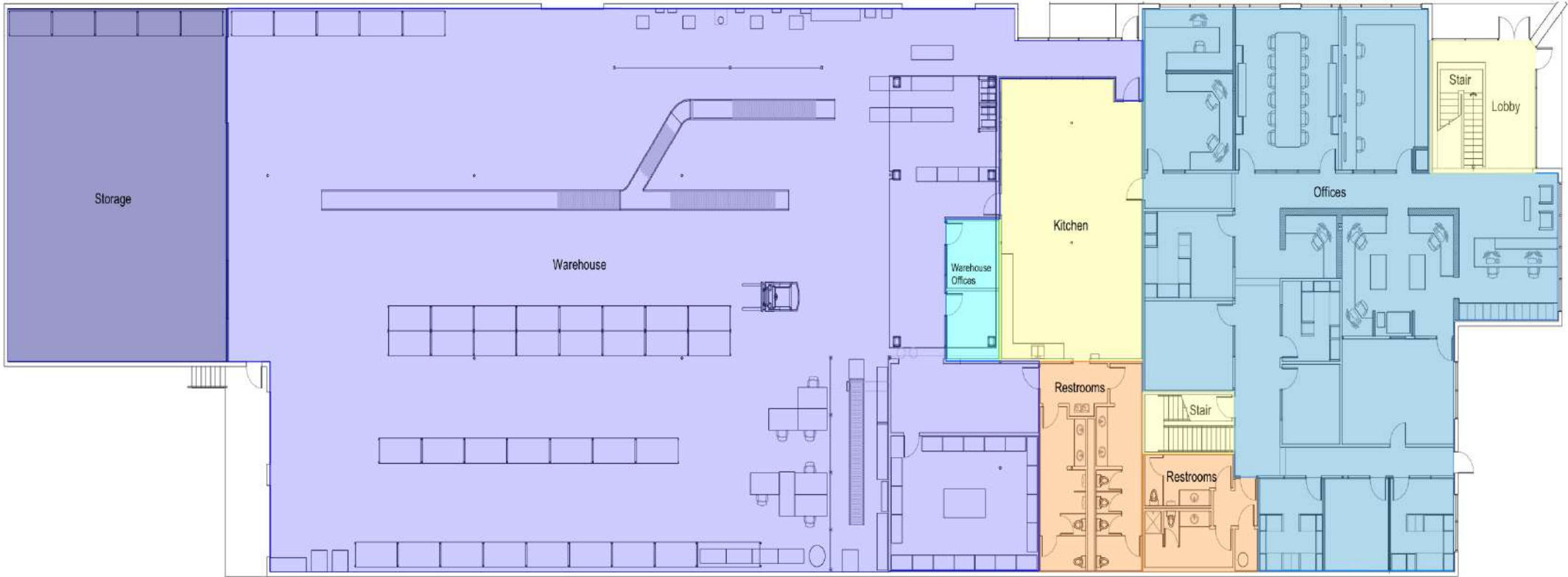
	TENANT	RENTABLE SQUARE FOOTAGE	PERCENT	MONTHLY TAXES ⁵	MONTHLY INSURANCE ⁶	MONTHLY NNN RENT	ANNUAL RENT	LEASE EXPIRATION	OPTION
	MOTIVE ENGERY (www.motiveenergy.com)	29,372 Sq. Ft.	100%	NNN	NNN	\$49,932.41	\$599,189	Ten (10) Years from C.O.E.	Yes

