

5405
GARDEN GROVE BLVD
WESTMINSTER CALIFORNIA

±35,169 SF
THREE STORY OFFICE BUILDING
FOR SALE



EXCLUSIVELY LISTED BY:

LEE & ASSOCIATES - NEWPORT BEACH
100 BAYVIEW CIRCLE, SUITE 600
NEWPORT BEACH, CA 92660
949.724.1000
WWW.LEE-ASSOCIATES.COM

BRIAN GARBUTT
SVP/PRINCIPAL
DRE # 01215482
949.7244721
BGARBUTT@LEE-ASSOCIATES.COM

MATT DURKIN
SVP/PRINCIPAL
DRE # 01809633
949.7244762
MDURKIN@LEE-ASSOCIATES.COM

ETHAN DAVIDSON
ASSOCIATE
DRE # 02283341
949.344.1971
EDAVIDSON@LEE-ASSOCIATES.COM



Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 5405 Garden Grove Boulevard – Westminster, CA (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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PROPERTY DESCRIPTION

BUILDING PROFILE

<i>Property Address</i>	5405 Garden Grove Boulevard Westminster, CA
<i>Building Size</i>	±35,169 SF
<i>APN#</i>	203-103-04
<i>Year Built</i>	1981
<i># of stories</i>	Three (3)
<i>Parking</i>	3.5/1000 Parking, 27 grade-level parking garage spaces, 29 surface parking spaces, 60 parking structure spaces, Total parking spaces:116
<i>Construction</i>	Steel-frame office building
<i>Elevator</i>	One (1) hydraulic passenger elevator
<i>Land Area</i>	±0.78 Acres
<i>Restrooms</i>	Men's & Women's on each floor





PROPERTY OVERVIEW

OFFERING SUMMARY - USER SALE

Lee & Associates® is pleased to present the opportunity to acquire 5405 Garden Grove Boulevard, a freestanding, multi-story office building positioned to be sold to an owner-user. The Property offers a rare opportunity for a user to acquire a well-located Orange County office building with the ability to occupy up to ±23,356 square feet, making it ideally suited for SBA financing with minimal equity requirements.

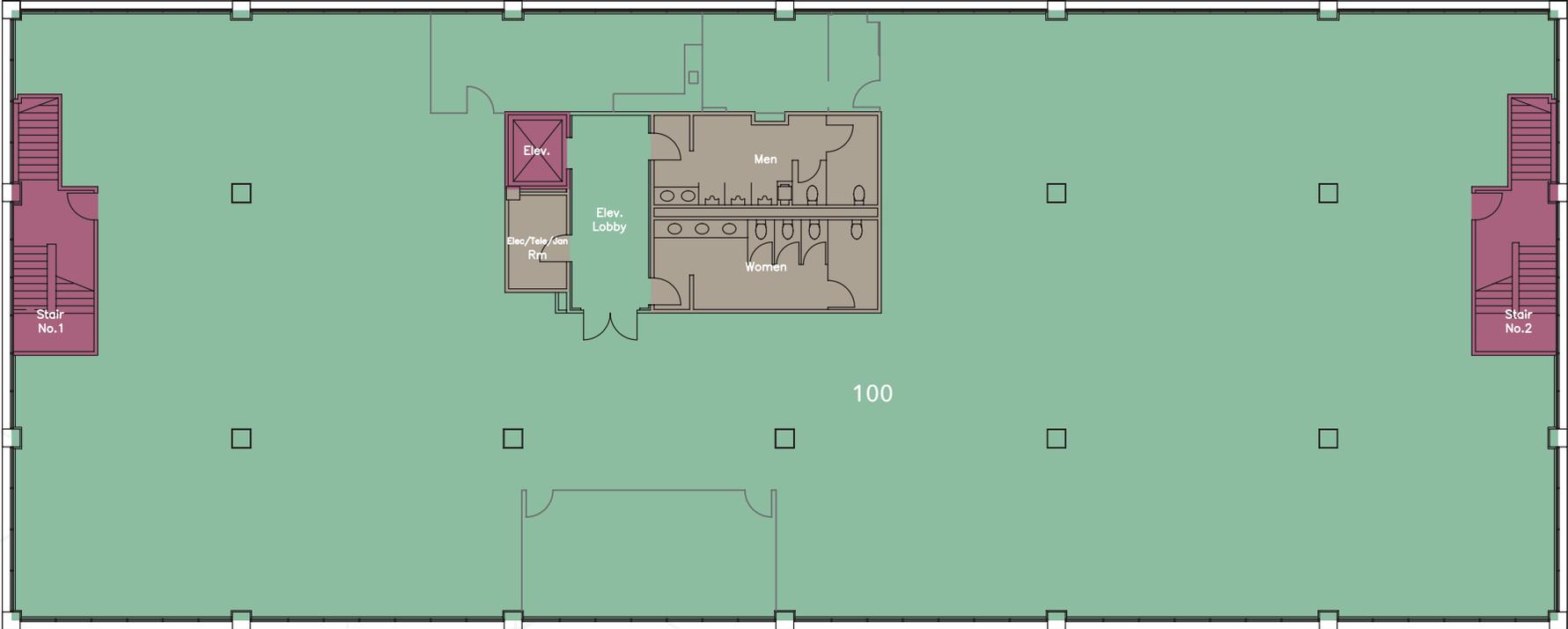
Strategically located at the convergence of the 405 and 22 Freeways, the Property provides excellent accessibility to both Los Angeles and Orange County labor pools. Ownership has the ability to deliver large contiguous blocks of space, allowing an owner-user to control occupancy costs while benefiting from long-term appreciation.

