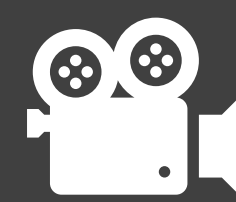




**GILLETT
COMMERCIAL**

Real Estate Brokerage



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RARE INDUSTRIAL INVESTMENT OPPORTUNITY

ROADTRIP PRODUCTIONS LTD

±16,550 SF Total in 2 Freestanding Buildings on 1.37 Acres

1626 PLACENTIA AVENUE, COSTA MESA, CA 92627

This Offering Memorandum was prepared by **Gillett Commercial** (“Broker”) solely for the use of prospective purchasers of **1626 Placentia Avenue, Costa Mesa, CA 92627** (the “Property”). Neither the broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

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The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to terminate discussions with any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and the signature of the respective Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents on the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

The Broker obtained the information contained in this offering from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Offered at \$ 11,000,000

2024 NOI

\$342,740

BUILDING SIZES

A - 13,100 SF
 B - 3,450 SF
 ± 16,550 SF

LAND AREA

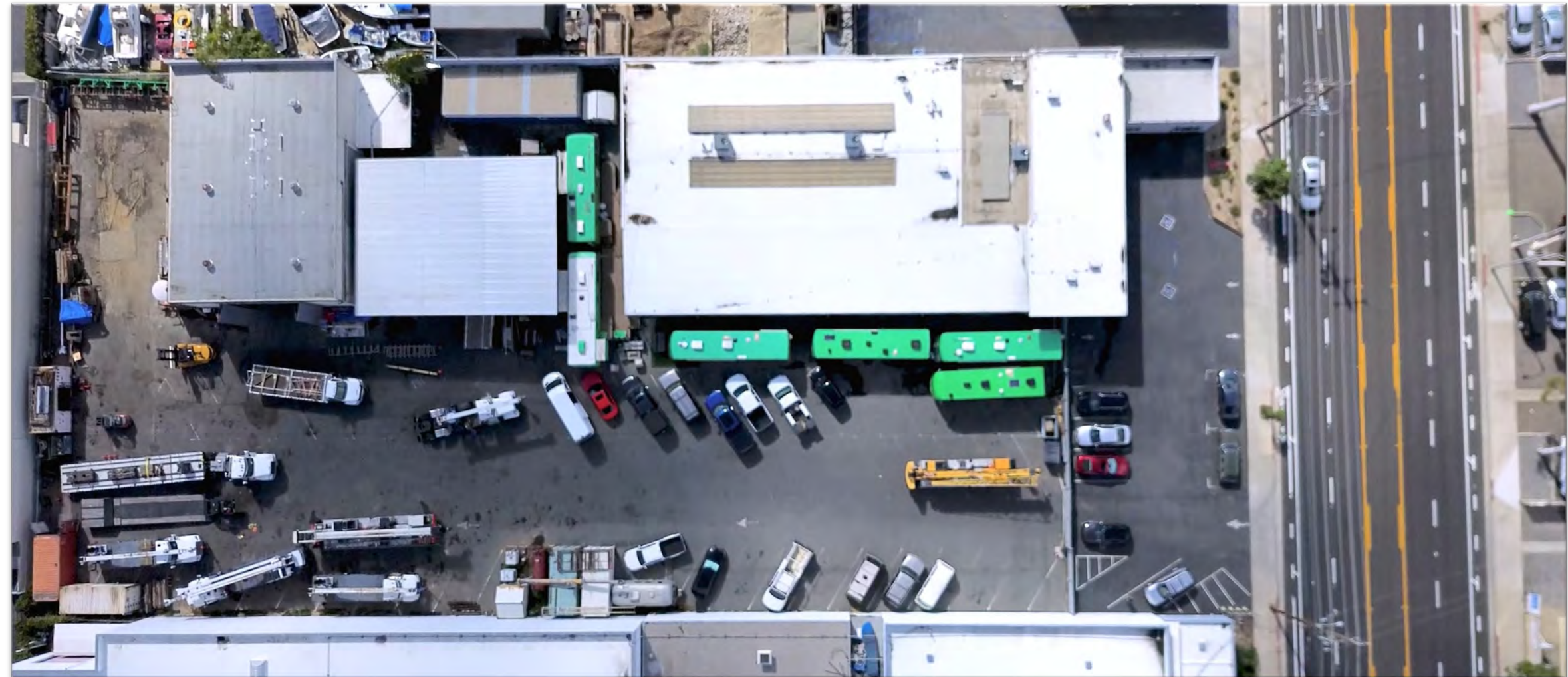
± 1.37 Acres

ZONING

Light Industrial
 Located in the Mesa West Bluffs Urban Plan Overlay District

OCCUPANCY

100%



1626 Placentia presents a rare and unique opportunity to purchase a flex commercial /industrial property in the heart of the exclusive and highly desirable Costa Mesa industrial marketplace. The Property consists of two structures situated on 1.37 acres of fee simple land. The main structure is a 13,100 SF warehouse building that was extensively renovated in 2019 as a modern corporate office for Roadtrip Productions Ltd. This modern office buildout contains many of the features and amenities sought after by many corporations. The adjacent 3,450 SF building is a warehouse building. Roadtrip leases both buildings with the lease expiring January 31, 2027 with no options to renew.

The property provides an investor or an owner/user with a multitude of options. As an owner occupant of the premises, companies can plan for their move while enjoying the cash flow from the investment through the lease expiration. An investor can either re-tenant the property at much higher market rents or refurbish and offer it for sale to the Owner / User marketplace. The desirable location of this property drives rent and value, evident by the one of the most historically low vacancy rates in all of southern California. With close proximity to the Newport Peninsula, Corona del Mar and John Wayne Airport, 1626 Placentia offers a location central to many business owners, employees and investors.

