



ABSOLUTE NNN CORPORATE LEASED INVESTMENT

Get in touch

Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Confidentiality & Disclaimer

All materials and information received or derived from Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Compass Commercial - San Francisco & Los Angeles its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Compass Commercial - San Francisco & Los Angeles will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

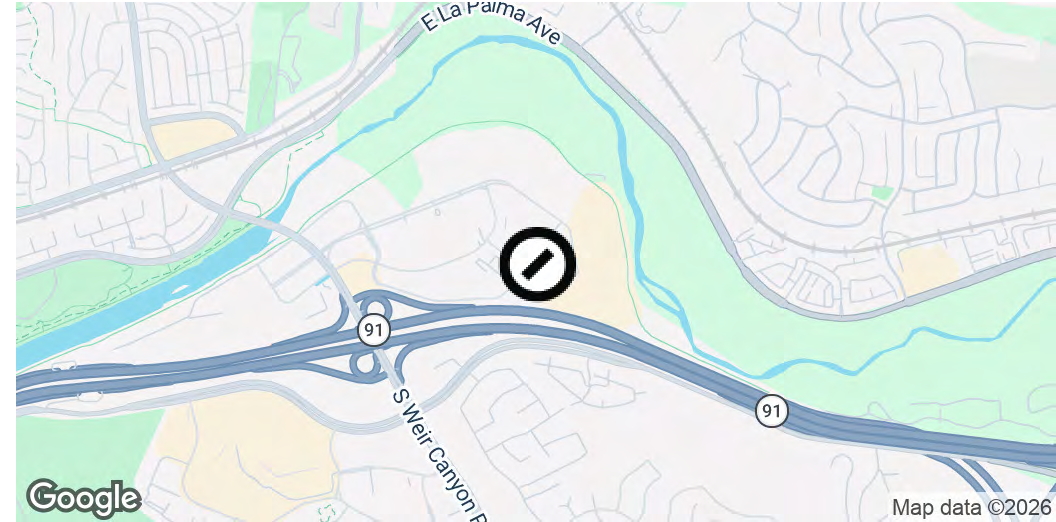
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Compass Commercial - San Francisco & Los Angeles makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass Commercial - San Francisco & Los Angeles does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.

Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Executive Summary



Offering Summary

Sale Price:	\$7,000,000
Building Size:	18,630 SF
Lot Size:	87,275 SF
Number of Units:	1
Price / SF:	\$375.74
Cap Rate:	5.78%
NOI:	\$404,415
Year Built:	2001
Renovated:	2022

Property Overview

Presenting a prime absolute NNN investment opportunity located at 23029 Eastpark Drive, Yorba Linda, California. This 18,630 SF building offers a coveted location in Orange County, CA, ideal for a retail or power center investor. With 100% occupancy, this property comprises 1 unit and boasts a recent 2022 renovation. Built in 2001 and zoned PD-17-CR, it represents a modern and lucrative addition to any investment portfolio. Providing a strong historical tenant base and a solid income stream, this property presents a compelling prospect within the thriving commercial real estate landscape of Orange County. With its strategic positioning and high occupancy rate, this property is poised to deliver long-term value and a strong return on investment.

Property Highlights

- La-Z-Boy Corporate Lease
- Lease Guarantee by LZB
- Long Term Tenant Since 2006

Tony Odom
Sr. Vice President / Managing Director
 408.335.3009
 tony.odom@compass.com
 CalDRE #01817881

Property Description



Property Description

Presenting a prime absolute NNN investment opportunity located at 23029 Eastpark Drive, Yorba Linda, California. This 18,630 SF building offers a coveted location in Orange County, CA, ideal for a retail or power center investor. With 100% occupancy, this property comprises 1 unit and boasts a recent 2022 renovation. Built in 2001 and zoned PD-17-CR, it represents a modern and lucrative addition to any investment portfolio. Providing a strong historical tenant base and a solid income stream, this property presents a compelling prospect within the thriving commercial real estate landscape of Orange County. With its strategic positioning and high occupancy rate, this property is poised to deliver long-term value and a strong return on investment.