PROPERTY HIGHLIGHTS

- Ability to deliver large contiguous space for owner-user occupancy up to the entire building with relocation of tenants
- SBA-eligible building size and configuration
- Concrete-frame construction with efficient floor plates
- Elevator-served floors with strong natural light
- Excellent visibility and frontage on Garden Grove Boulevard
- Freeway visible signage with 360,000 vehicles passing by daily, one of the busiest freeway segments in the United States.
- Immediate access to the 405 and 22 Freeways
- Opportunity to offset occupancy costs through short-term lease income
- Rare chance to acquire a free-standing office building in West Orange County

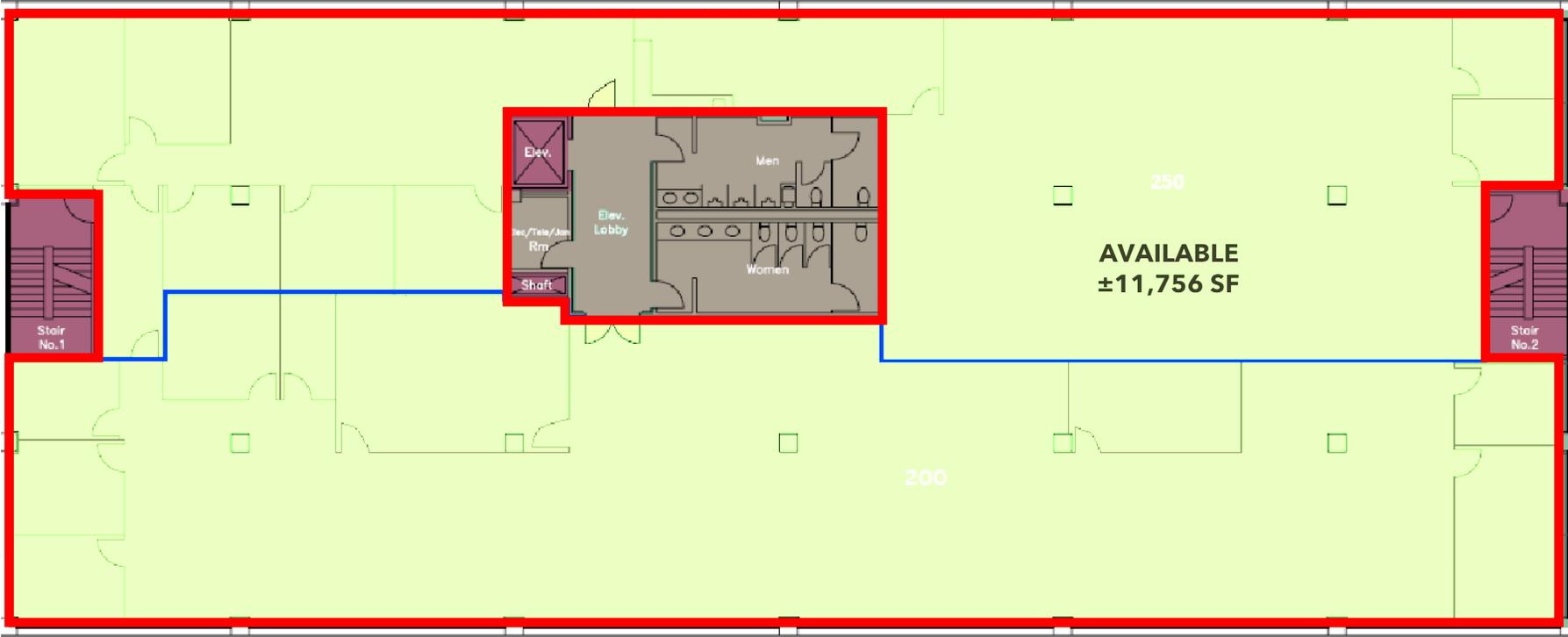
ASKING PRICE - \$10,474,000

