

FOR SALE

14241 E Firestone Blvd, La Mirada, CA 90638

High-Image Owner-User Office Building with Prominent 5 Freeway Signage



ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —





TABLE OF CONTENTS

Property. This section opens with a brief property description followed by the property's compelling highlights and a location aerial showcasing its prominent location with nearby amenities. **Pages 3-6**

Images. Here you'll find attractive interior and exterior photographs and a potential site plan. **Pages 7-10**

Market. This section includes sale comps and a replacement cost analysis. **Pages 11-12**

Economos DeWolf, Inc.

4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034

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SUMMARY

Offering & Address

Four-story 53,953-square-foot office building built in 1982 with two elevators on an approximate 2.2-acre parcel (no association).

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Sale Price

\$10,740,000 (\pm \$199 per square foot)

Square Footage An Owner-User Buyer Can Occupy:

Top Floor:

\pm 13,877 SF – MTM tenant, currently built out as executive suites.

3rd Floor:

\pm 6,605 SF – MTM tenants, two office suites

2nd Floor:

\pm 5,816 SF – Vacancy, MTM tenant, and nearing term expiration
Four office suites

Ground Floor:

\pm 12,491 SF – Entire ground floor

**An owner-user can occupy at total of \pm 38,789 SF
(\pm 72% of the office building, which will qualify for an SBA loan)**

Existing Loan

There is an approximate \$5,750,000 loan in-place with nearly 20-years left that resets every three years. The last adjustment was in January 2023 and the current interest rate is 6.375%. An assumption by a new buyer is possible.

Parking

There is a future site plan with 181 parking stalls exclusive to this building for a ratio of \pm 3.35 stalls per 1,000 square feet. The plan will be completed by the seller prior to close of escrow, so a new buyer can expect all-new landscaping and parking lot.

Condition

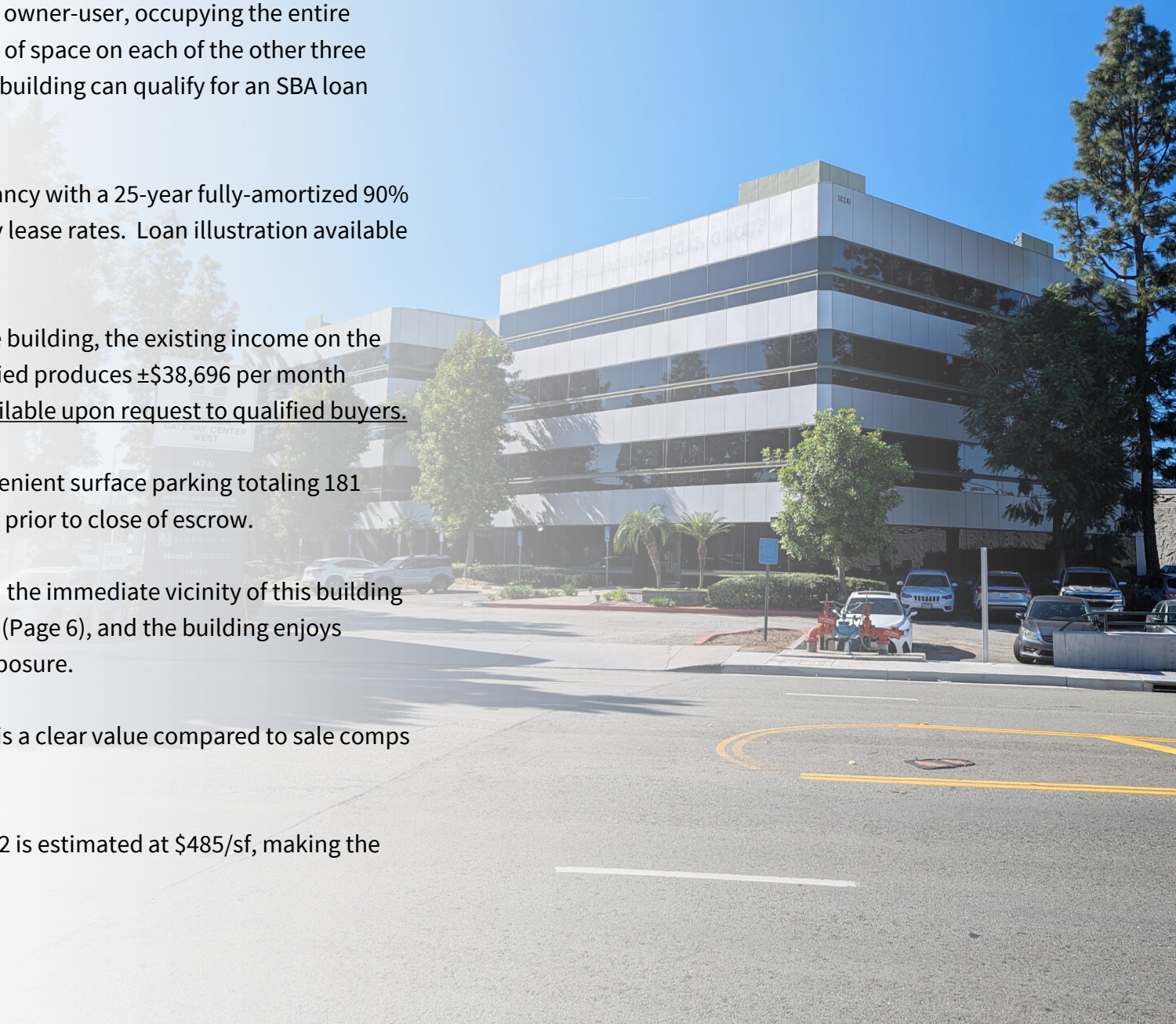
The HVAC and roof are older, but they have been regularly maintained.



