



201 S Sullivan St, Santa Ana, CA 92704

\$11,000,000

USDA,FOOD CANNING MANUFACTURING WAREHOUSE+business for sale

USDA, canary license warehouse +national business !



Lynn Paris
CA
949.351.1343

Listing Added: 10/22/2025

Listing Updated: 10/22/2025

 Brokerage logo

Details			
Asking Price	\$11,000,000	Property Type	Industrial
Sub Type	Manufacturing, Refrigerated/Cold Storage, Warehouse	Investment Type	Institutional
Class	B	Lease Type	Absolute NNN
Tenancy	Single	Brand/Tenant	new choice canning
Square Footage	20,524	Net Rentable (SqFt)	20,524
Price per SqFt	\$375	Cap Rate	18.18%
Occupancy	100%	NOI	\$2,000,000
Year Built	1980	Year Renovated	2013
Buildings	1	Stories	2
Zoning	Industrial	Lot Size (acres)	0.85
Price/SqFt (Land Value)	\$0/SqFt	Broker Co-Op	Yes
APN	007-361-17	Ownership	100%
Loading Docks	2	Dock High Doors	0
Ceiling Height	24		

Marketing Description

PART 1, warehouse for sale. This \$7.7 million warehouse property is a rare food processing facility equipped with a full suite of high-temperature sterilization, canning, and soup processing equipment. In addition to two walk-in freezers, it boasts a highly sought-after USDA and USA-CAN licenses and occupies a 0.85-acre plot of land with its own private entrance and yard. The property boasts a usable area of 20,524 square feet.

Four voltages (German, Chinese, American, and Japanese machines are all acceptable) are available.

Five dedicated processing rooms are ideal for manufacturing a variety of products, such as meatballs, fish balls, and sausages.

Excellent location, just 17 minutes from Irvine and Newport.

Easy transportation and recruitment!

Solar energy is paid off, ensuring environmental savings!

Current clients include several well-known brands, demonstrating the facility's ability to meet high industry standards.

This property is being sold alongside the thriving business, offering potential buyers a unique opportunity to enter a turnkey operation.

Please contact Lynn at 949-351-1343

Part2:business for sale, asking \$3,300,000

For over 30 years, New Choice has been a leading provider of high-quality soups in the US and internationally, including popular beef, chicken, and vegetable broths. Our highly regarded New Choice brand, with its reputation for exceptional quality and service, has made us a unique leader in the canned soup industry. We also manufacture and sell other well-known soup brands.

Business Sale: Includes 1. The production, use, and sale of New Choice canned soups, as well as the manufacturing and sales of other well-known canned soups for hot pot, instant noodle, and different sauces, meatballs, sausages, and other products.

2. Branded Recipe: Access to the exclusive New Choice brand recipe with the option to create our own brand.

3. Manufacturing Rights: The buyer may produce and sell New Choice canned soups, limited to canned packaging, without acquiring ownership of the brand or its trademarks. Any rights beyond the scope of this agreement require the written consent of the brand owner.

4. Equipment: All necessary production equipment is included in the sale. A high-temperature retort canning line valued at \$3.5 million is included in the sale price. 5. USDA Certification: Benefit from USDA-certified production processes and cannery licenses.

6. Training and Support: We will provide comprehensive training to ensure a smooth transition and successful business operations.

7. Customer Base: We will provide a comprehensive list of employees and customers to facilitate business operations and connections.

