

# 921 N. Poinsettia Rare Offering Sale-Leaseback Opportunity

- 15,212 SF of Private Rolling Arts Auto Museum and World Class Live Recording Studio
- Rare Opportunity Sale-Leaseback at 5% CAP Rate
- Owner, One of OC's Largest Developers with over 5.5M SF in Santa Ana, CA
  - A-Rated Credit Tenant
  - 6 Months Pre-Paid Rent, 20 Year Lease Balance from C.O.E.
  - Immediate Proximity to 5/55/22/57 Freeway – Downtown Area
- 5 Minutes Walking Distance from SARTC and new Downtown Santa Ana Streetcar Light Rail
  - Property is located in Opportunity Zone
  - 3 Ground Level Truck Loading Roll-Up Doors
    - Newly Constructed

Private Rolling Arts Auto Museum  
& World Class Live Recording Studio



921 N. Poinsettia  
Santa Ana, CA 92701



## Financials

### **Income (Yearly):**

Rent: \$390,000 - NNN

### **Expenses (Yearly):**

Santa Ana Business Center HOA: \$12,340.44

City of Santa Ana Water: \$1,800

Southern California Edison: \$8,400

Taxes: \$37,992

C&H Custom Security (Fire): \$660

C&H Custom Security (Burglar): \$1,980

Insurance: \$5,556

Total Expenses: \$68,728.44/Year

**NOI:** \$321,271.56

**CAP Rate:** 5%

**Sales Price:** \$6,425,000.00





Property  
Details

**Address:**

921 N. Poinsettia, Santa Ana, CA 92701

**Building Square Footage:**

15,212 SF

**Lot Size:**

35,678 SF / 0.82 AC

**Parking Spaces:**

36 Street Level Surface Spaces

**Number of Stories:**

Single

**Year Built/Renovated:**

2001/2023 - \$3.6M

**Warehouse:**

22' +/- Clear Height + 3 Truck Loading Roll-Up Doors

**Construction:**

Concrete Tilt-Up

**Building Improvements:**

Custom Rolling Arts Auto Museum and  
World Class Live Recording Studio

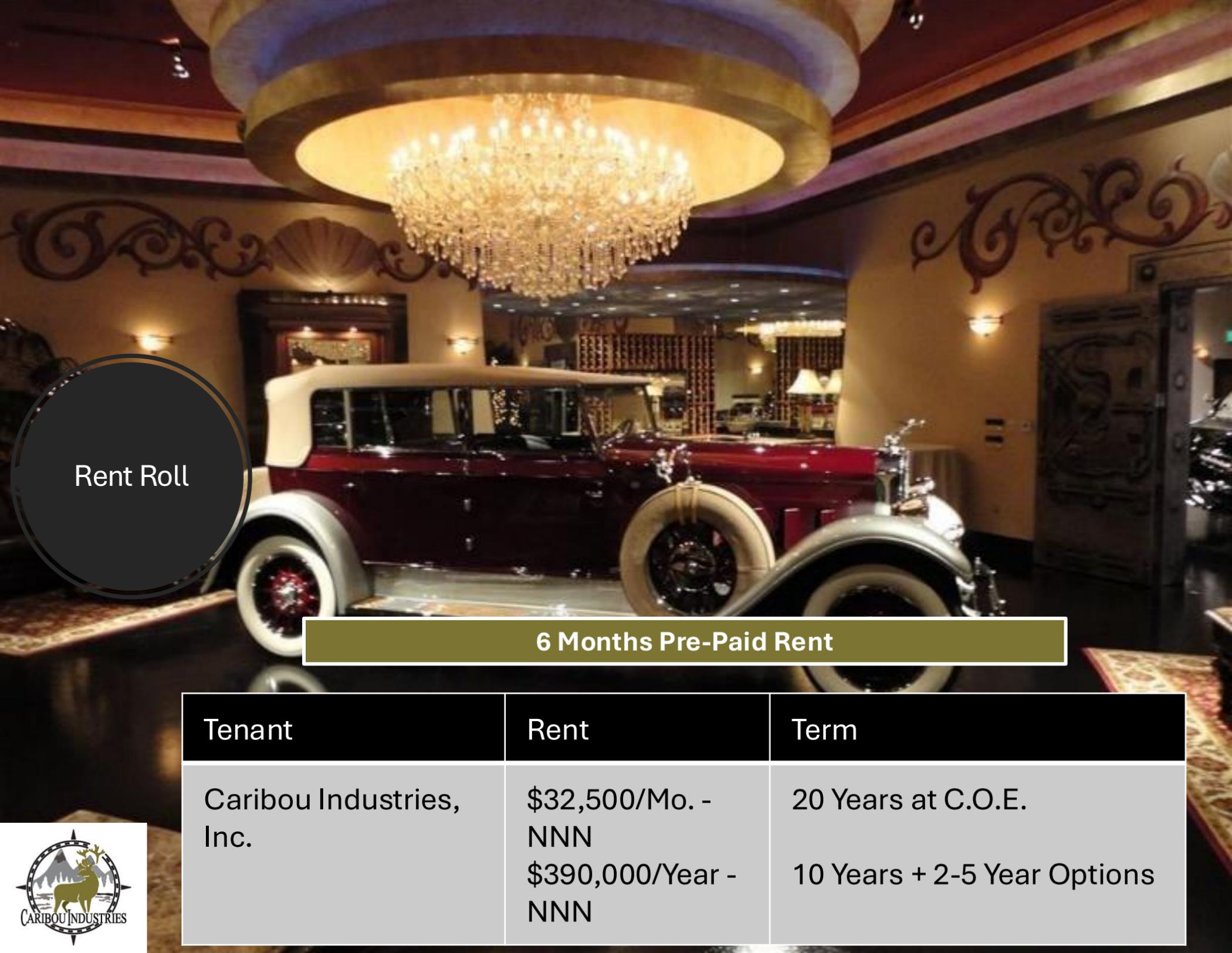
**Do Not Disturb Tenant:**

Call For Appointment

Davis Niehaus at (714) 498 – 4550

Asset Manager, Caribou Industries





Rent Roll

6 Months Pre-Paid Rent

Tenant	Rent	Term
Caribou Industries, Inc.	\$32,500/Mo. - NNN \$390,000/Year - NNN	20 Years at C.O.E.  10 Years + 2-5 Year Options



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## 921 - POINSETTIA FLOOR PLAN

SCALE: 1/8" = 1'-0"