This unique asset is a high-quality industrial property and a superior investment for any investor as an addition to its portfolio or as a 1031 exchange replacement property with stable cash flow, excellent location and a lease in place.





ROADTRIP NATION

Lessee: Roadtrip Productions Ltd.

Roadtrip Nation is a part of Strada Collaborative, a nonprofit organization whose mission is to empower all learners—and those who serve them—by providing the critical resources, educational support, and career experiences that lead to equitable education and employment pathways.

About Roadtrip Nation

Roadtrip Nation is a 501(c)(3) nonprofit organization that humanizes career exploration through story and empowers individuals to connect their interests to fulfilling lives and careers. Through its award-winning public television series, New York Times bestselling book “Roadmap,” and educational programs and tools that provide visibility and insights into career possibilities and pathways, Roadtrip Nation gives people from all backgrounds confidence and belief in their ability to persist through challenges and define success for themselves. Roadtrip Nation has been showcased at the United Nations Social Innovation Summit, Clinton Global Initiative, NBC Education Nation, TEDx, Talks at Google, SXSW, and the Harvard Social Enterprise Forum. For more information, visit roadtripnation.com.

About Strada Education Network

Strada Education Network is a nonprofit dedicated to helping people take advantage of education and training after high school that helps them secure a good job, do meaningful work, contribute to their communities, and lead a fulfilling life. We believe education and training after high school have the potential to be the most powerful and equitable ways to help all people thrive in their careers and lives. To help students succeed beyond completion of a certificate or degree, we conduct research, make charitable grants and social impact investments, and support Strada Collaborative, which directly serves students and workers. Learn more at stradaeducation.org.

For financial information on Strada

<https://projects.propublica.org/nonprofits/organizations/473044430>

For financial information on Roadtrip

<https://projects.propublica.org/nonprofits/organizations/263889207>



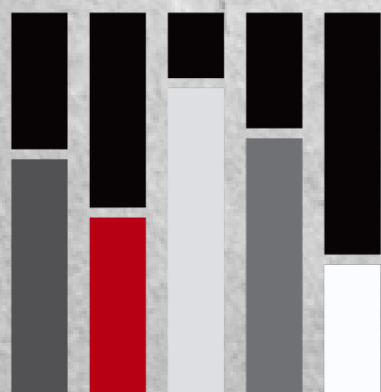
LEASE OVERVIEW

- Lease Commencement: April 1, 2015
- Lease Expiration: January 31, 2027
- Lease Type: Industrial Gross
- Annual Rent Increases: 3%
- Options to Extend: None

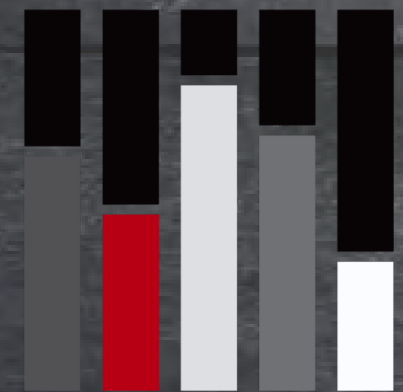


	Building Size	Monthly Rent	Monthly Rent PSF	Annual Rent	Annual Rent PSF
Building A	13,100 SF	\$ 22,057.00	\$ 1.68	\$ 271,294	\$ 20.71
Building B	3,450 SF	\$ 5,808.00	\$ 1.68	\$ 71,446	\$ 20.71
TOTAL	16,550 SF	\$ 27,865.00	\$1.68	\$ 342,740	\$ 20.71