Location Description

Discover the thriving Orange County market surrounding this location, offering a gateway to an affluent consumer base with high retail demand. Enjoy proximity to premier shopping destinations like the Savi Ranch Shopping Center, Yorba Linda Town Center, and Vista Del Verde Shopping Center, ensuring foot traffic and exposure for retail businesses. With a strong economy and a reputation for upscale living, the area presents an exciting opportunity for retail and street retail investors. Positioned for success in a vibrant commercial landscape, the location provides access to major freeways, California State University Fullerton, and scenic regional parks, making it an attractive destination for residents and visitors alike.

Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Complete Highlights



Property Highlights

- La-Z-Boy Corporate Lease
- Lease Guarantee by LZB
- Long Term Tenant Since 2006
- Absolute NNN Investment
- No Landlord Responsibilities
- 2022 Interior Renovation with Over \$1m in Improvements
- 2022 New Roof and HVAC Installed
- Five (5) Years Remaining on Extended Term
- Two (2) Five (5) Year Options to Renew Until 2041
- 10% Increase at Each Five (5) Year Option
- Located in Yorba Linda's Savi Ranch District
- Yorba Linda's Major Job Center and Retail Destination
- Excellent Demographics
- Yorba Linda Voted One of the "100 Best Places to Live" in the US
- 27 Miles Southeast of Downtown Los Angeles
- Less Than 20 Miles to John Wayne Int'l Airport (SNA)
- About a 30-Minute Drive to Ontario International Airport (ONT)

Tony Odom
Sr. Vice President / Managing Director
 408.335.3009
 tony.odom@compass.com
 CalDRE #01817881



OFFERING SUMMARY

Address	23029 Eastpark Drive, Yorba Linda, CA
Sales Price	\$7,000,000
Cap Rate	5.78%
Net Operating Income	\$404,415
Gross Leasable Area	18,630 SF
Lot Size	2.00 Acres
Ownership	Fee Simple
Year Built / Renovated	2001 / 2022



Tony Odom
Sr. Vice President / Managing Director
 408.335.3009
 tony.odom@compass.com
 CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.



LEASE ABSTRACT

Tenant	La-Z-Boy (LZB Finance, Inc.)
Lease Type	Absolute NNN
Guarantor	La-Z-Boy Inc.
Initial Term	15 Years
Rent Commencement	June 6, 2006
Lease Expiration	May 31, 2031
Lease Term Remaining	5 Years
Renewal Options	Two, Five-Year Options
Rental Increases	10% Every Five Years
Landlord Responsibilities	None



EXPENSES

Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Common Area Maintenance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility

Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Interior Photo



Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Interior Photo



Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Aerial Photo Looking North



Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Aerial Photo Looking East



Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Retail Map



Tony Odom
 Sr. Vice President / Managing Director
 408.335.3009
 tony.odom@compass.com
 CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Area Map



Tony Odom
Sr. Vice President / Managing Director
 408.335.3009
 tony.odom@compass.com
 CalDRE #01817881

