

# FOR SALE

14241 E Firestone Blvd, La Mirada, CA 90638

High-Image Owner-User Office Building with Prominent 5 Freeway Signage



**ECONOMOS DEWOLF**  
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



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**Images.** Here you'll find attractive interior and exterior photographs and a potential site plan. **Pages 7-10**

**Market.** This section includes sale comps and a replacement cost analysis. **Pages 11-12**

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# SUMMARY

## Offering & Address

Four-story 53,953-square-foot office building built in 1982 with two elevators on an approximate 2.2-acre parcel (no association).

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## Sale Price

\$10,740,000 ( $\pm$ \$199 per square foot)

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## Square Footage An Owner-User Buyer Can Occupy:

### Top Floor:

$\pm$ 13,877 SF – MTM tenant, currently built out as executive suites.

### 3<sup>rd</sup> Floor:

$\pm$ 6,605 SF – MTM tenants - two office suites

### 2<sup>nd</sup> Floor:

$\pm$ 5,842 SF – Vacancy and nearing term expirations - four office suites

### Ground Floor:

$\pm$ 5,766 SF – MTM tenant and vacancy – two office suites

**An owner-user can occupy a total of  $\pm$ 32,090 SF in the near term ( $\pm$ 59% of the office building, which qualifies for an SBA loan)**

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## Existing Loan

There is an approximate \$5,475,000 loan in-place with nearly 20-years left that resets every three years. The adjustment will be in March 2026, and the interest rate will be 6.25%. An assumption by a new buyer is possible.

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## Parking

There is a future site plan with 181 parking stalls exclusive to this building for a ratio of  $\pm$ 3.35 stalls per 1,000 square feet. The plan will be completed by the seller prior to close of escrow, so a new buyer can expect all-new landscaping and parking lot.

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## Condition

The HVAC and roof are older, but they have been regularly maintained.

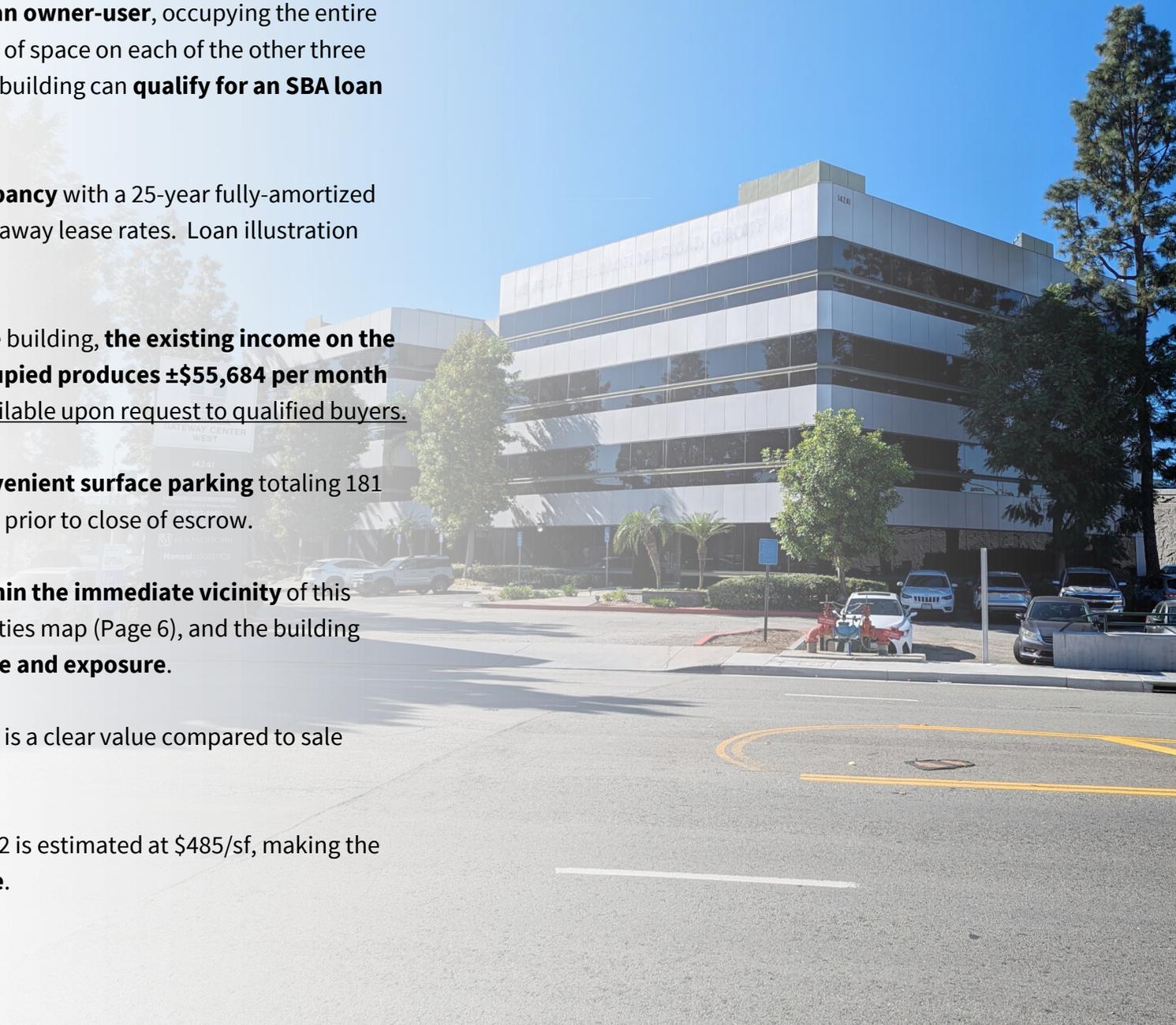
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# HIGHLIGHTS