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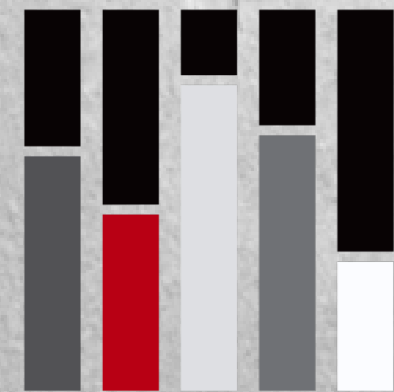
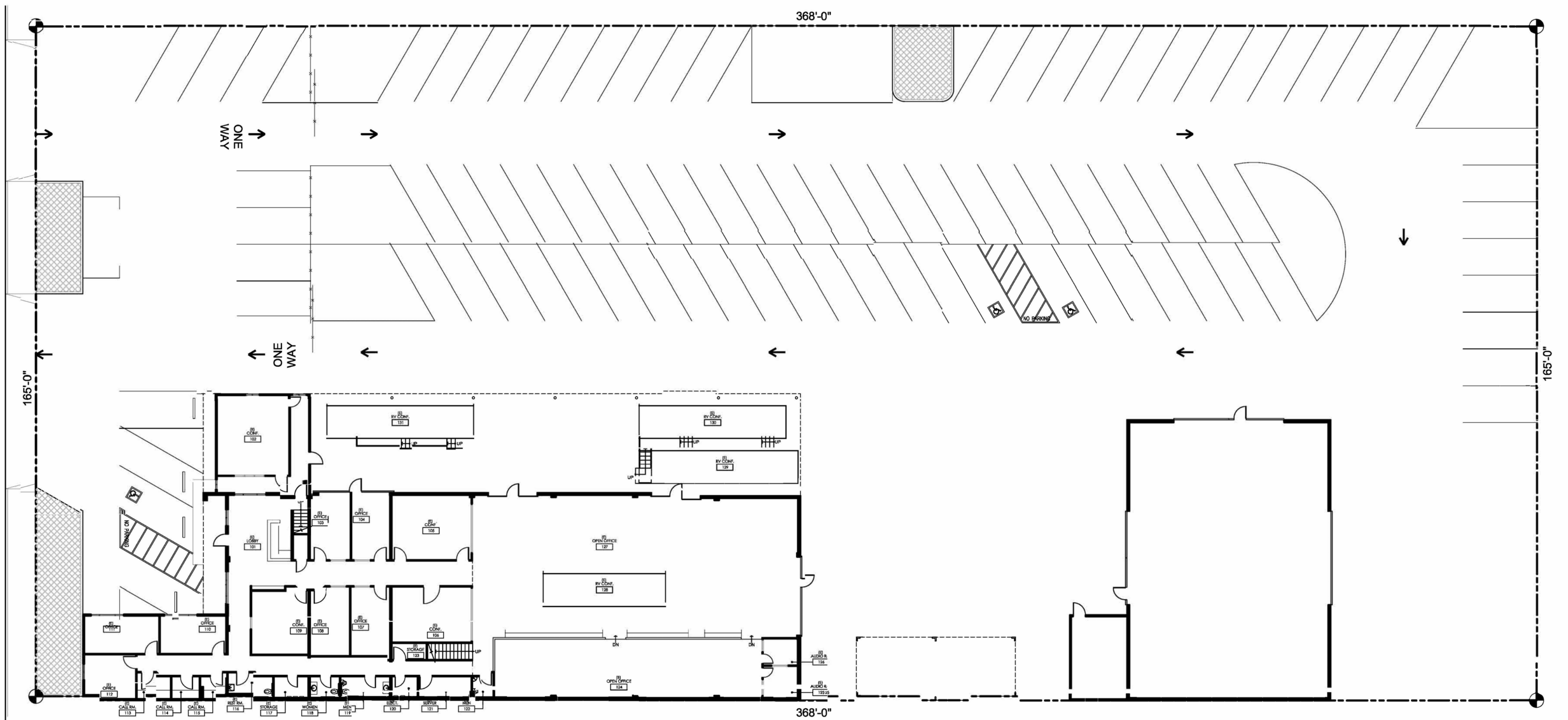