FIRST FLOOR



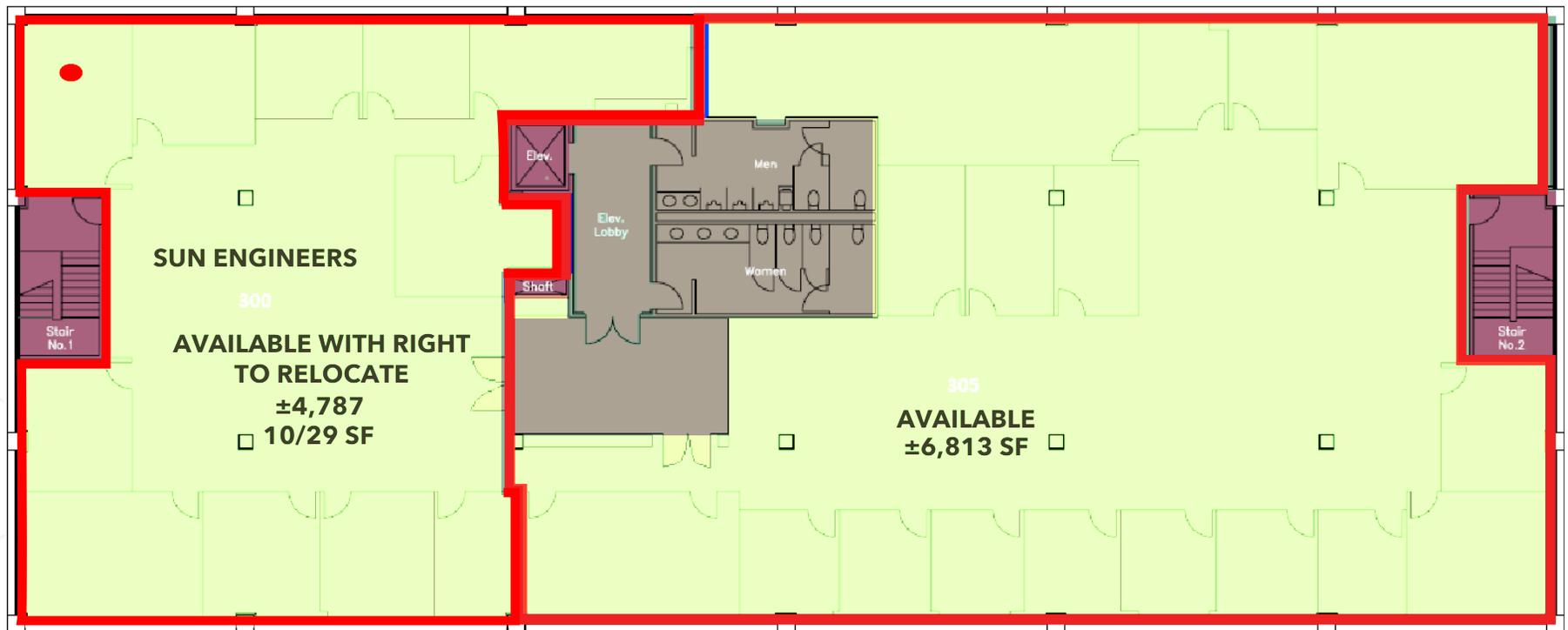
- LEADED
- AVAILABLE
- COMMON AREA

SECOND FLOOR



- LEASED
- AVAILABLE
- COMMON AREA

THIRD FLOOR



-  **LEASED**
-  **AVAILABLE**
-  **COMMON AREA**



SALES COMPARABLES

	<i>Building Address</i>	<i>Sold Price</i>	<i>Price PSF</i>	<i>Area SF</i>	<i>Land SF</i>	<i>Sale Date</i>	<i>Year Built</i>
1.	 26 Centerpointe Dr La Palma, CA	\$6,512,000	\$292.40	22,271	63,598	1-26	1985
2.	 22700 Savi Ranch Pky Yorba Linda, CA	\$14,500,000	\$349.78	41,455	104,108	11-25	1988
3.	 155 N Riverview Dr Anaheim, CA	\$6,340,000	\$287.79	22,030	8,370	8-25	1986
4.	 22 Centerpointe Dr La Palma, CA	\$6,025,000	\$283.98	21,216	1,855	5-25	1986
5.	 5530 Beach Blvd Buena Park, CA	\$10,533,223	\$309.80	34,000	150,979	7-24	2008



