

17672-17682

BEACH BLVD
HUNTINGTON BEACH, CA 92647



Disclaimer

This Confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 17672-17682 Beach Blvd, Huntington Beach, California (“Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Lee & Associates Commercial Brokerage (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any computer diskettes) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “AS IS”, “WHERE IS” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material (which may include engineering, environmental or other reports) may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other Broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its Broker. Owner has the property in an option to purchase and Owner has no obligation to exercise option and close on this property.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

Tenant of the building has not reviewed the contents of this offering memorandum and makes no representations or warranties as to the accuracy thereof.

EXCLUSIVELY OFFERED BY:

MIA PHAM

SENIOR VICE PRESIDENT

CALDRE 01875144

949.790.3129

MPHAM@LEEIRVINE.COM

Investment Summary

PROPERTY OVERVIEW

<i>Tenancy</i>	Medical and Office Use Prominent Huntington Beach Address with High Traffic Count exposure on Beach Blvd.
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<i>17672 Beach Blvd Size</i>	±6,690 SF
<i>17682 Beach Blvd Size</i>	±3,720 SF

<i>Total Size</i>	±10,410 SF
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<i>Total Land Size</i>	±34,412 SF/0.79 AC
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<i>APN</i>	17672: 167-472-10 17682: 167-472-11
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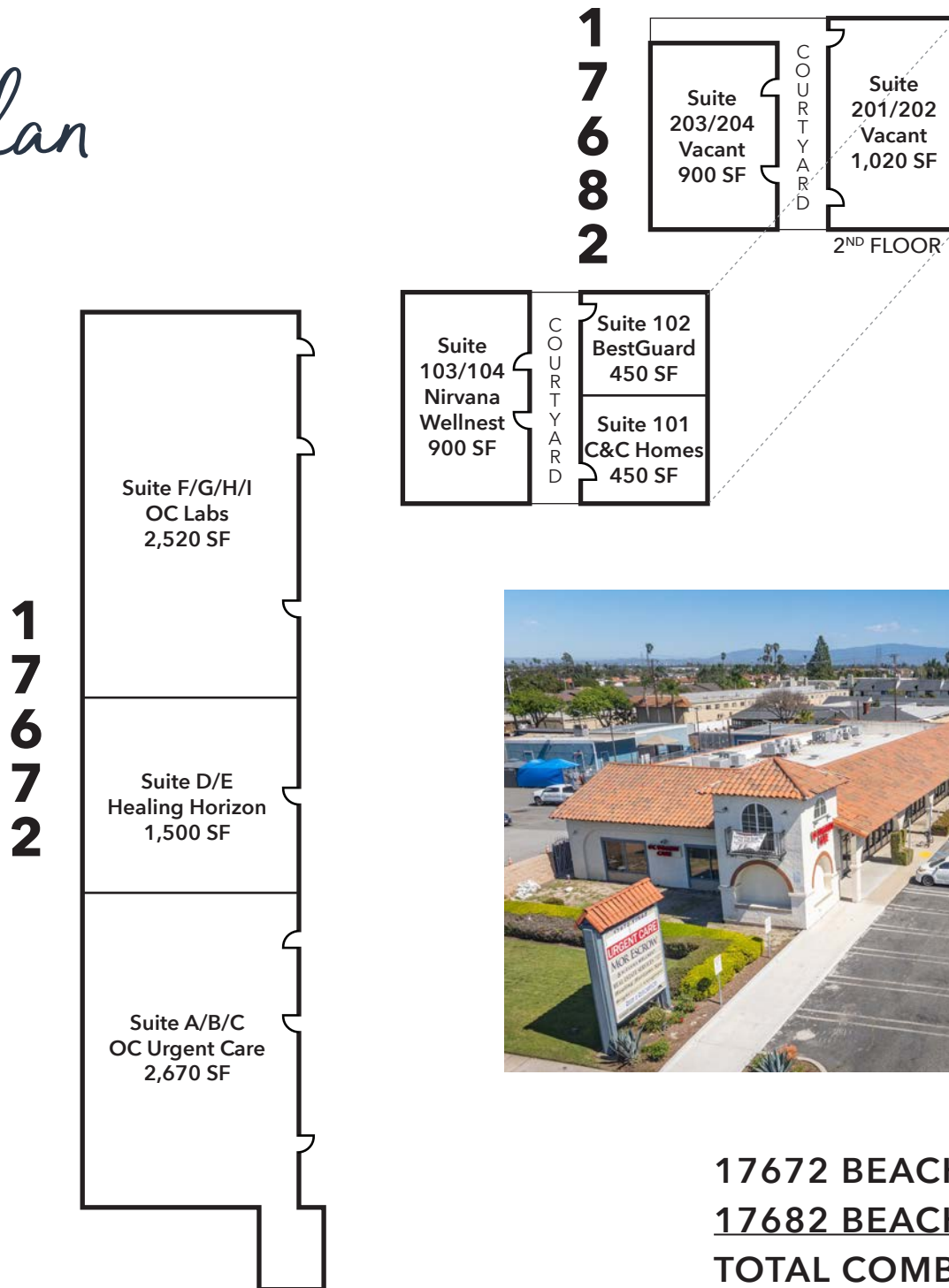
<i>Year Built</i>	1980
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<i>Parking</i>	46 Stalls On Site
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Site Plan



