



THE OFFERING

Cushman & Wakefield is pleased to offer for sale The Beckman Coulter Site ("The Property"), a 33.947-acre industrial-zoned future redevelopment opportunity on one of the largest and most strategically located sites in Brea, CA.

Situated at the intersection of two main local corridors (Birch x Kraemer), the Property includes three (3) industrial buildings and two (2) office buildings that make up the $\pm 576,234$ square foot global headquarters campus for Beckman Coulter.

The Property is Net Leased to Beckman Coulter with investment grade credit tenant Danaher Corp (NYSE: DHR, A- S&P Rating) as Guarantor.

Investors and developers can evaluate the unique opportunity to control a critical mass of infill Southern California real estate for the future development of its highest and best use, while considering the current lease and the options that come with it.

This Property is being offered priced on an "as-is" basis for the fee simple interest in the building and land thereunder. Ownership will not consider offers that close upon entitlement.

Р	ROPERTY OVERVIEW
ADDRESS	200 & 250 S Kraemer St, Brea CA
SQUARE FOOTAGE	±576,234 SF
LAND AREA	33.947 Acres (1,479,031 SF)
PARCEL	320-221-24 & 320-221-25
ZONING	LM-Light Industrial, City open to residential land use
TENANT	Beckman Coulter (Danaher Corp (A- S&P Credit Guarantor))
LEASE TYPE	Absolute NNN
% BELOW MARKET	40%
RENEWAL/OPTIONS	June 2028 expiration with four (4) five-year renewal options at 95% of Fair Market Value (no concessions)
NOTE	Please call to discuss current tenant footprint and previously discussed proposals providing quicker ability to access land



INVESTMENT HIGHLIGHTS

CRITICAL MASS

Situated on over 33 acres, the Property offers an extremely rare opportunity to acquire a critical mass of infill Southern California real estate via a single transaction.

▶ GLOBAL CORPORATE HQ CAMPUS

Encompassing over 576,000 square feet, the Property's campus encompasses three (3) industrial/R&D buildings and two (2) office/R&D buildings that spans a high-end c-suite building with dramatic client-facing improvements, to extensive life sciences manufacturing and labs, to a serene landscaped exterior common area. The expansive improvements offer significant value to future occupiers and owner/users as-is and at a fraction of replacement cost.

INVESTMENT GRADE CREDIT TENANT

The Property has been 100% Net leased as the Global Headquarters for Beckman Coulter, a global leader in clinical diagnostics and life science research, since 1998. In 2011 Beckman Coulter was acquired by Danaher Corporation (NYSE: DHR), an investment grade "A-" credit Fortune 500 company, who is now the lease Guarantor. The global conglomerate has approximately 63,000 employees worldwide and generated over \$23.9 billion in 2024 revenue.

► INDUSTRIALLY ZONED FOR FUTURE DEVELOPMENT

Already industrially zoned (LM - Light Industrial), graded, partially improved, and adjacent Brea truck route, the site is amongst the largest contiguous industrial-zoned sites available in infill Southern California. The flexible development options will provide the opportunity to develop over 650,000 RSF of industrial space in the most sought-after industrial markets in the nation and in a City that has recently approved numerous new industrial developments.

▶ PREMIER FOR-SALE RESIDENTIAL ALTERNATIVE USE DEVELOPMENT OPPORTUNITY

The City of Brea has shown flexibility in future alternative site use discussions including residential, retail, and mixed-uses. The Property's location lends itself to residential development, in-line with the City and State's demand for additional housing. The historic high market demand for homeownership has been spurred by limited new product. For-sale townhomes appeal to a wider range of buyers and offer a less expensive entry point while developers receive significantly less pushback from the community, are able to recover capital quickly, and have potential for higher profit margins.



PREMIER ACCESS & OPTIMAL VISIBILITY

The Property lies strategically at the heart of the City on the intersection of two major local corridors (Birch and Kraemer), one block behind Imperial Hwy, and with quick 1.5 mile access to the 57-freeway. The site is adjacent to the sought-after Country Hills Neighborhood, Birch Hills Golf Course, and the Brea Union Plaza neighborhood retail center. Brea Sports Park is half a mile away.



SUBMARKET HIGHLIGHTS

REGIONAL EPICENTER

The City of Brea provides a unique epicentre location between the Orange County, Los Angeles, and Inland Empire Markets, providing an ideal location for residents and employers alike.



MINUTES BY CAR FROM **BECKMAN COULTER SITE** <10 MIN. **BREA MALL CALIFORNIA STATE FULLERTON** CARBON CANYON REGIONAL PARK **20 MIN.** CHINO HILLS STATE PARK PLACENTIA SPORTS COMPLEX DISNEY! AND **FULLERTON ABORETUM** KNOTTS BERRY FARM DOWNTOWN FULLERTON 30 MIN. ONTARIO AIRPORT ANGEL STADIUM. RICHARD NIXON PRESIDENTIAL LIBRARY AND MUSEUM JOHN WAYNE AIRPORT LONG BEACH AIRPORT - 35 MIN. HUNTINGTON BEACH 40 MIN. NEWPORT BEACH **DOWNTOWN LA 45 MIN** PORTS OF LA & LONG BEACH LOS ANGELES → 50 MIN. INTERNATIONAL AIRPORT



Brea's average home price has surpassed \$1.2M, with some of the most sought after neighborhoods adjacent to the Property achieving values of \$1.6M to \$1.8M. The Brea School District is recognized for National Blue Ribbon Schools, with Brea Olinda High School (1.6 Mi away) being a Top Distinguished Gold Ribbon School. Over 50% of residents have a bachelor's degree or higher and median household income exceeds \$120,000.











RAPIDLY URBANIZING

Brea is the fastest growing City in Orange County, with population growth that is 50% higher than Orange County in total. The community is well rounded, with large corporate employers, significant recreational offerings, and high end retail and dining. Located just 1.5 miles from the Property, the Brea Mall is in the midst of a significant \$500M redevelopment, adding 119,000 RSF of retail and restaurants, 380 apartment units, and a luxurious Lifetime Fitness.



"BREA IS THE FASTEST GROWING CITY IN ORANGE COUNTY"

(Growth rate 2013-2023; Source: World Population Review)





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