

FREESTANDING INDUSTRIAL/RETAIL SHOWROOM BUILDING FOR SALE

±9,911 SF AVAILABLE



250 N ORANGE AVE, BREA, CA



THE OFFERING

Introducing an Owner-User or Investor opportunity: a recently renovated (\$500K upgrades in 2020) ±9,911 square foot freestanding industrial/retail/showroom property situated on 0.46 acres in the thriving city of Brea downtown area, presented by Lee & Associates. This property is zoned C-M (Industrial Commercial), providing flexibility for a variety of uses, including commercial, retail, industrial, medical services, auto repair and office (Buyer to verify with the city of Brea).

The building features two ground-level doors, is fully sprinklered throughout, and includes a two-story office, a showroom with a 24-foot ceiling, and a warehouse with a 16-foot ceiling. This property presents a great opportunity for business establishment or expansion in a prime Orange County location.

PROPERTY HIGHLIGHTS

PROPERTY TYPE:	Industrial/Showroom/Retail	FIRE SPRINKLER:	Yes
APN:	319-241-19	POWER:	400 amps (Buyer to verify)
PROPERTY SIZE:	±9,911 SF (±5,495 SF of warehouse/showroom space and ±4,416 SF of two-story office / showroom space)	PARKING SPACES:	Reciprocal Parking With Neighboring Property
LOT SIZE:	0.45 acres	YEAR BUILT:	1991 (Renovated in 2020)



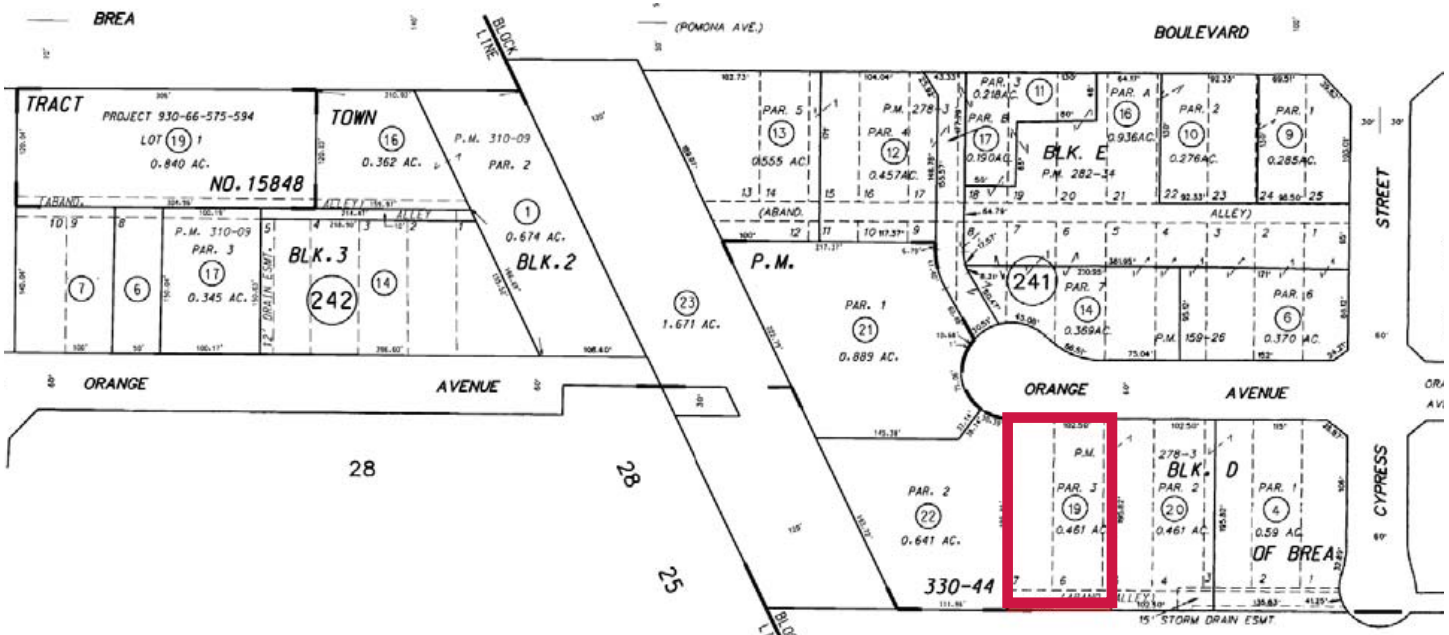
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AERIAL & PARCEL MAP