This is a rare opportunity to enter the booming canned soup market with a trusted brand and a strong support system. Global market data shows healthy growth in the broth product market:

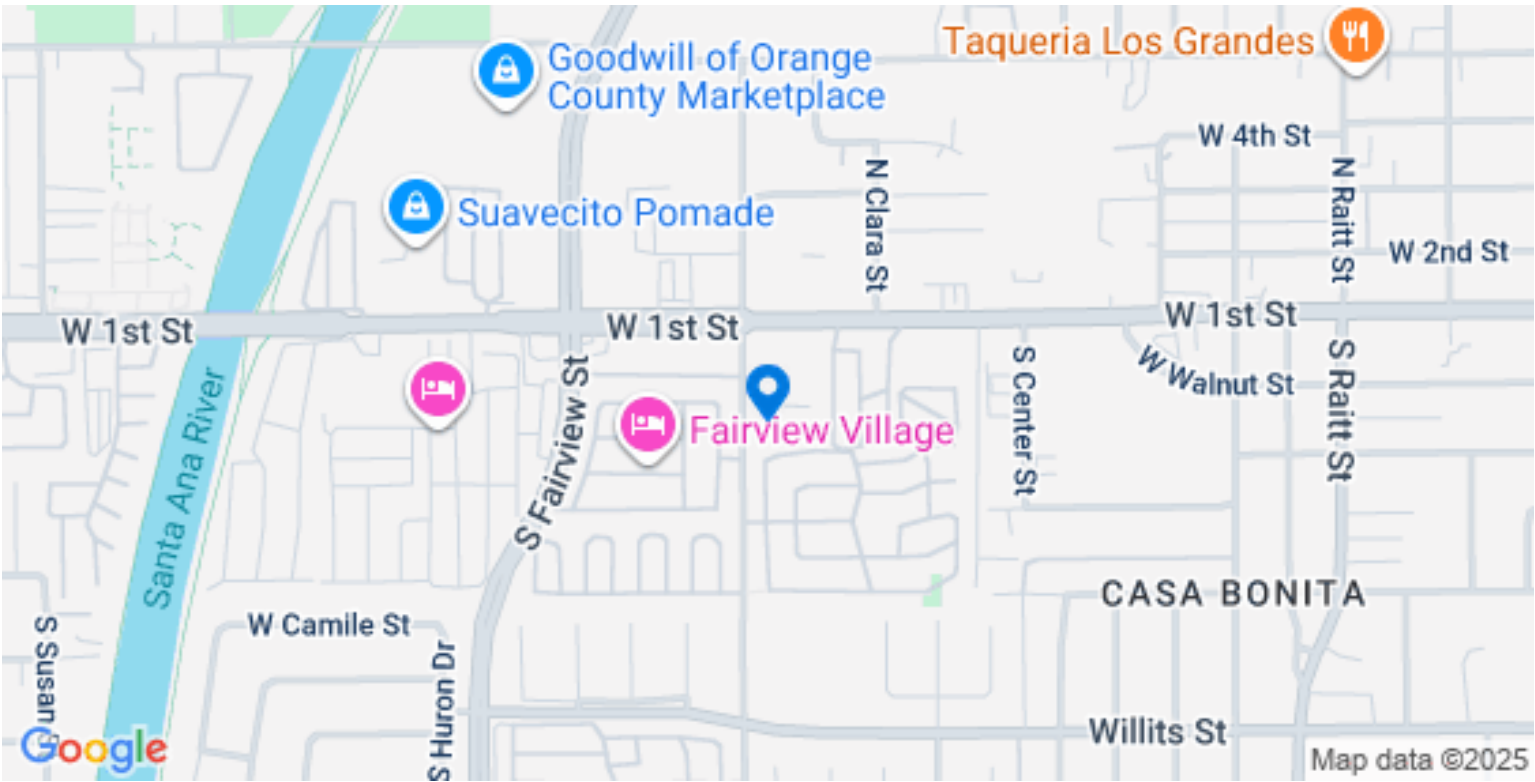
The global broth market was valued at \$7.78 billion in 2022.

As a component of the overall market, the global bone broth market was valued at \$1.02 billion in 2022 and is projected to grow to \$1.62 billion by 2030. Don't miss this opportunity to grow your business with our reputable product line and over three decades of industry experience!

Contact Information:

For more details or to express interest, please contact Lynn Paris at 9493511343. We look forward to helping you seize this unique opportunity in the canned soup market!

Location (1 Location)



Property Photos (27 photos)