TEN (10) YEAR CASH FLOW ANALYSIS

Investment Analysis

Cash Flow											
End of Year	1	2	3	4	5	6	7	8	9	10	
Potential Gross Rental Income	\$ 599,188.80	\$ 620,160.41	\$ 641,866.02	\$ 664,331.33	\$ 687,582.93	\$ 711,648.33	\$ 736,556.02	\$ 762,335.48	\$ 789,017.23	\$ 816,632.83	
Vacancy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Operating Income	\$ 599,188.80	\$ 620,160.41	\$ 641,866.02	\$ 664,331.33	\$ 687,582.93	\$ 711,648.33	\$ 736,556.02	\$ 762,335.48	\$ 789,017.23	\$ 816,632.83	
Net Operating Income	\$ 599,188.80	\$ 620,160.41	\$ 641,866.02	\$ 664,331.33	\$ 687,582.93	\$ 711,648.33	\$ 736,556.02	\$ 762,335.48	\$ 789,017.23	\$ 816,632.83	
Purchase/Sales Price & Closing Costs	\$ 9,600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,674,141.52	
Cash Flow Before Taxes		\$ 620,160.41	\$ 641,866.02	\$ 664,331.33	\$ 687,582.93	\$ 711,648.33	\$ 736,556.02	\$ 762,335.48	\$ 789,017.23	\$ 13,490,774.35	
Value using Cap Rate at Sale	\$ 9,600,000.00	\$ 9,922,566.53	\$ 10,269,856.36	\$ 10,629,301.33	\$ 11,001,326.88	\$ 11,386,373.32	\$ 11,784,896.38	\$ 12,197,367.76	\$ 12,624,275.63	\$ 13,066,125.27	
Value per Rentable Square Foot	\$ 326.00	\$ 337.82	\$ 349.65	\$ 361.89	\$ 374.55	\$ 387.66	\$ 401.23	\$ 415.27	\$ 429.81	\$ 444.85	
Disposition Costs		\$ 297,677.00	\$ 308,095.69	\$ 318,879.04	\$ 330,039.81	\$ 341,591.20	\$ 353,546.89	\$ 365,921.03	\$ 378,728.27	\$ 391,983.76	
CAP Rate	6.2%	6.5%	6.7%	6.9%	7.2%	7.4%	7.7%	7.9%	8.2%	8.5%	

FLOOR PLAN
FLEX BY DESIGN



1ST FLOOR

±20,978 SF

GROUND FLOOR AREAS	
Offices	7,035 SF
Warehouse	13,943 SF
Total ground floor	20,978 SF