17672 BEACH BLVD: 6,690 RSF
17682 BEACH BLVD: 3,720 RSF
TOTAL COMBINED: 10,410 RSF



Nearby Amenities



Financial Analysis

17672 BEACH BLVD - RENT ROLL

STE BUSINESS	TENANT NAME	TYPE OF BUSINESS	RENTED SF	LEASE TERM	CURRENT MONTHLY RENT	ANNUAL INCREASES	RECOVERY TYPE	SECURITY DEPOSITS	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
A-B-C	OC Urgent Care	Medical Office	2,670	04/01/2022	\$7,124.00	3%	NET	\$0.00	04/01/25	\$6,857.00	\$267.00	\$7,124.00	\$2.57
D-E	Healing Horizons	Massage Center/Office	1,500	11/01/2015 - 07/30/2027	\$3,354.00	5%	NET	\$2,250.00	07/01/25	\$3,174.00	\$180.00	\$3,354.00	\$2.12
F-G-H-I	Orange County Labs Inc	Medical Office	2,520	06/01/2024 - 05/31/2027	\$5,140.80	5%	NET	\$5,501.03	06/01/25	\$4,762.80	\$378.00	\$5,140.80	\$1.89
TOTAL			6,690		Monthly Rent Income \$15,618.80	Annual Rent Income \$187,425.60		Security Deposits \$ 7,751.03					

17682 BEACH BLVD - RENT ROLL

101	C&C Homes, Inc	Real Estate Service	450	11/01/2019 - 09/30/2028	\$855.00	3%	NET	\$2,250.00	01/01/26	\$855.00	\$0.00	\$855.00	\$1.90
102	BestGuard Security Solutions	Office	450	04/01/2024 - 03/31/2027	\$976.50	3%	NET	\$1,039.50	04/01/25	\$909.00	\$67.50	\$976.50	\$2.02
103-104	Nirvana Wellnest	Age LOC Consultants	900	11/01/2019 - 10/31/2025	\$1,928.25	3%	NET	\$500.00	11/01/23	\$1,748.25	\$180.00	\$1,928.25	\$1.94
201-202	Vacant		1,020										
203-204	Vacant		900										
TOTAL			3,720		Monthly Rent Income \$3,759.75	Annual Rent Income \$45,117.00	Security Deposits \$3,789.50						
Total Units Occupied	6	TOTAL	10,410		\$19,378.55 Current Monthly Rent			\$11,540.53 Security Deposits					
Vacant	2												
Total	8												

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EXCLUSIVELY LISTED BY:

MIA PHAM
Senior Vice President
Lic #01875144
949.790.3129
mpham@leeirvine.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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