AERIAL VIEW OF SITE



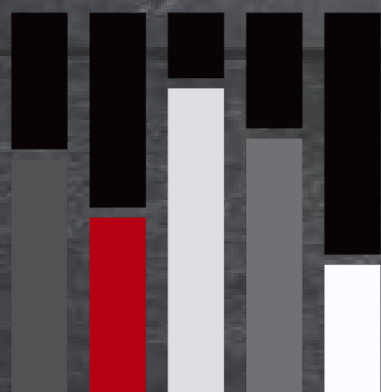
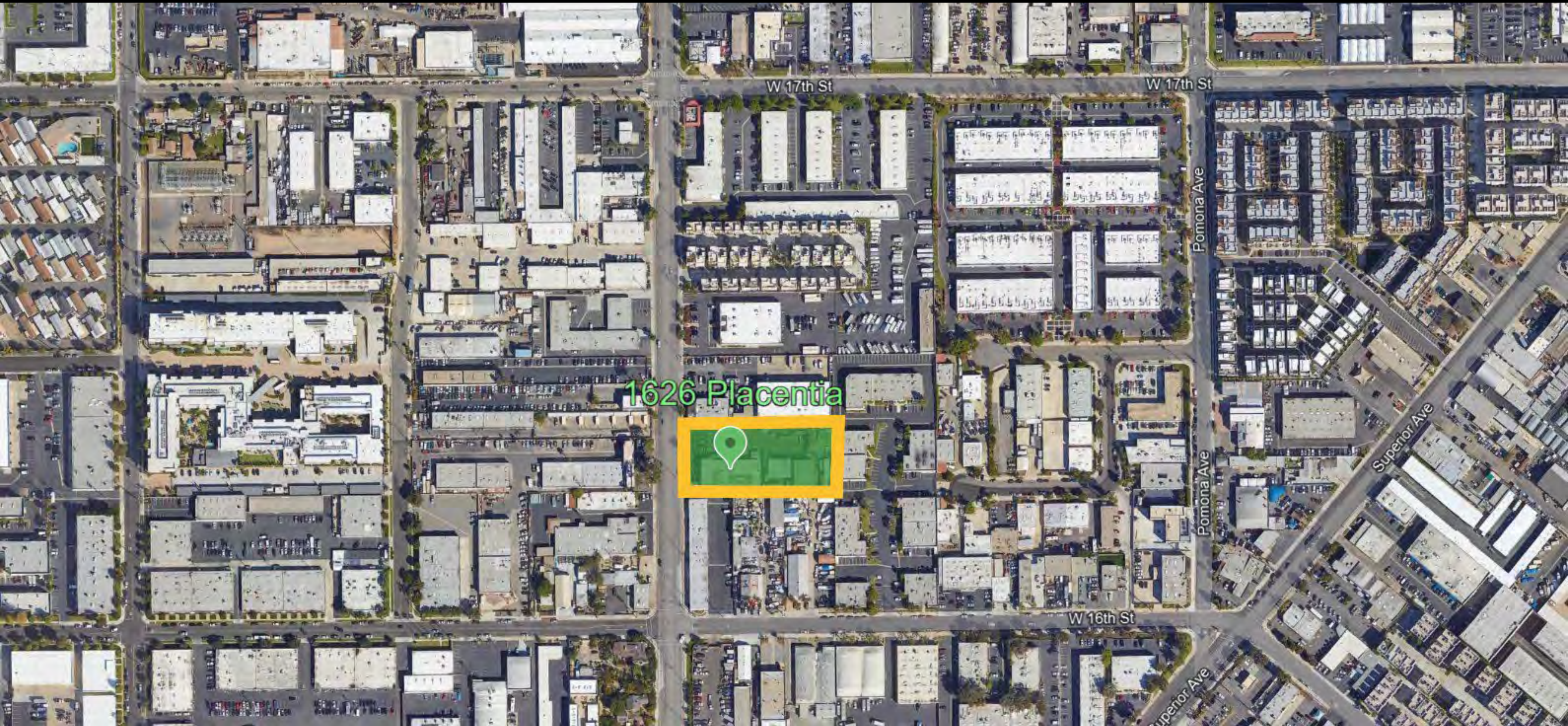
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SITE PLAN