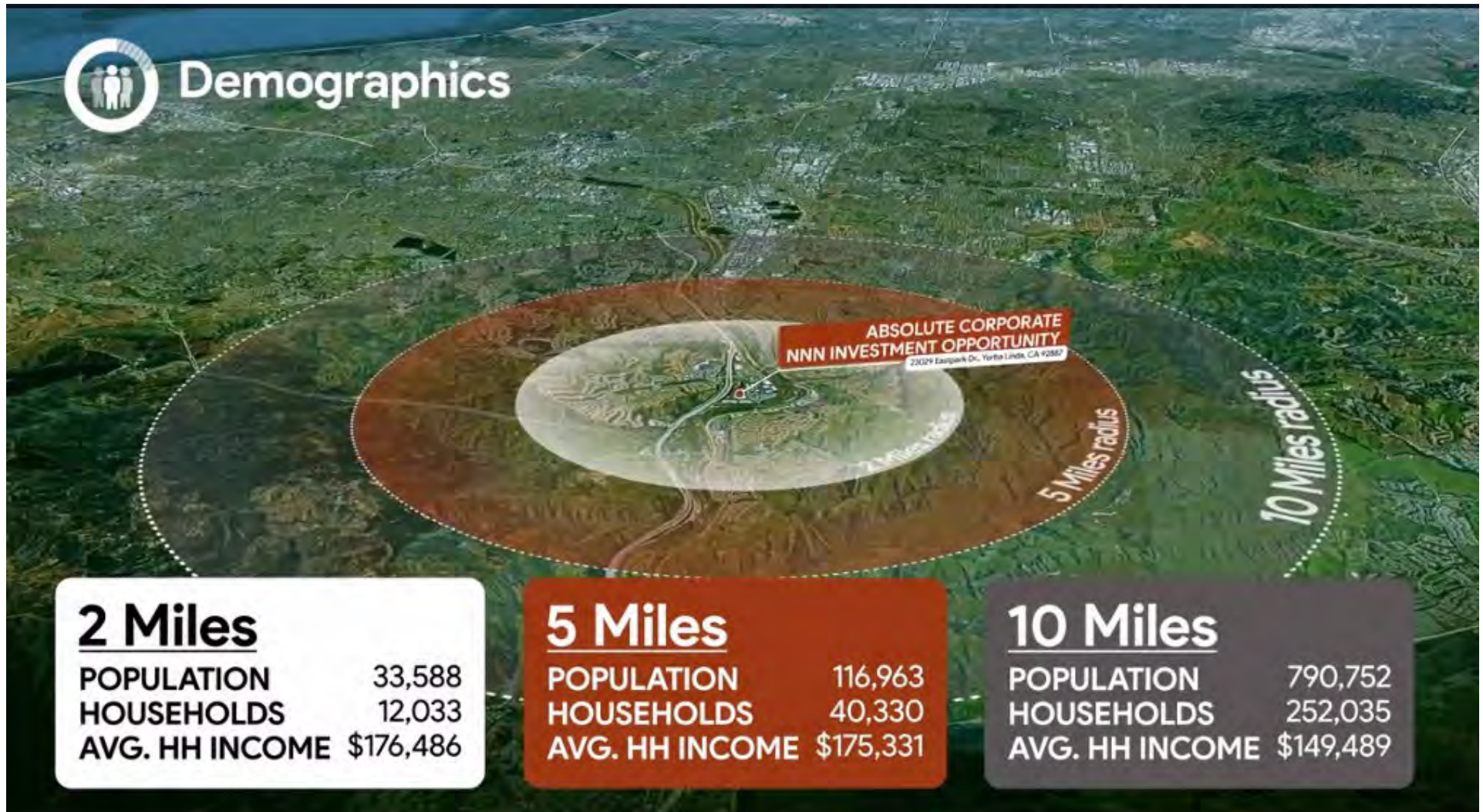
Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

Regional Map



Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.



Tony Odom
Sr. Vice President / Managing Director
 408.335.3009
 tony.odom@compass.com
 CalDRE #01817881

La-Z-boy Inc. (NYSE: LZB) is an American furniture manufacturer based in Monroe, Michigan, that makes home furniture, including upholstered recliners, sofas, stationary chairs, lift chairs, and sleeper sofas. The company was founded in 1927 and employs more than 11,000 people.

La-Z-boy furniture is sold in retail outlets in the United States and Canada and is manufactured and distributed under license in other countries including the United Kingdom, Australia, Germany, Indonesia, Italy, Japan, Mexico, New Zealand, Turkey, South Africa, Kuwait and Qatar. La-Z-boy holds US and international patents on more than 200 different styles and mechanisms.

The company-owned retail segment includes approximately 165 La-Z-boy Furniture Galleries stores out of about 370. La-Z-boy Incorporated was named to TIME's 2026 list of America's Most Iconic Companies and Newsweek's 2025 list of America's Best Retailers, ranking No. 1 in the furniture category.

The La-Z-boy name came from a factory-wide naming contest held by cousins Edward Knabusch and Edwin Shoemaker in 1928/1929. After inventing their iconic reclining wooden chair and upholstering it for comfort, they wanted a catchy title. "Lazy Boy" won the contest because it perfectly described the relaxed, resting nature of sitting in the chair.