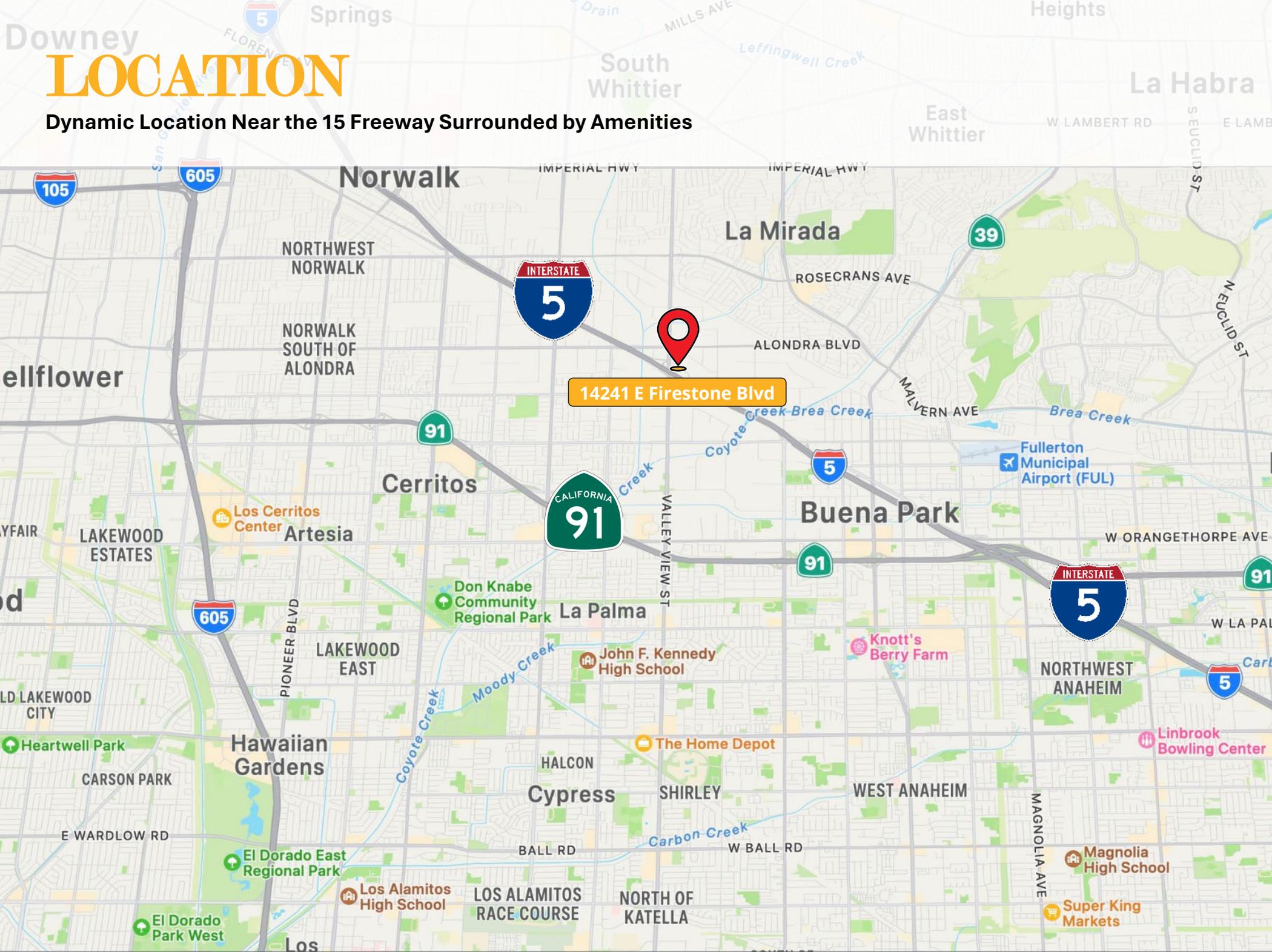
## What Makes 14241 E Firestone Blvd Unique?