HIGHLIGHTS

What Makes 14241 E Firestone Blvd Unique?

- This building can be purchased by an owner-user, occupying the entire premier top floor along with portions of space on each of the other three floors. A user occupying $\pm 72\%$ of the building can qualify for an SBA loan with only a 10% down payment.
- For a user, lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. Loan illustration available upon request.
- If a buyer were to occupy $\pm 72\%$ of the building, the existing income on the $\pm 28\%$ of the building currently occupied produces $\pm \$38,696$ per month ($\pm \$464,351$ annually). Rent roll is available upon request to qualified buyers.
- Potential future site plan shows convenient surface parking totaling 181 stalls. The owner will finish this work prior to close of escrow.
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map (Page 6), and the building enjoys prominent 5 Freeway signage and exposure.
- Priced to sell, at \$199/sf this offering is a clear value compared to sale comps described on Page 11.
- Replacement cost detailed on Page 12 is estimated at \$485/sf, making the asking price of \$199/sf a clear value.



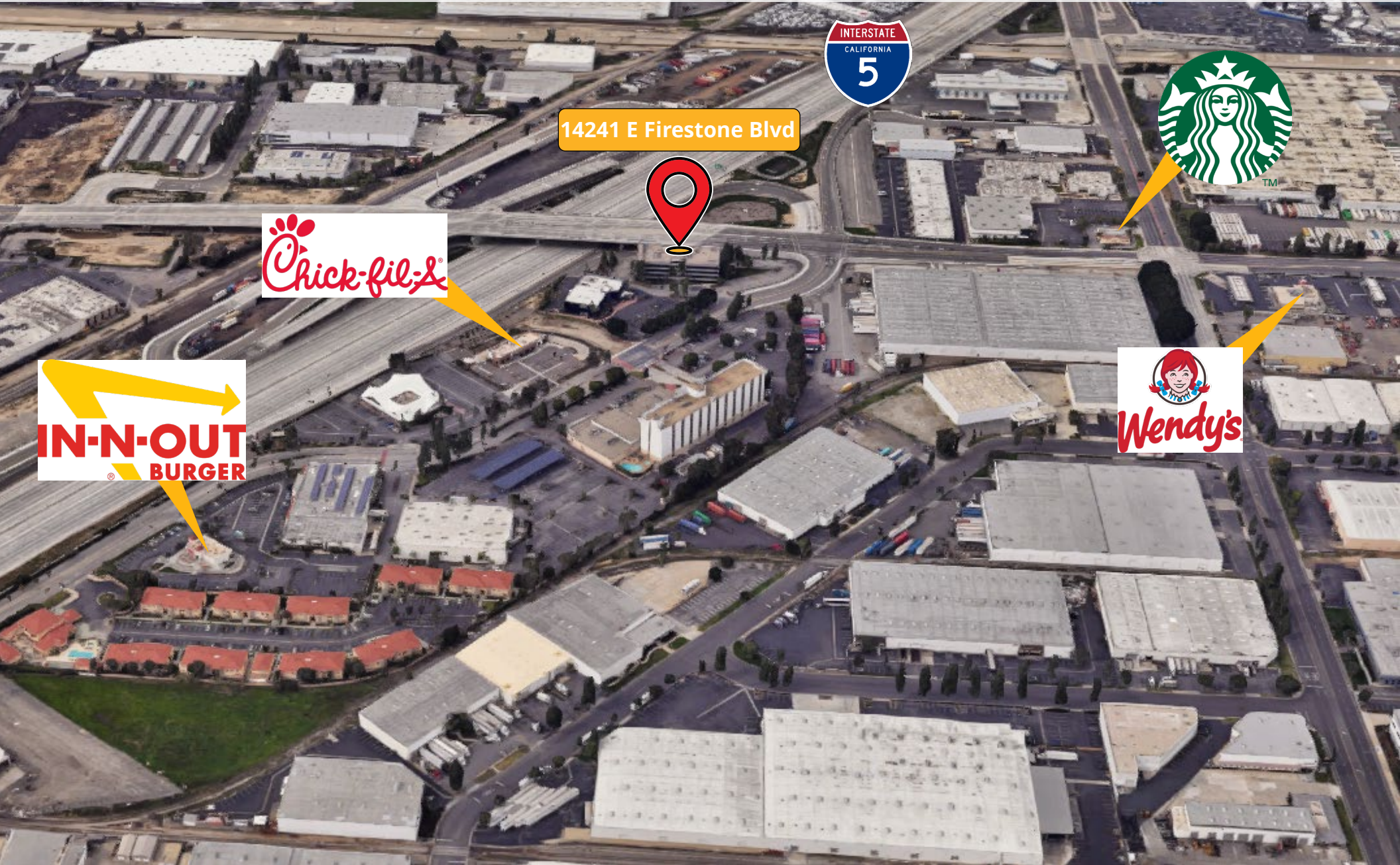
LOCATION

Dynamic Location Near the 15 Freeway Surrounded by Amenities



AMENITIES

National Favorites in the Immediate Vicinity



14241 E Firestone Blvd

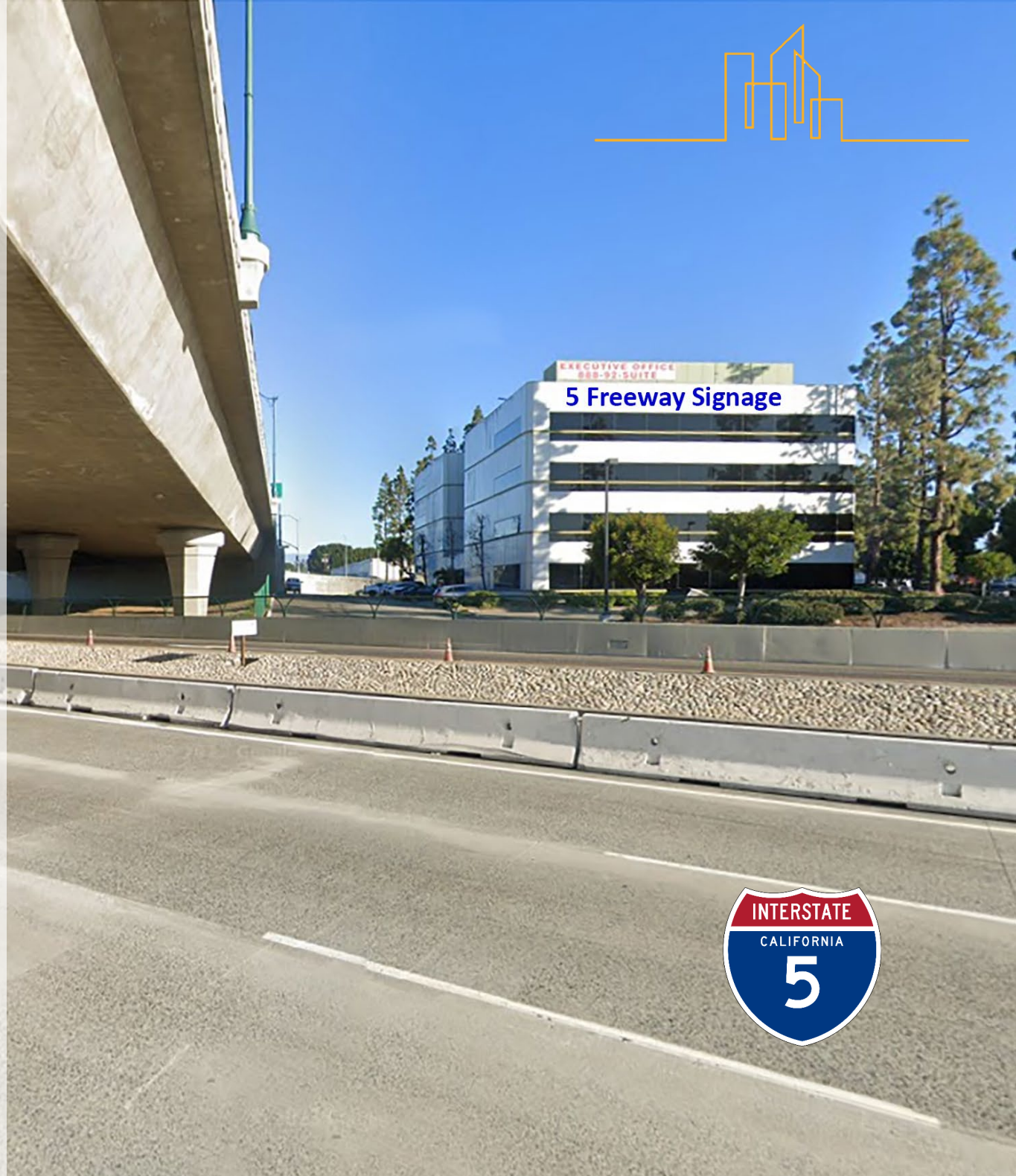


PHOTOGRAPHS

Four-Story Freestanding Office Building with Prominent 5 Freeway Exposure



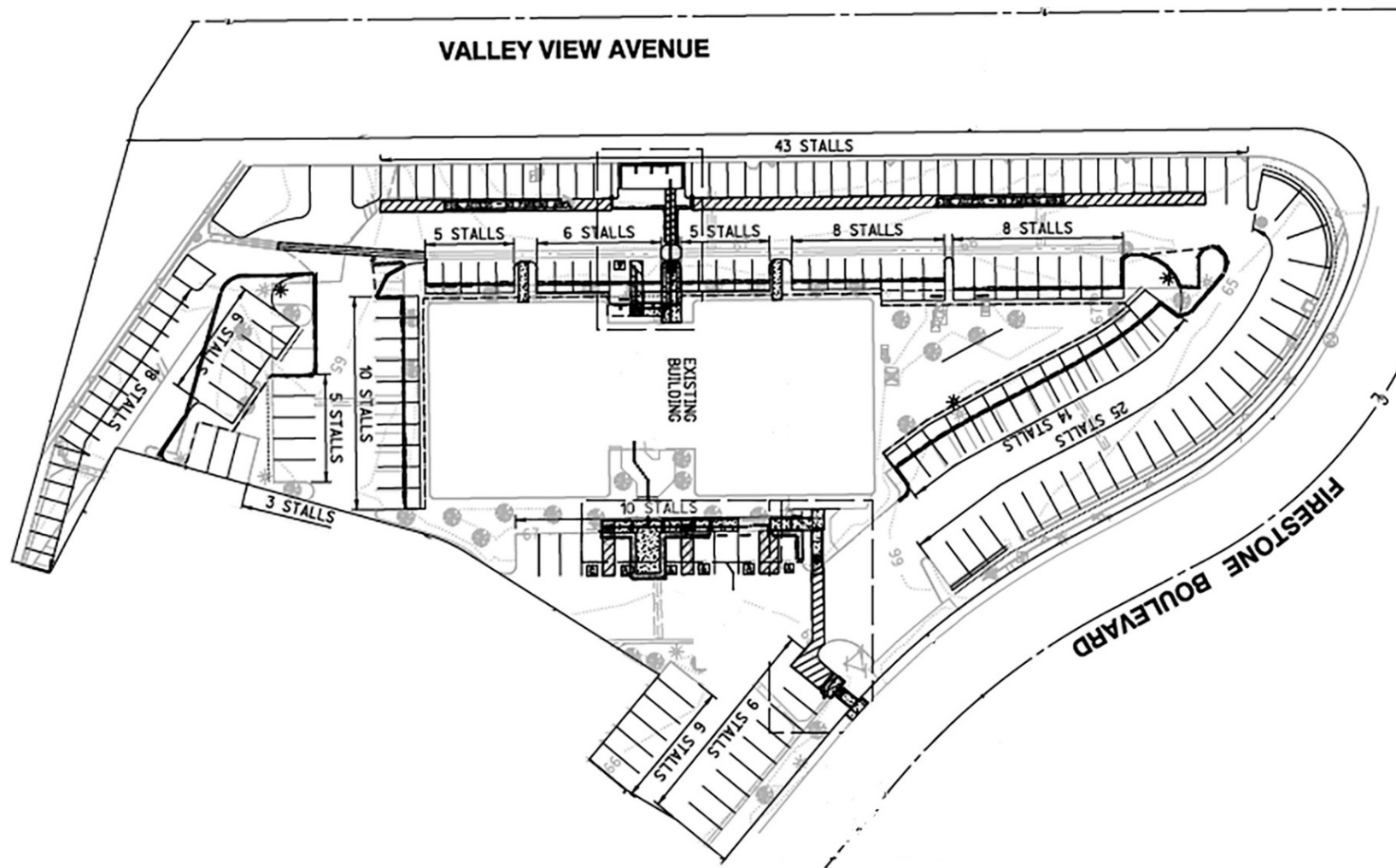




5 Freeway Signage