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FINANCIAL ANALYSIS

PURCHASE VS LEASE ANALYSIS

LEASE COMPARABLES	\$2.65
OWNERSHIP (NET OF RENT)	\$1.87
ASKING PRICE	\$10,474,000

Assumptions

Owner-user occupies 23,356 SF
 Actual operating expenses: \$0.70 PSF / month
 In-place leased area: 11,657 SF

Monthly Ownership Cost

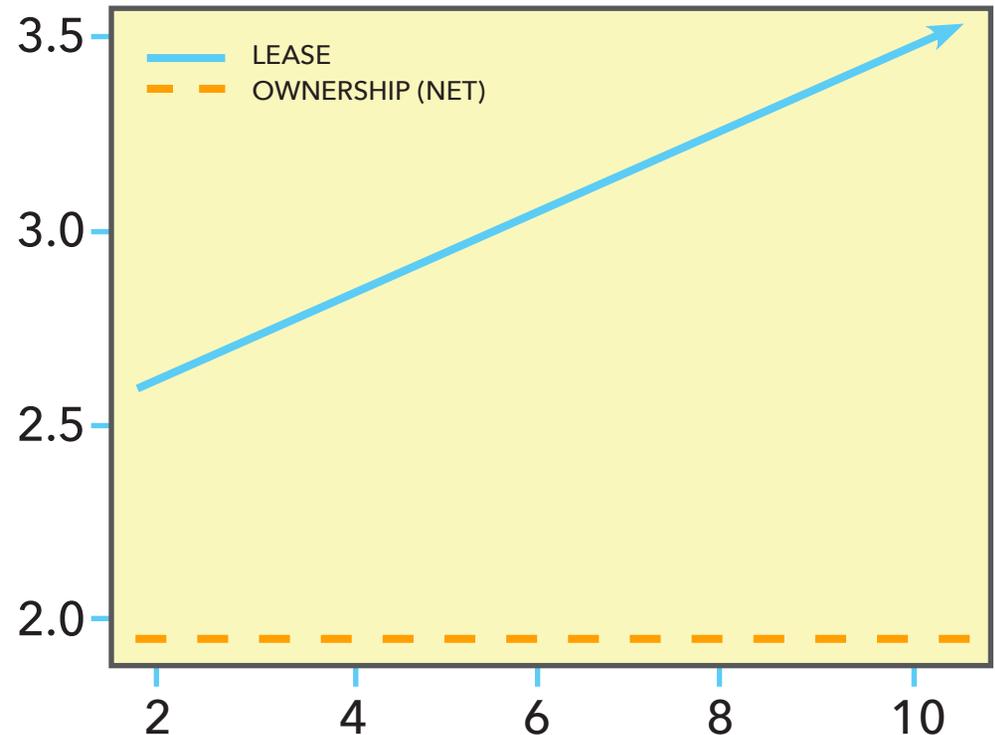
Debt service: ≈ \$60,300
 Operating expenses: ≈ \$19,400

Rent Offset

In-place rental income: ≈ \$28,000 / month

Net Effective Occupancy Cost

≈ \$51,700 / month
 ≈ \$1.87 PSF (net of rental income)



VALLEY VIEW STREET

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GARDEN GROVE BOULEVARD

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