

**100% LEASED  
INVESTMENT SALE**

**± 12,545 SF FREESTANDING BUILDING**  
**FOR SALE** 3220-3226 PENDLETON AVE.  
SANTA ANA | CA



**± 12,545 SF  
FREESTANDING BUILDING**



**5.77 %  
CAP RATE**



**17'  
CLEAR HEIGHT**



**6 GL DOORS  
(12'W X 14'H)**

**CONTACT EXCLUSIVE LISTING AGENTS:**



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS

- ± 12,545 SF Freestanding Building
- ± 24,570 SF Lot Size (.56 AC)
- 17' Clear Height
- Upgraded Fire Sprinklers
- 6 Ground Level Doors (12'Wx 14'H)
- Automatic Roll Up Doors
- 400 Amps 120/208V (Verify)
- 2 Meters (Upgraded Panel)
- Five (5) Restrooms
- One (1) New 5 Ton HVAC
- Spectrum Fiber Optic
- Gas Line
- Warehouse Skylights
- Fenced Concrete Yard

### LEASE TERMS:

TENANT:	SOCIAL MARKET, INC
LEASE FORM:	AIR STANDARD IND/COMMERCIAL SINGLE TENANT LEASE - NET
LEASE RATE:	\$25,000.00/MO NNN (\$2.00/SF NNN)
COMMENCEMENT:	AUGUST 01, 2025
EXPIRATION:	JULY 31, 2028
RENT ADJUSTMENTS:	N/A
OPTION TO EXTEND:	ONE (1) 36 MONTH OPTION AT 5% INCREASE FROM PRIOR YEAR

### INVESTMENT SUMMARY

TOTAL BLDG SIZE:	±12,545 SF
PERCENT LEASED:	100%
PURCHASE PRICE:	\$5,200,000
PRICE PER SF:	\$414.50
CAP RATE:	5.77%
LEASE DOCUMENT:	AIR STND IND SINGLE-TENANT- NET
MONTHLY BASE RENT:	\$25,000 (\$2.00/SF)
MONTHLY OPEX:	\$2,801.30 (\$0.22/SF)
NET OPERATING INCOME (NOI):	\$300,000 Per Year

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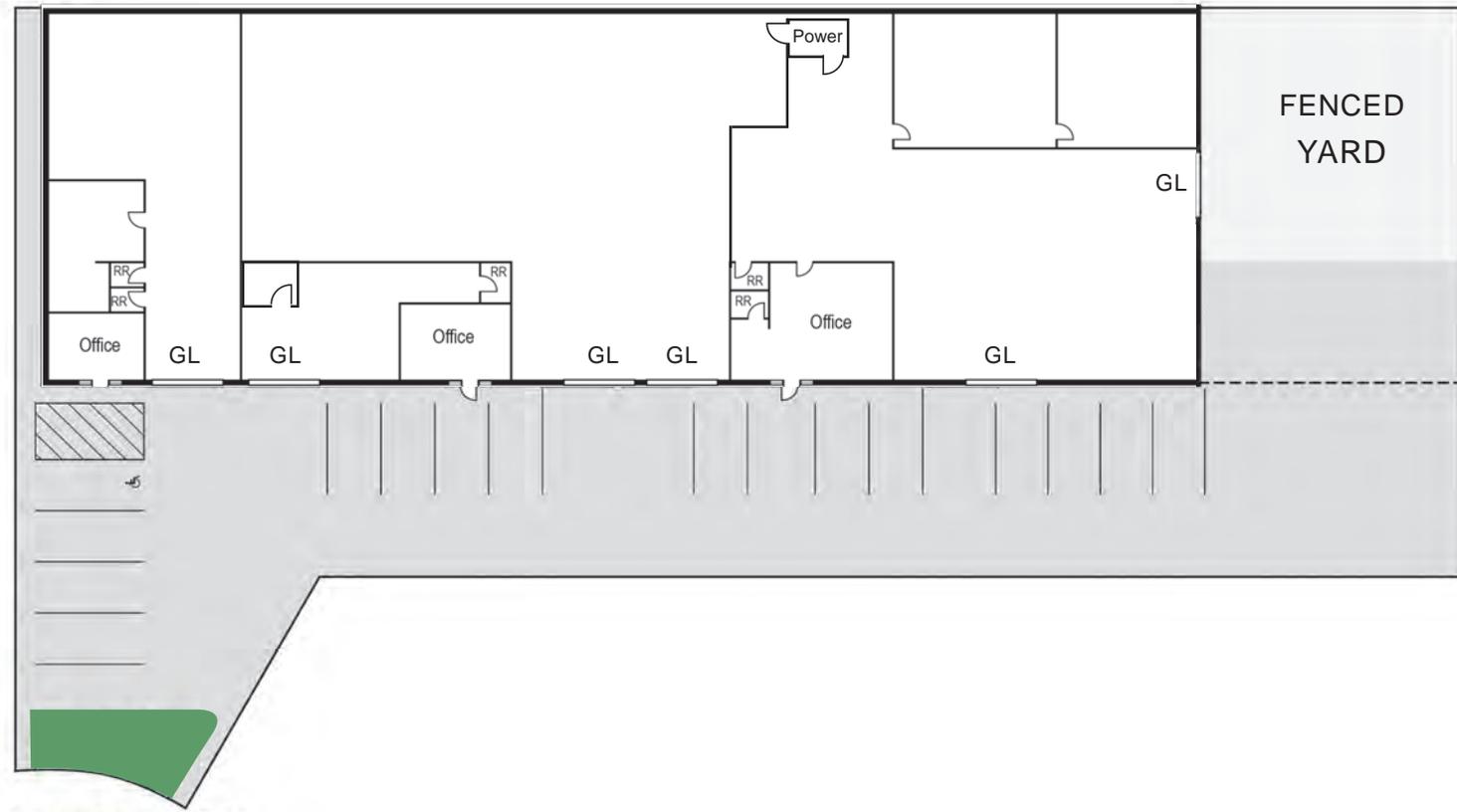
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\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