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AERIAL VIEW

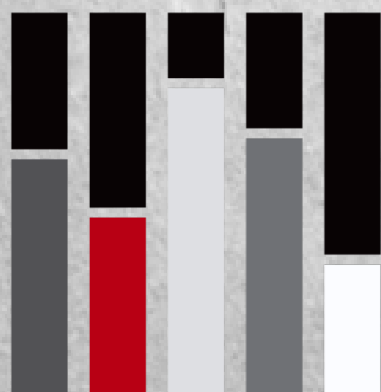


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AERIAL VIEW

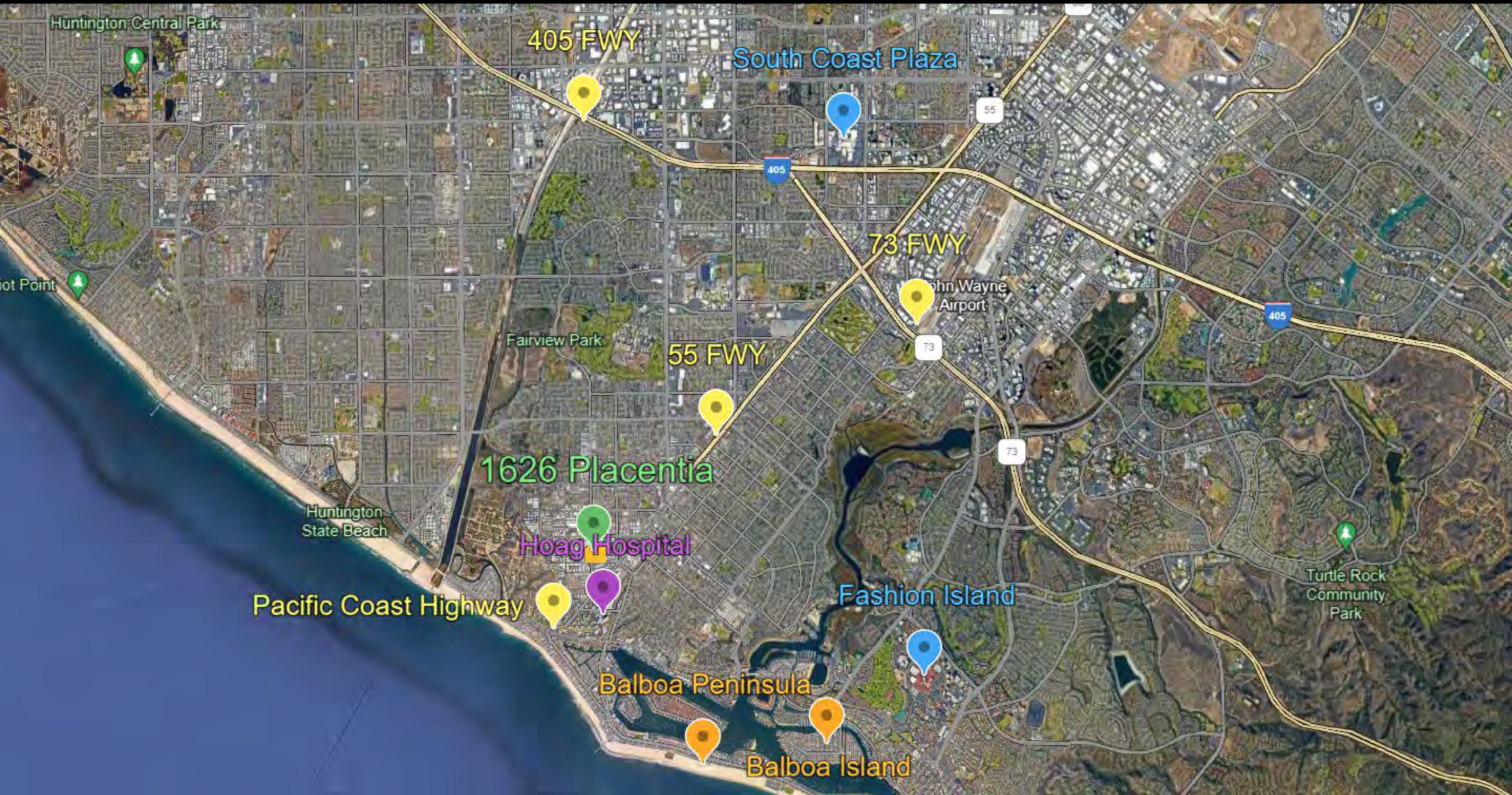


**1626
PLACENTIA**



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LOCATION



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CALL FOR ADDITIONAL INFORMATION

Los Angeles

1001 W. 17th Street, Unit K
Costa Mesa, CA 92627

Denny Pender
Senior Vice President
(949) 331-2077
dpender@gillettcommercial.com
CA DRE Lic 01061670

Dallas

5050 Collin McKinney Pkwy, Ste 203
McKinney, TX 75070

Bucky Gillett
Broker/Owner
(949) 422-7227
bucky@gillettcommercial.com
CA DRE Lic 00877212



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