FLOOR PLAN

FLEX BY DESIGN

2ND FLOOR

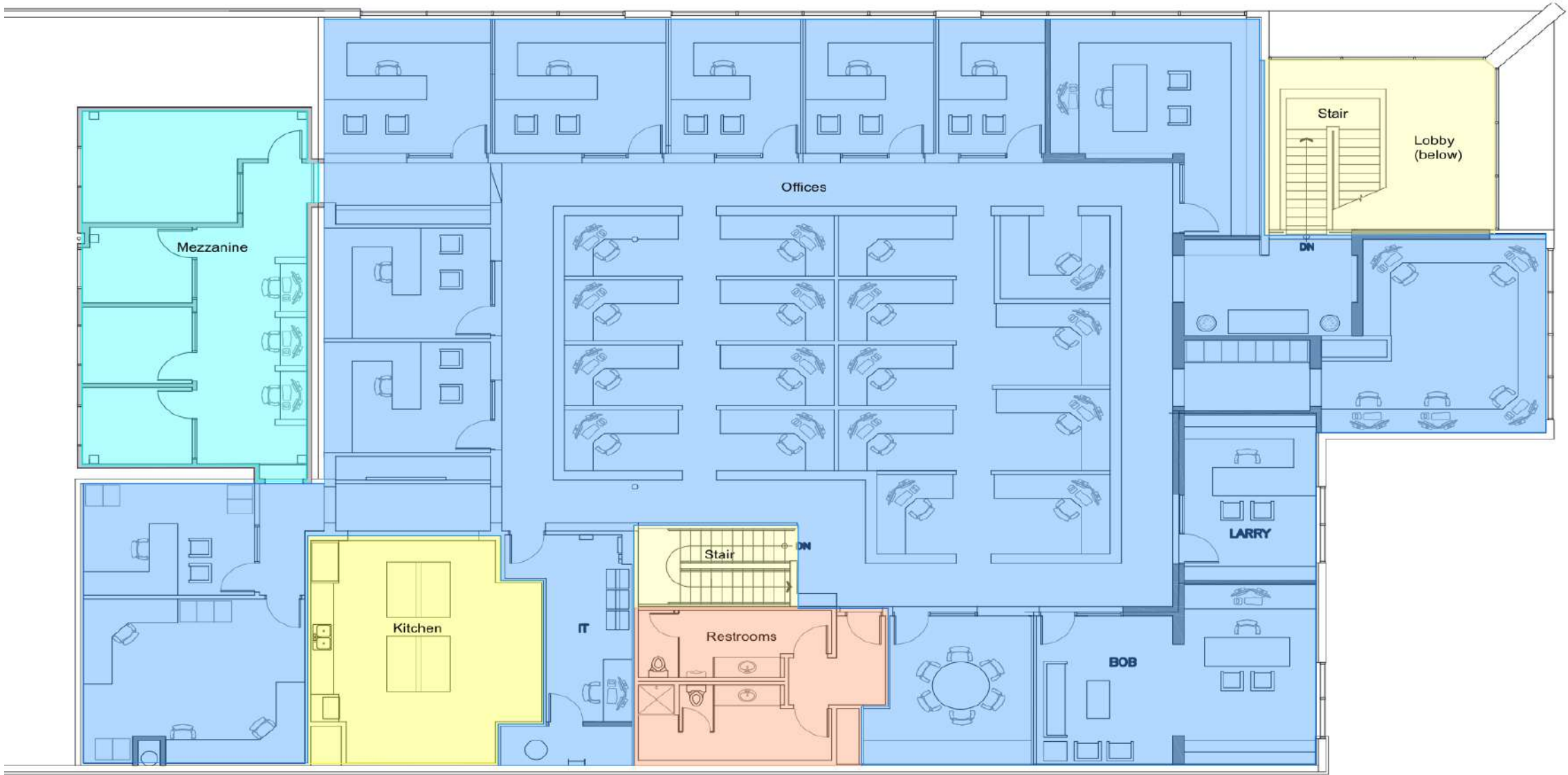
±8,394 SF

GROUND FLOOR AREAS

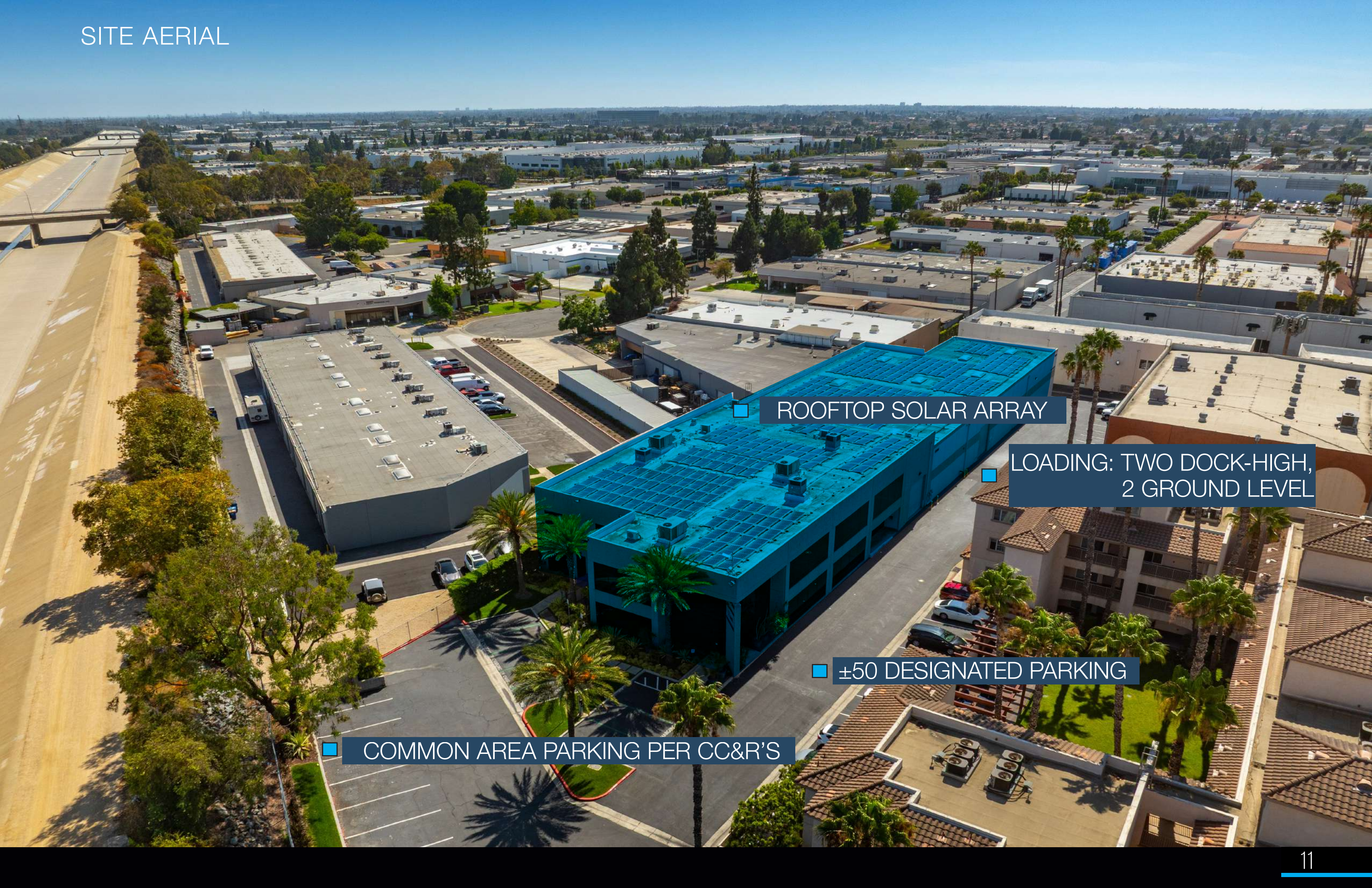
Offices 8,394SF

Total ground floor 8,394 SF

Executive offices, open workstations, kitchen, and mezzanine expansion area. Areas approximate.