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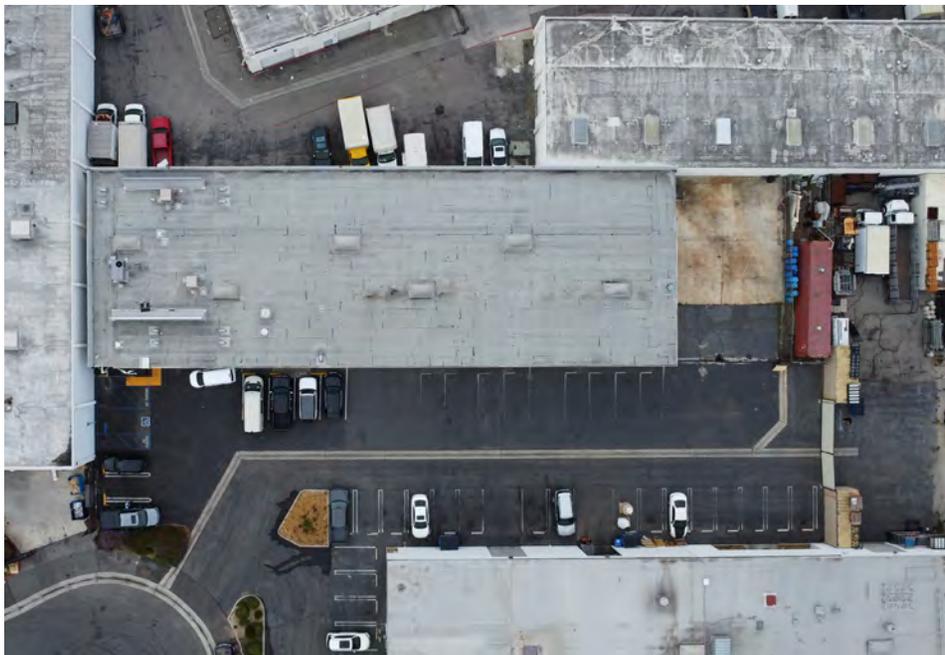
SITE PLAN