COMPASS COMMERCIAL

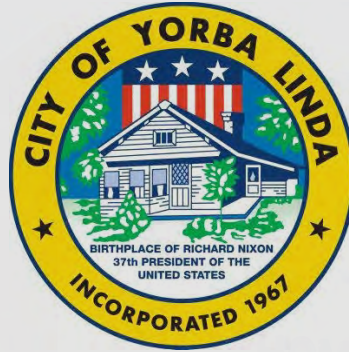


Tenant Profile	
Tenant	La-Z-boy
Year Founded	1927
Headquarters	Monroe, Michigan
Retail Locations	370
Website	La-Z-boy.com
Company Type	Publicly Traded NYSE: LZB
2025 Revenue	\$2.11 Billion
Current Mkt. Cap	1.66 Billion
2025 FT Employees	11,000

Source: finance.yahoo.com

Tony Odom
Sr. Vice President / Managing Director
408.335.3009
tony.odom@compass.com
CalDRE #01817881

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.



Orange County is located in the Greater Los Angeles area in Southern California. As of the 2020 United States census, the population was 3,186,989, making it the third most populous county in California, the sixth most populous in the United States, and more populous than 19 U.S. states and Washington, D.C. Although mostly suburban, it is the second most densely populated county in the state behind San Francisco County. The county has 34 incorporated cities.

Yorba Linda is a suburban city in northeastern Orange County, California, with the city hall approximately 27 miles southeast of downtown Los Angeles. It is part of the Los Angeles metropolitan area, and had a population of 68,336 at the 2020 census. Yorba Linda is known for its connection to Richard Nixon, the 37th president of the United States. His birthplace is a National Historic Landmark, and his presidential library and museum are also located in the city. Yorba Linda is known as the “Land of Gracious Living”.

Savi Ranch is a retail, industrial, and office area consisting of approximately 175 acres and is adjacent to the SR-91 Freeway. Given that Savi Ranch is Yorba Linda’s major job center and retail destination, the area is a significant source of sales tax to Yorba Linda and provides approximately 60% of the City’s sales tax revenue. As such, the City has concentrated many of its economic development efforts in and around Savi Ranch.

Today, the retail portion of Savi Ranch is home to several major retailers including La-z-boy, Costco, Ashley Furniture, Best Buy, Kohl’s, PetsMart, Staples, Sprouts, and Dick’s Sporting Goods. Additionally, the area hosts several quick-service restaurants and two large hotels, Ayers Suites and Extended Stay. Most recently, a Maserati and Alfa Romeo dealership has found a home along Oakcrest Circle, with prime visibility to the freeway.

Tony Odom
Sr. Vice President / Managing Director
 408.335.3009
 tony.odom@compass.com
 CalDRE #01817881

Advisor Bio



Tony Odom

Sr. Vice President / Managing Director

tony.odom@compass.com

Direct: **408.335.3009** | Cell: **408.335.3009**

CalDRE #01817881

Professional Background

As the former CEO and founder of CSR Commercial Real Estate Services, Tony Odom now is a Senior Vice President of Compass Commercial - Silicon Valley. His 20 plus years in commercial real estate, including leases, sub leases, development and the buying or selling of commercial property, brings a wealth of experience. Whether it is general office space, retail space, medical, industrial, R&D, advanced manufacturing or mixed-use properties, Tony is well versed in helping clients. His extensive knowledge of building plans, drawings, permits and the construction/TI process allows him to proficiently work with architects, general contractors and other service providers to assist his clients in obtaining exactly what it is they are looking for.

Prior to starting CSR Commercial, Tony developed his own commercial properties. His development processes included rezoning, entitlement, ground up construction and stabilization of the asset. Tony was also the Director of Support Services for Vodafone Americas / Asia Region, where he negotiated leases throughout North America and Asia, oversaw tenant buildout projects and subleased excess properties. He was also appointed the company Ombudsman where he acted as Vodafone's ethics officer to resolve conflicts and concerns.

Tony graduated from Washington State University, where he also played baseball and was recognized for his outstanding performance as the All-Pac 10 Conference catcher in 1985. Tony moved to the Bay Area in 1989. He and his wonderful family reside in San Jose. As a local resident, Tony has a very good understanding of commercial real estate in this area and strives to leverage his experience and connections in every transaction.

Compass Commercial - San Francisco & Los Angeles

1699 Van Ness Avenue,
San Francisco, CA 94109
415.874.5001

Tony Odom
Sr. Vice President / Managing Director

408.335.3009

tony.odom@compass.com

CalDRE #01817881