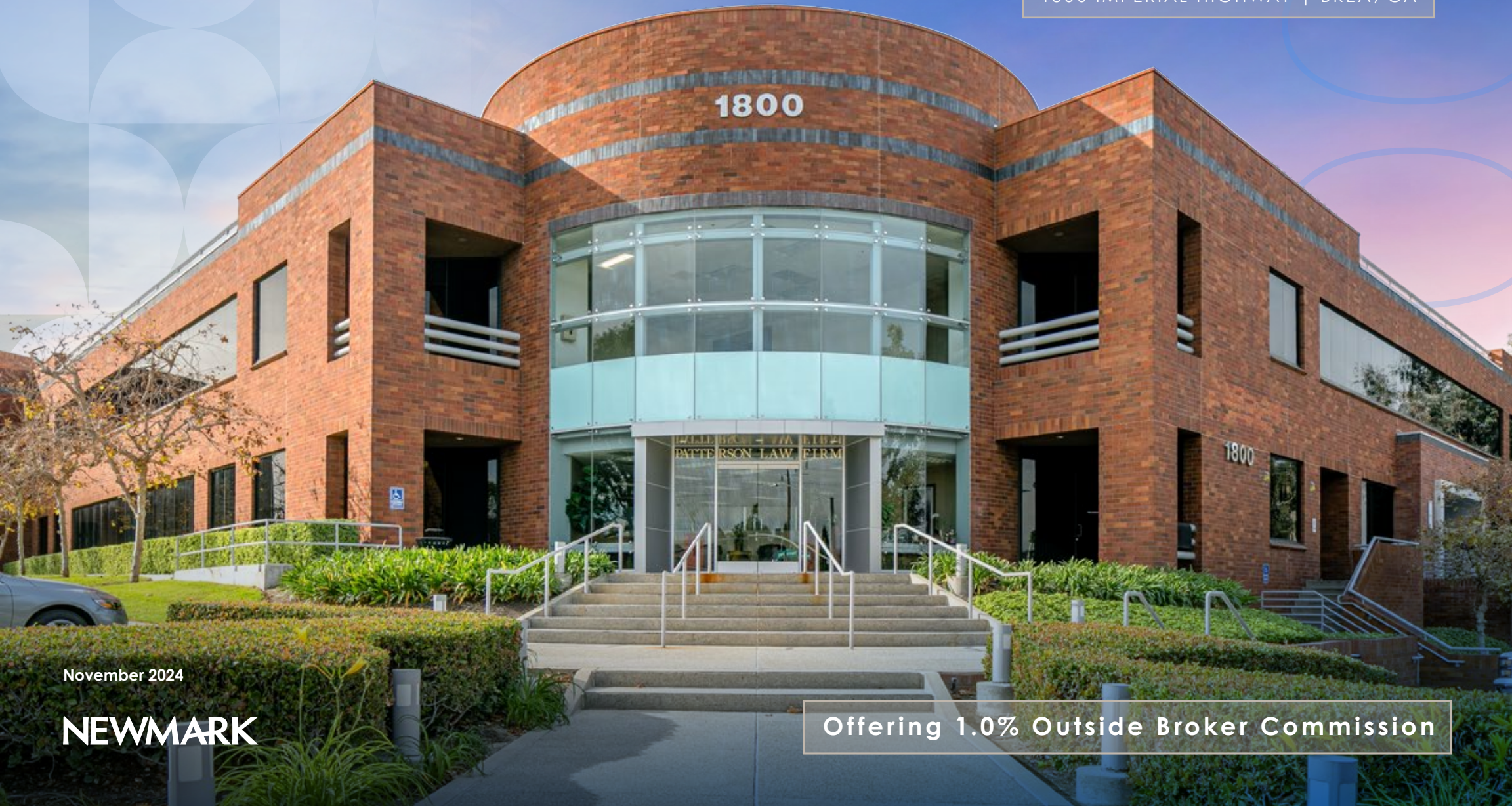


OWNER/USER OPPORTUNITY

FAIRWAY CENTER I

1800 IMPERIAL HIGHWAY | BREA, CA



November 2024

NEWMARK

Offering 1.0% Outside Broker Commission



PRICING SUMMARY

\$32,000,000
PRICE

\$219
PRICE/SF

THE OFFERING

Newmark, as exclusive advisor, is pleased to present **Fairway Center I** (the Property), an excellent opportunity to acquire an ideal owner/user opportunity with large floor plates, surface & subterranean and prime location in Brea, California. The Property location off of Imperial Highway offers the best availability of amenities and signage in the area.

PROPERTY SUMMARY

1987/2020
YEAR BUILT/RENOVATED

5.6 ACRES
SITE AREA

74,026 SF
CONTIGUOUS VACANT
(ENTIRE 2ND FLOOR)