SITE AERIAL



■ ROOFTOP SOLAR ARRAY

■ LOADING: TWO DOCK-HIGH,
2 GROUND LEVEL

■ ±50 DESIGNATED PARKING

■ COMMON AREA PARKING PER CC&R'S

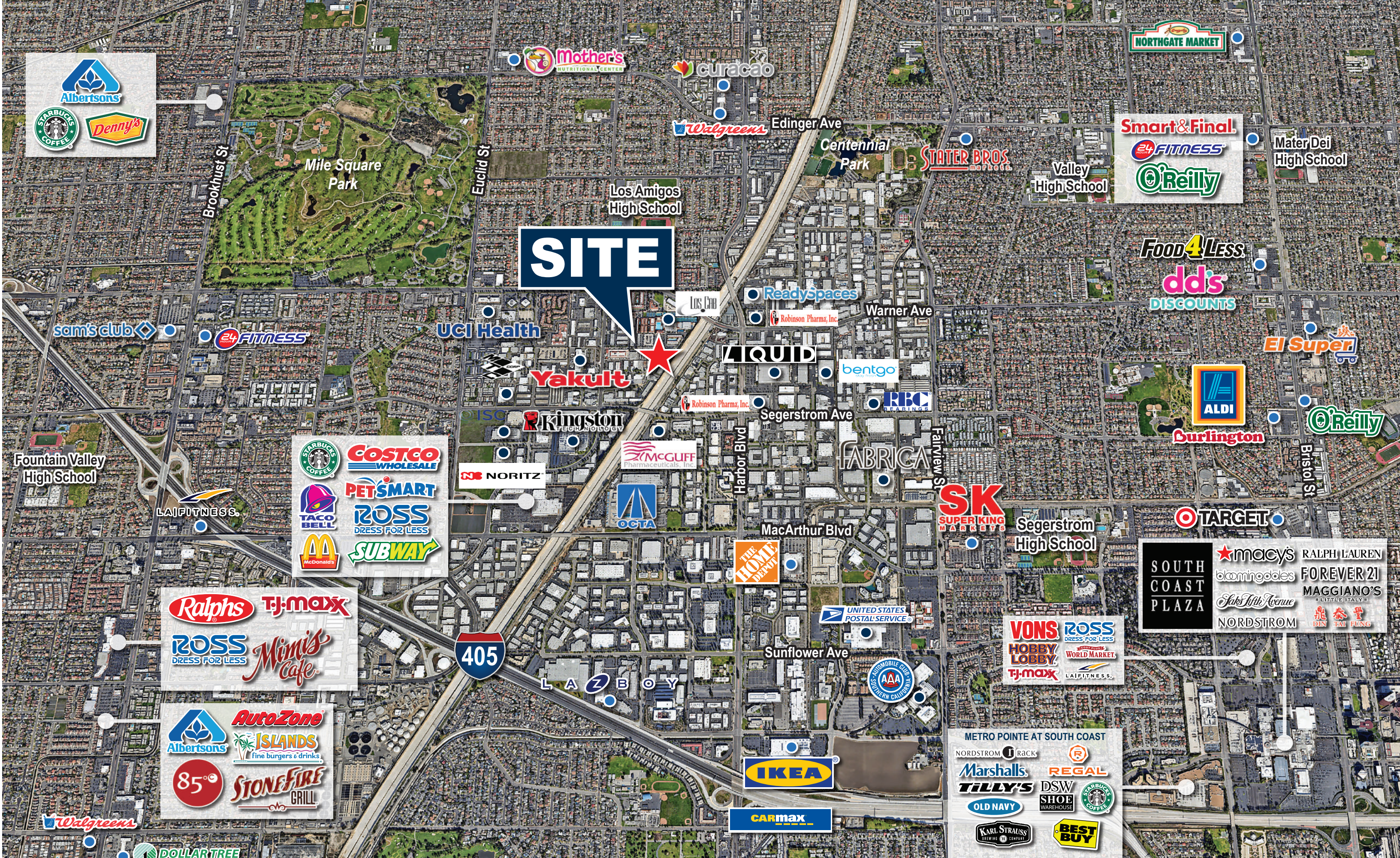
A CENTER FOR TECHNOLOGY

Orange County is a major hub for technology in Southern California, home to a wide range of tech companies, from established giants like Broadcom to emerging startups reshaping the future of the industry.

Beyond the countless sought-after residential areas and stunning sea-side cities dotting the county's coastline, there is a medley of Fortune 500 and Globally recognized companies:

- Motive Engery
- Rivian
- Ingram Micro
- Allergan
- Broadcom
- Irvine Company
- Chipotle
- Edward Life Sciences
- Crowdstrike
- Experian
- Google
- Anduril Industries





Orange County

AT A GLANCE

Orange County (OC) is a 948-square-mile coastal community centrally located within Southern California and widely celebrated as the “California Riviera.” Encompassing 34 incorporated cities, this coastline county is one of the most desirable markets in the country. Orange County offers pro-business communities, a robust and entrepreneurial regional economy, an exceptional labor pool supported by first-class universities, a broad infrastructure network and world-class amenities—all the qualities make it a highly sought after commercial location and a great place to live.

 **3.2M**
POPULATION

6TH
LARGEST COUNTY
IN U.S.A.

2ND
HIGHEST DENSITY
IN CALIFORNIA

43% 
COLLEGE-EDUCATED
POPULATION

30%
IN U.S.A.

39.4
MEDIAN AGE

\$116,289
MEDIAN HOUSEHOLD
INCOME

1.6M
NUMBER OF EMPLOYEES

0.4 % GROWTH

\$962,600
MEDIAN PROPERTY VALUE

5.1% GROWTH

\$383.8B
GROSS DOMESTIC PRODUCT
(49TH LARGEST IN THE WORLD)

4.7 % GROWTH

Source: Data USA, Orange County CA, 2024; CBRE Location Analytics & Mapping, 2026; U.S. Census Bureau, 2024; U.S. Bureau of Economic Analysis, 2026.