POTENTIAL FUTURE SITE PLAN



OFFICE SALE COMPS

14241 E Firestone Blvd is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 15101 Red Hill Ave Tustin	Mar 2025	51,065 SF	<u>\$13,388,500</u> \$262/sf	This is an owner-user sale of a 1990 built office building in Tustin that is very similar in size. By comparison, 14241 E Firestone Blvd is in better condition and is priced attractively at \$63/SF less, offering a clear value.
 12131 Telegraph Rd Santa Fe Springs	Feb 2025	42,170 SF	<u>\$9,500,000</u> \$225/sf	This is an owner-user sale of a 1982 built office building in Santa Fe Springs. By comparison, 14241 E Firestone Blvd is in a better location and much better condition and should command a large premium yet is priced \$26/SF less.
 5530 Beach Blvd Buena Park	Jul 2024	34,000 SF	<u>\$9,807,763</u> \$288/sf	This is an owner-user sale of a newer 2008 office building. By comparison, 14241 E Firestone Blvd is more than appropriately discounted by almost \$90/SF.

REPLACEMENT COST ANALYSIS

Nearly \$300/SF in Savings

Building square footage	53,953	
	Total	Per Building Square Foot
Office building shell and core cost	\$10,251,070	\$190
Office building soft cost (taxes, insurance, development fee, etc.)	\$4,046,475	\$75
Tenant improvements	\$4,586,005	\$85
Site work (est. 181 parking stalls @ average of \$3,000 per stall)	\$543,000	\$15
Estimated land cost (per building sq.ft.)	\$6,744,125	\$125
Total Replacement Cost	\$26,170,675	\$485

Compare to Asking Price	\$10,740,000	\$199
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