145,798 RSF
BUILDING AREA

2
STORIES

76,795 SF
TOTAL VACANT

ASSUMABLE NON-RECOURSE FINANCING SUMMARY*

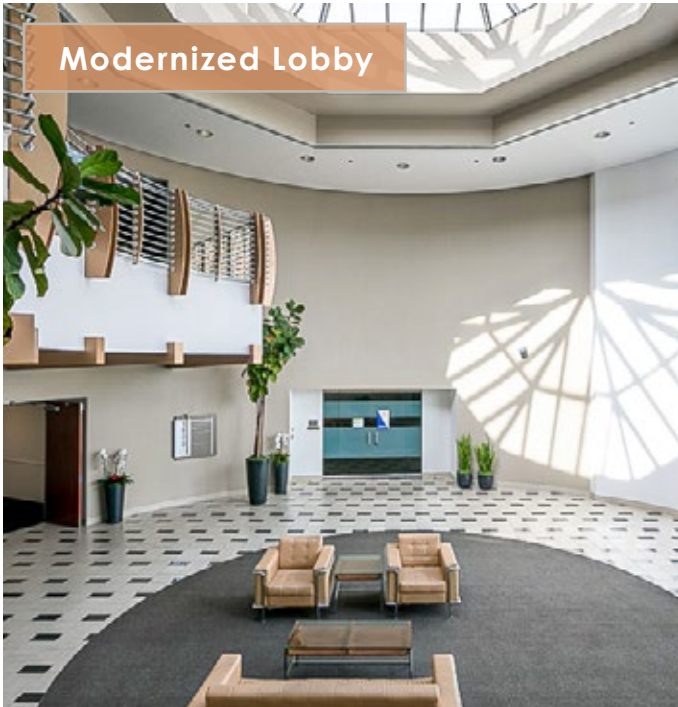
~\$22,670,000
LOAN BALANCE

4.66%
INTEREST RATE

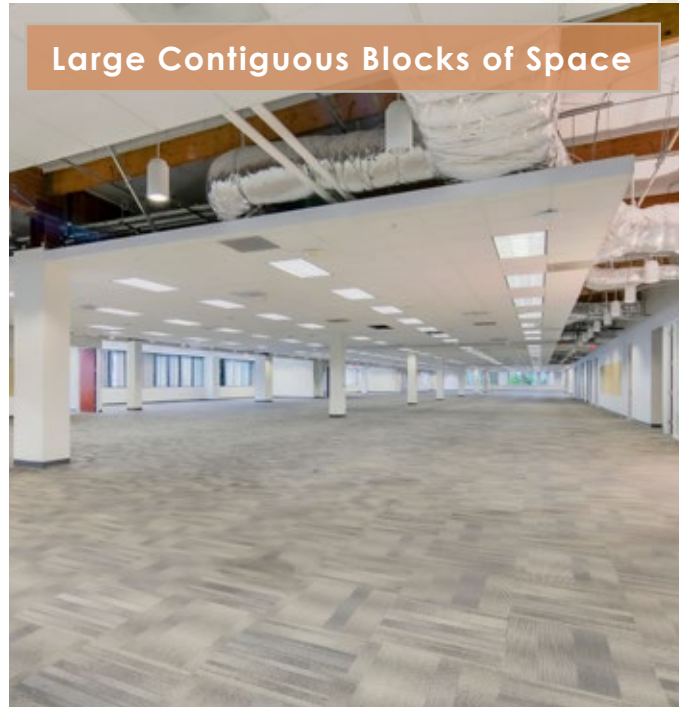
MAY 2029
MATURITY DATE

*Loan documents available in the war room

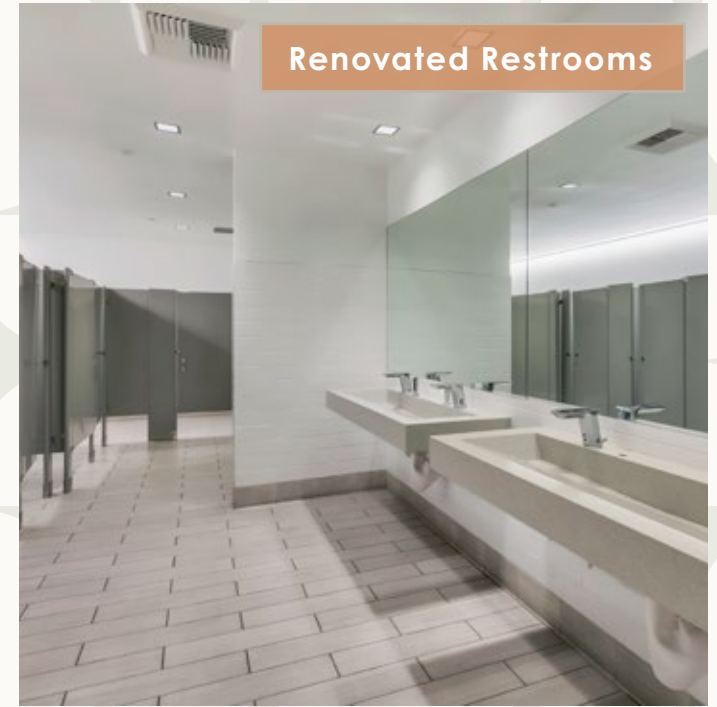
BUILDING HIGHLIGHTS



Modernized Lobby