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PHOTOS

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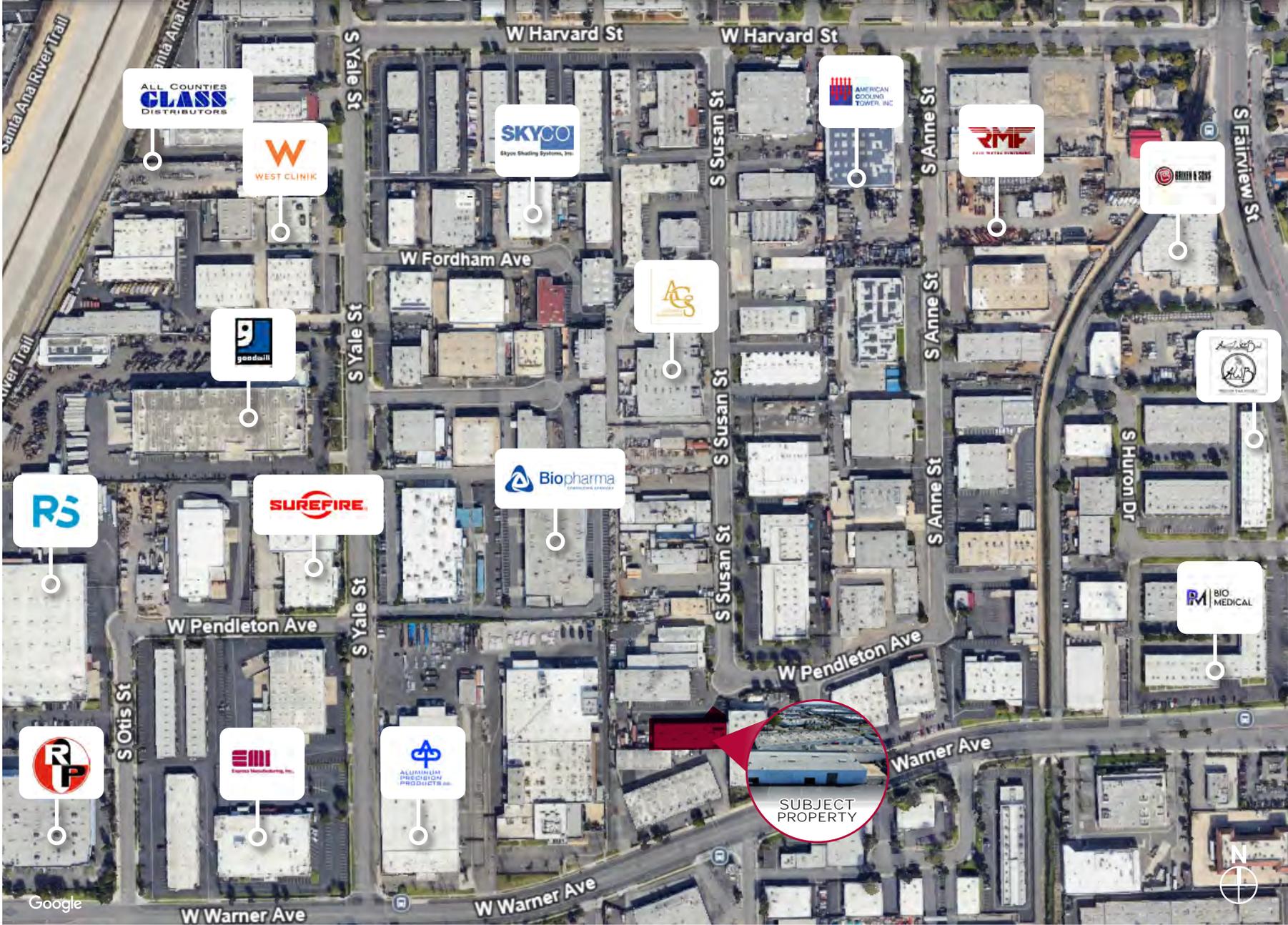
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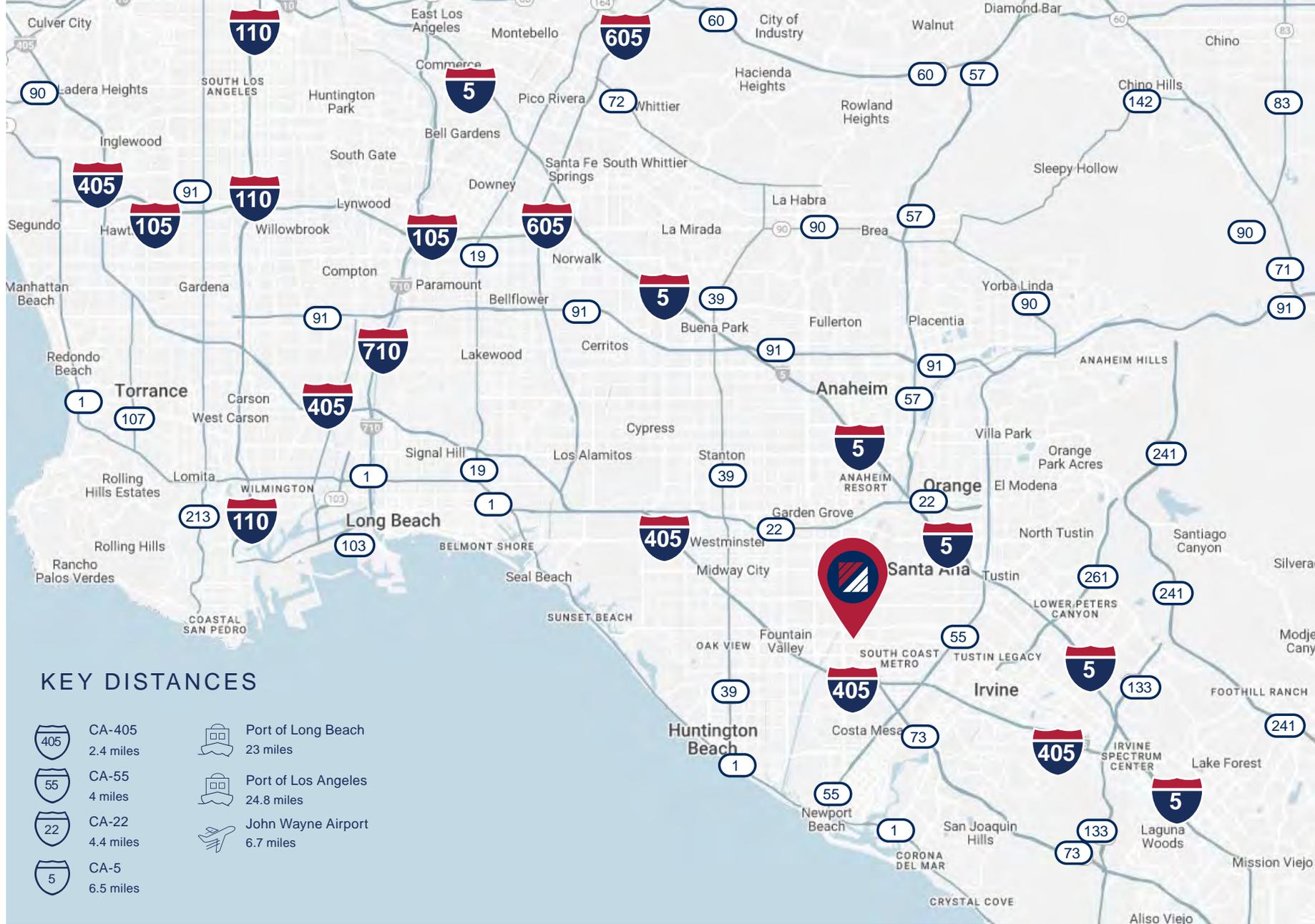
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AMENITIES MAP  
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KEY DISTANCES

- |  |                     |  |                                   |
|--|---------------------|--|-----------------------------------|
|  | CA-405<br>2.4 miles |  | Port of Long Beach<br>23 miles    |
|  | CA-55<br>4 miles    |  | Port of Los Angeles<br>24.8 miles |
|  | CA-22<br>4.4 miles  |  | John Wayne Airport<br>6.7 miles   |
|  | CA-5<br>6.5 miles   |  |                                   |

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LOCATION MAP