ORANGE COUNTY'S UNEMPLOYMENT RATE

Orange County's well-diversified economy, high-quality labor force and "quality-of-life" desirability, superior education and multi-modal transportation systems, and strategic location on the Pacific Rim provide an excellent locational advantage for commercial properties.



ORANGE COUNTY IS AN ECONOMIC POWERHOUSE

#1

MEDICAL DEVICE
MANUFACTURING
IN THE U.S.

#1

TRANSPORTATION INNOVATION AND
MASTER PLANNED COMMUNITIES
IN THE U.S.

#2

LARGEST WORKFORCE IN CALIFORNIA



3.7%

UNEMPLOYMENT RATE

#5

MOST EDUCATED COUNTY IN THE U.S.

#3

MOST DIVERSE TECH SECTOR IN THE U.S.

#6

LARGEST COUNTY
BY POPULATION IN
THE U.S.

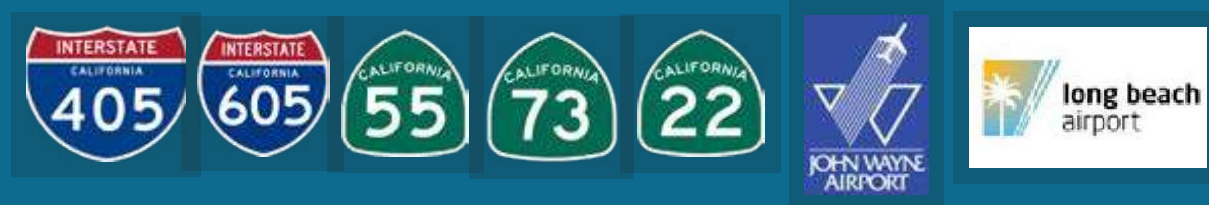
Source: Labor Market Information Division of the California Employment Development Department (EDD), 2026; Orange County Business Council, Economic Powerhouse, 2026.

Fountain Valley

AT A GLANCE

Fountain Valley is a well-planned suburban community located next to Orange County's coastline, approximately 30 miles southeast of Los Angeles and 90 miles northwest of San Diego. The city is almost 10 square miles and, with I-405 running through it, serves as a gateway location between Los Angeles and the rest of Orange County. Incorporated in 1954, the city is often referred to as "A Nice Place to Live" by residents and "A Nice Place to do Business" by employers. It is often recognized as a "Best Place" in several categories from a variety of outlets, including The Orange County Register and RentApplication.com.

MAJOR TRANSPORTATION INFRASTRUCTURES



NEARBY MAJOR ATTRACTIONS (PLACES AND EVENTS)



- ▶ Los Cab Sports Club
- ▶ Mile Square Regional Park
- ▶ Fountain Valley Summerfest
- ▶ Huntington Beach Pier

- ▶ Balboa Island Ferry
- ▶ Little Saigon

Fountain Valley provides proximity to many of Orange County’s best amenities. The city provides ease of commute to employment hubs, as well as workforce and executive housing. Fountain Valley is home to the national headquarters of Hyundai Motor America and D-Link Corporation, the global headquarters of memory chip manufacturer Kingston Technology, and the corporate headquarters of Surefire, LLC.



56,258

POPULATION

44.4 y

MEDIAN AGE

30,930

COLLEGE-EDUCATED
POPULATION

\$115,237

MEDIAN HOUSEHOLD
INCOME

2,449

NUMBER OF EMPLOYERS

28,090

LABOR FORCE

3.7%

UNEMPLOYMENT RATE / APR 2026

\$2.2 BILLION

ANNUAL HOUSEHOLD SPENDING BUDGET

Source: Data USA, Orange County CA, 2024; CBRE Location Analytics & Mapping, 2026; U.S. Census Bureau, 2024; U.S. Bureau of Economic Analysis, 2026.

TOP EMPLOYERS



SURROUNDING UNIVERSITIES

- ▶ University of California Irvine
- ▶ Chapman University
- ▶ Coastline Community College
- ▶ Orange Coast College
- ▶ Vanguard University of Southern California
- ▶ Golden West College
- ▶ Santa Ana College
- ▶ Concordia University Irvine
- ▶ Manor Care of Fountain Valley

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