Large Contiguous Blocks of Space



Renovated Restrooms



Loading Dock



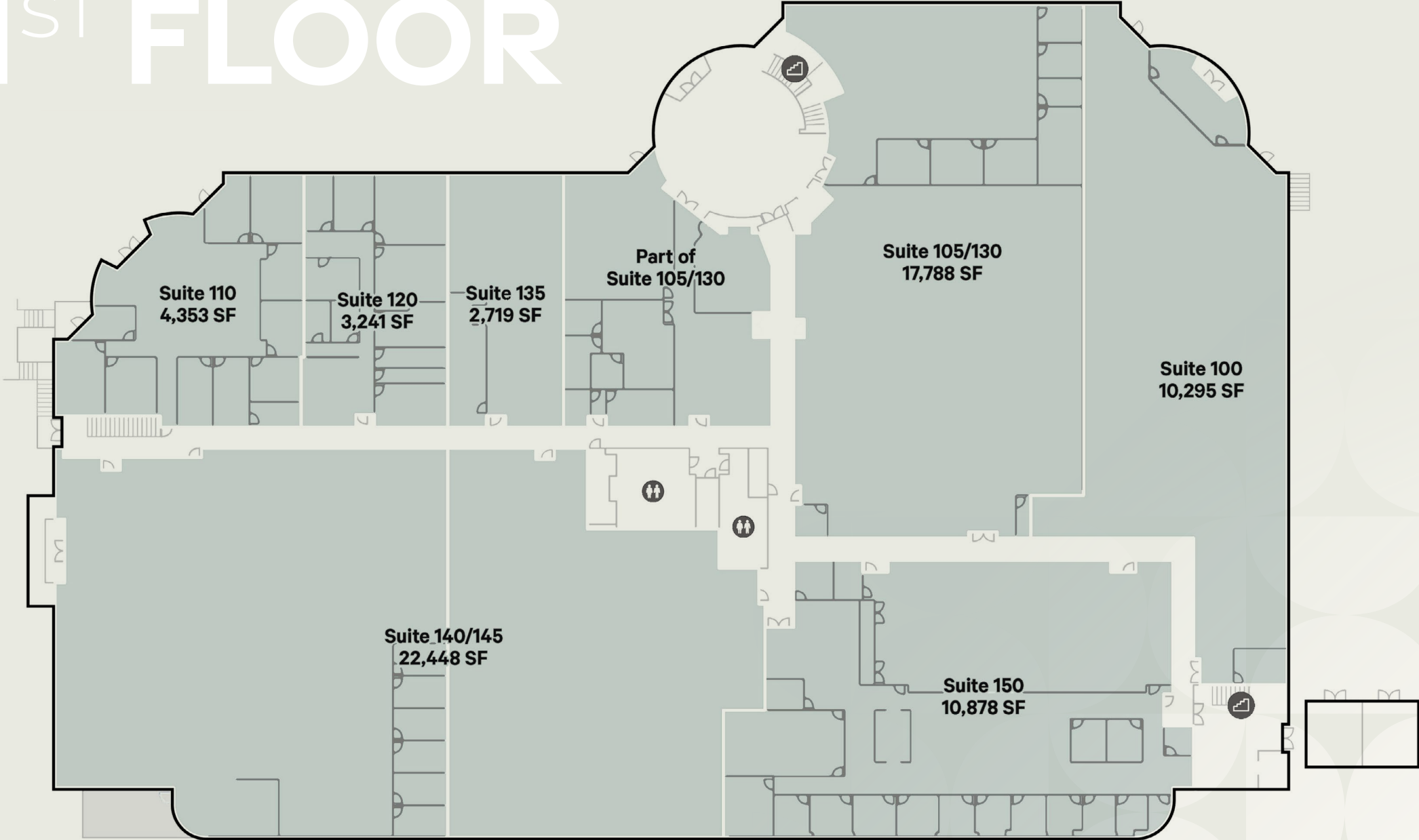
Subterranean Parking Availability



1 Passenger & 1 Freight Elevator

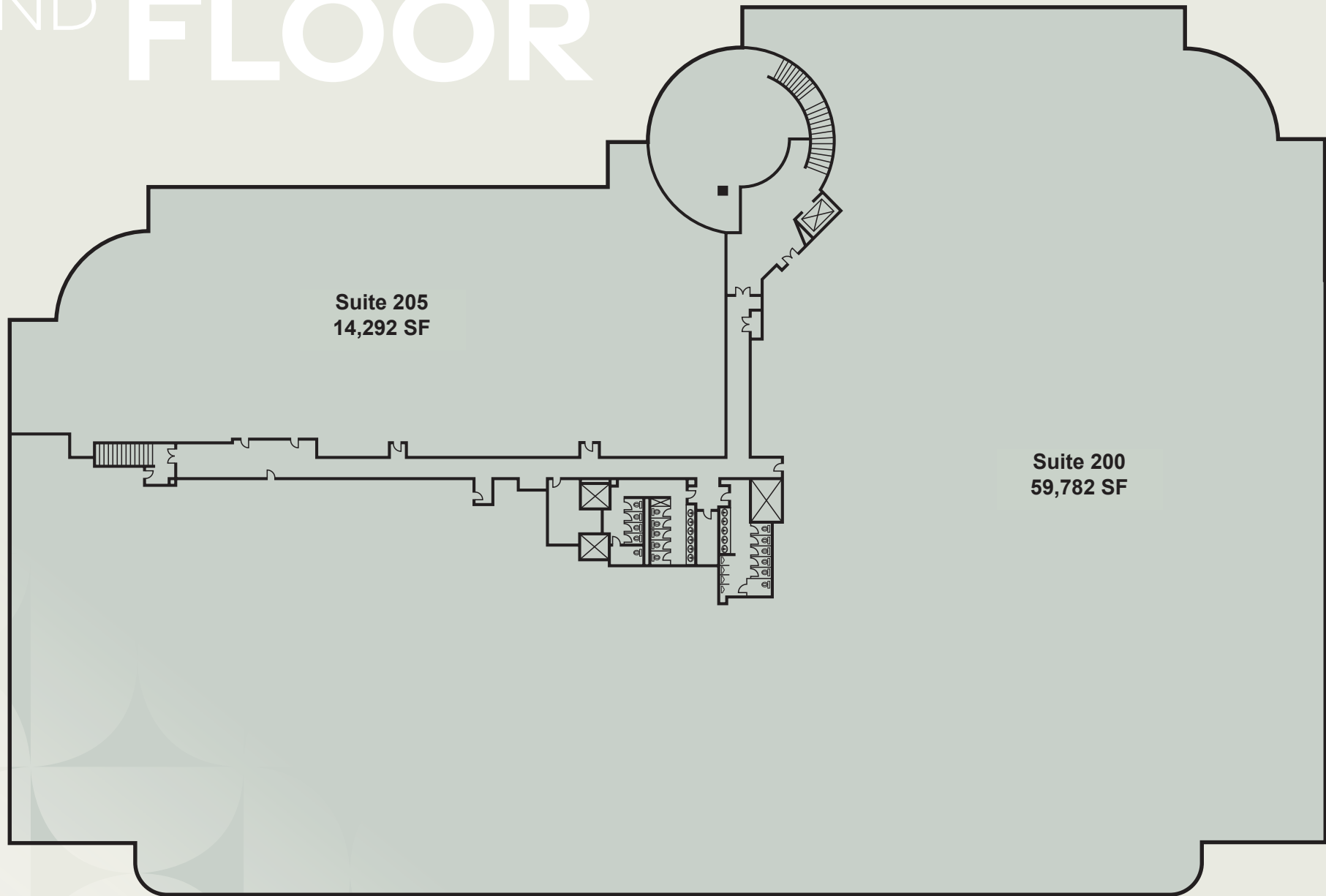
FLOOR PLANS

1ST FLOOR



FLOOR PLANS

2ND FLOOR



HIGHLY AMENITIZED LOCATION IN THE HEART OF BREA

**BUENA
PARK**

BREA MALL
A SIMON MALL

NORDSTROM ★ macy's JCPenney
ATHLETA COACH Tommy Bahama
Starbucks Red Robin Olive Garden BANANA REPUBLIC

BREA MARKETPLACE SHOPPING CENTER

TARGET KABUKI SPROUTS FARMERS MARKET elements massage STONE FIRE GRILL
FIRE WINGS rubio's 24 FITNESS BIG 5

BREA PLAZA SHOPPING CENTER

MOTHER'S DSW DESIGNER SHOE WAREHOUSE
Total Wine SPIRITS • BEER & MORE Buca Di Beppo Lucille's BAR-B-QUE

FAIRWAY CENTER I

Placentia Ave.



BREA UNION PLAZA (3 MIN)

TRADER JOE'S THE HOME DEPOT Albertsons McDonald's
Walmart Save money. Live better. PET SMART BRUEGGER'S BAKED FRESH
Staples T.J. MAXX Pollo Loco

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FAIRWAY CENTER I

1800 IMPERIAL HIGHWAY | BREA, CA

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November 2024

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