- **This building can be purchased by an owner-user**, occupying the entire premier top floor along with portions of space on each of the other three floors. A user occupying  $\pm 50\%$  of the building can **qualify for an SBA loan with only a 10% down payment**.
- For a user, **lock in your cost of occupancy** with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. Loan illustration available upon request.
- If a buyer were to occupy  $\pm 59\%$  of the building, **the existing income on the  $\pm 41\%$  of the building currently occupied produces  $\pm \$55,684$  per month ( $\pm \$668,209$  annually)**. Rent roll is available upon request to qualified buyers.
- Potential future site plan **shows convenient surface parking** totaling 181 stalls. The owner will finish this work prior to close of escrow.
- **Restaurants and amenities are within the immediate vicinity** of this building as can be seen on the amenities map (Page 6), and the building enjoys **prominent 5 Freeway signage and exposure**.
- **Priced to sell**, at \$199/sf this offering is a clear value compared to sale comps described on Page 11.
- Replacement cost detailed on Page 12 is estimated at \$485/sf, making the **asking price of \$199/sf a clear value**.



# LOCATION

Dynamic Location Near the 15 Freeway Surrounded by Amenities



# AMENITIES

National Favorites in the Immediate Vicinity



14241 E Firestone Blvd

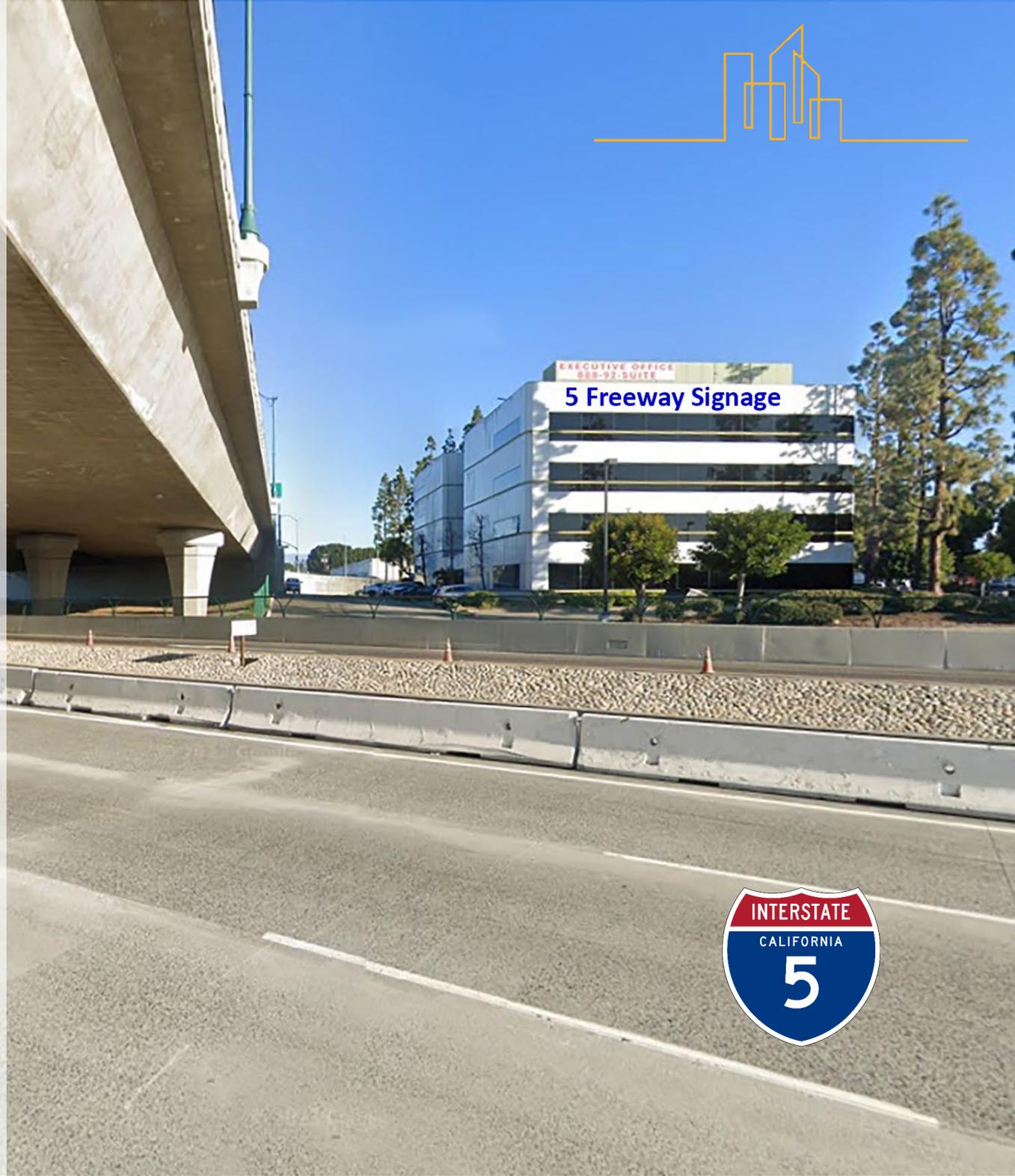


# PHOTOGRAPHS

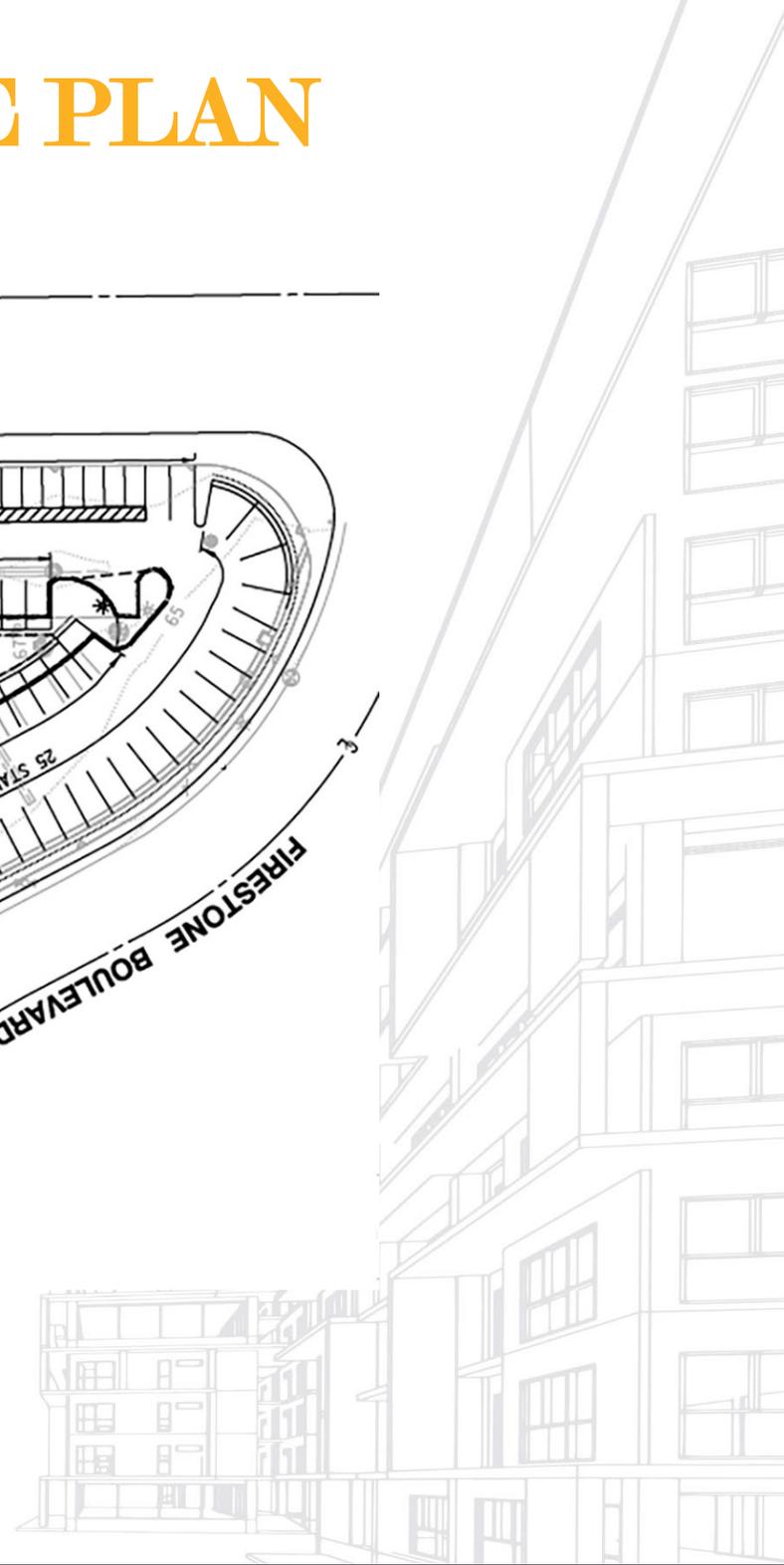
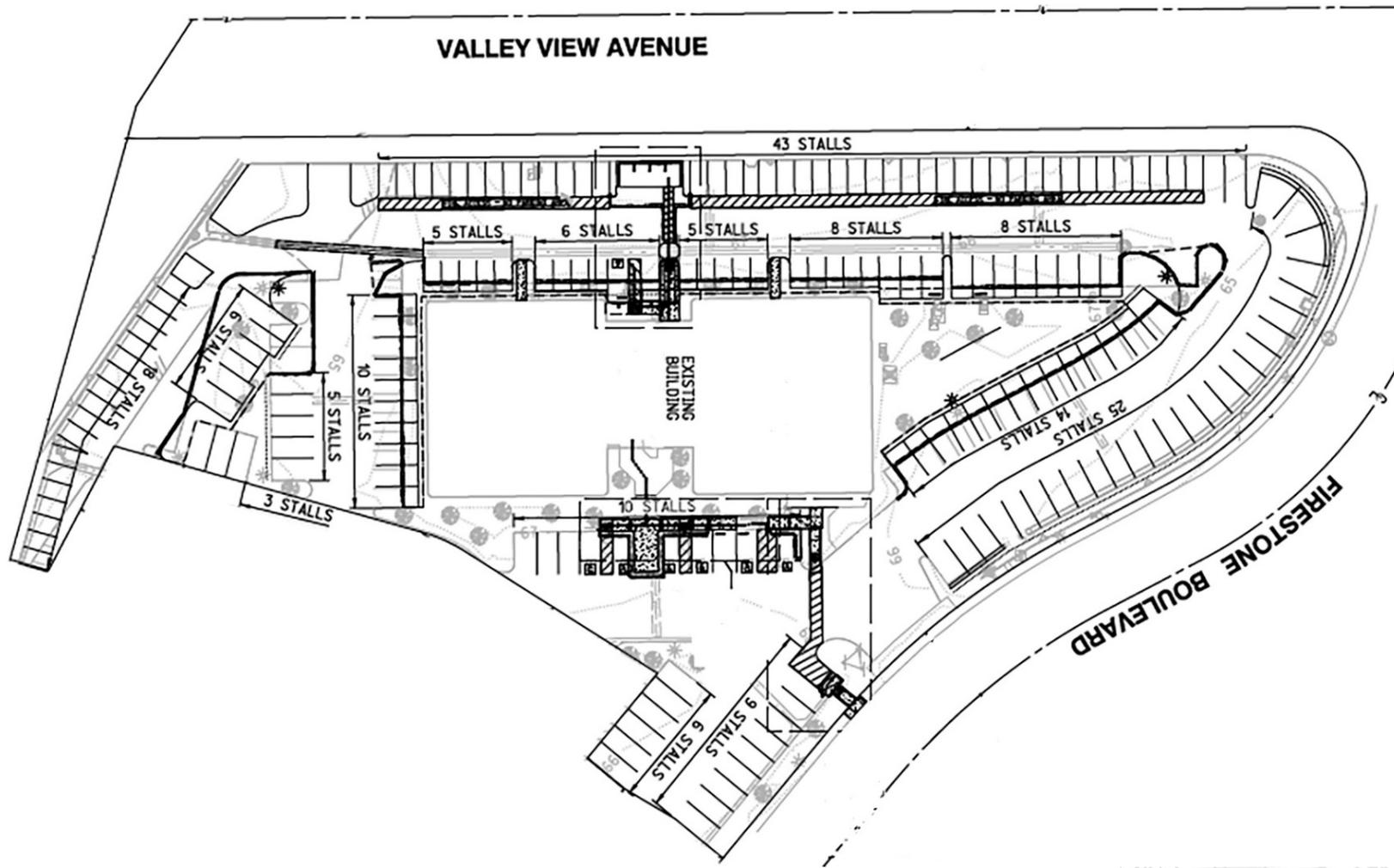
Four-Story Freestanding Office Building with Prominent 5 Freeway Exposure







# POTENTIAL FUTURE SITE PLAN



# OFFICE SALE COMPS

## 14241 E Firestone Blvd is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 15101 Red Hill Ave Tustin	Mar 2025	51,065 SF	<u>\$13,388,500</u> \$262/sf	This is an owner-user sale of a 1990 built office building in Tustin that is very similar in size. By comparison, 14241 E Firestone Blvd is in better condition and is priced attractively at \$63/SF less, offering a clear value.
 12131 Telegraph Rd Santa Fe Springs	Feb 2025	42,170 SF	<u>\$9,500,000</u> \$225/sf	This is an owner-user sale of a 1982 built office building in Santa Fe Springs. By comparison, 14241 E Firestone Blvd is in a better location and much better condition and should command a large premium yet is priced \$26/SF less.
 5530 Beach Blvd Buena Park	Jul 2024	34,000 SF	<u>\$9,807,763</u> \$288/sf	This is an owner-user sale of a newer 2008 office building. By comparison, 14241 E Firestone Blvd is more than appropriately discounted by almost \$90/SF.

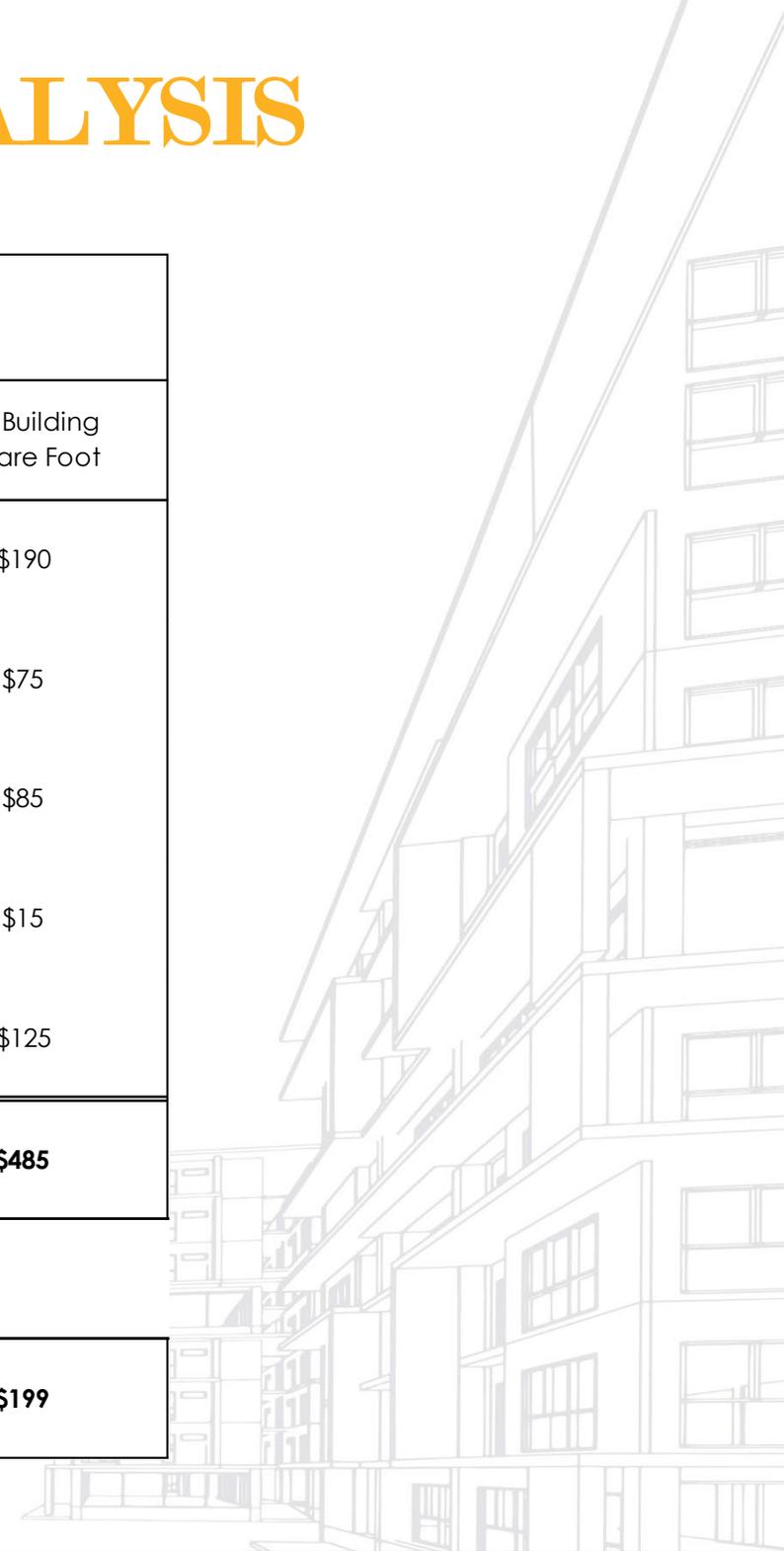


# REPLACEMENT COST ANALYSIS

Nearly \$300/SF in Savings

Building square footage	53,953	
	Total	Per Building Square Foot
Office building shell and core cost	\$10,251,070	\$190
Office building soft cost (taxes, insurance, development fee, etc.)	\$4,046,475	\$75
Tenant improvements	\$4,586,005	\$85
Site work (est. 181 parking stalls @ average of \$3,000 per stall)	\$543,000	\$15
Estimated land cost (per building sq.ft.)	\$6,744,125	\$125
<b>Total Replacement Cost</b>	<b>\$26,170,675</b>	<b>\$485</b>

<b>Compare to Asking Price</b>	<b>\$10,740,000</b>	<b>\$199</b>
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