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

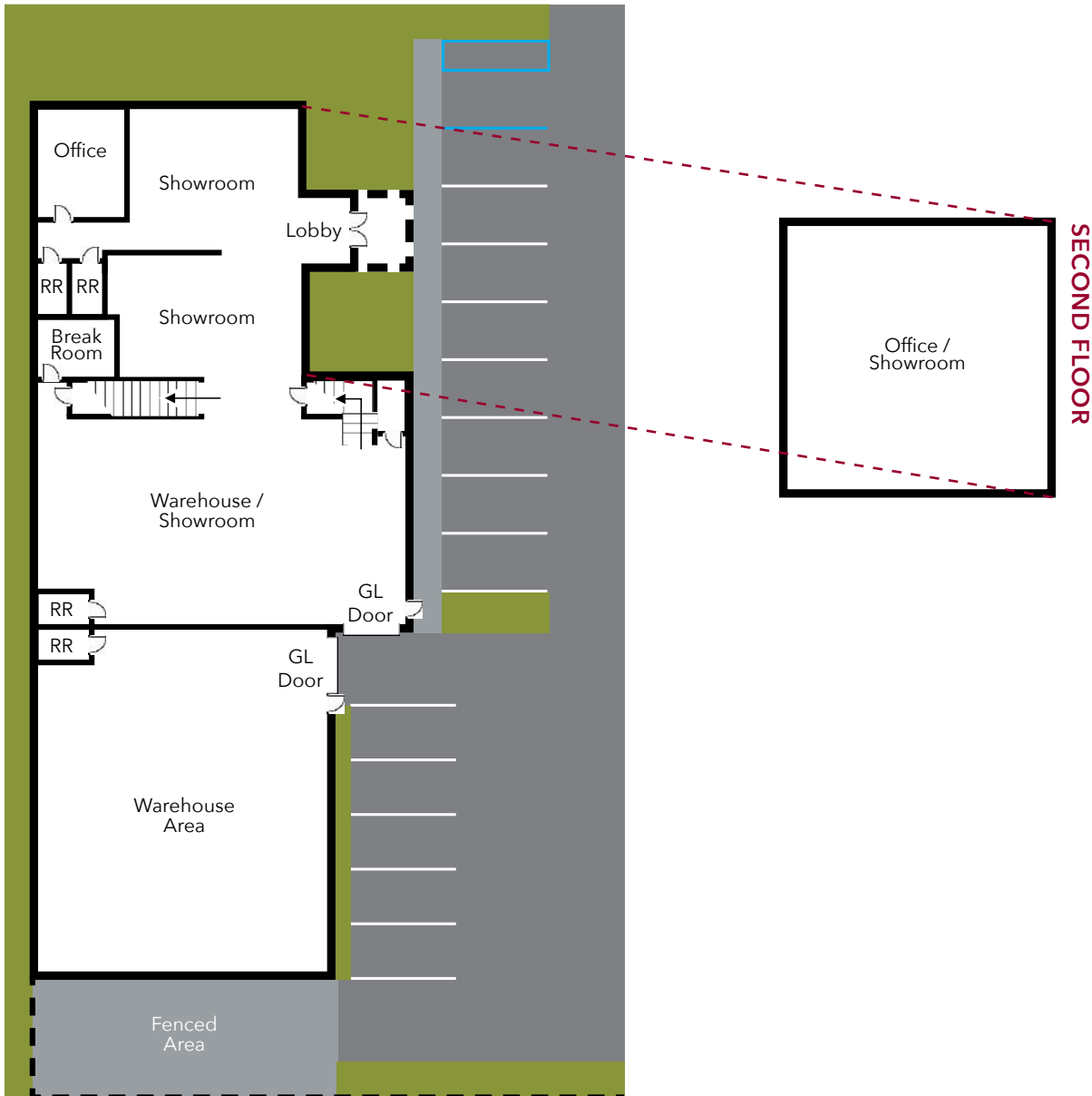
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SITE PLAN



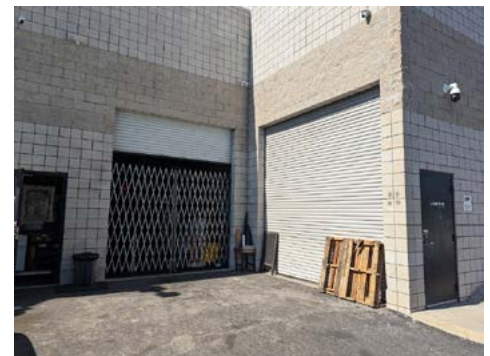
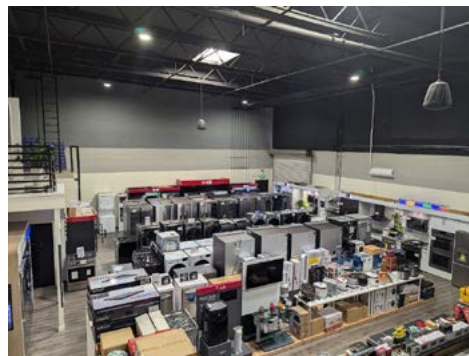
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PHOTOS



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AREA MAP



**LEE &
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DEMOGRAPHICS

250 N Orange Ave, Brea, CA 92821				
Building Type: Flex		Warehouse Avail: -		
RBA: 9,517 SF		Office Avail: -		
Typical Floor: 9,517 SF		% Leased: 100%		
Total Available: 0 SF		Rent/SF/Yr: -		
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	18,931	116,124	350,574	
2024 Estimate	19,047	117,813	356,739	
2020 Census	18,838	121,321	368,047	
Growth 2024 - 2029	-0.61%	-1.43%	-1.73%	
Growth 2020 - 2024	1.11%	-2.89%	-3.07%	
2024 Population by Hispanic Origin	6,648	41,059	137,309	
2024 Population	19,047	117,813	356,739	
White	8,354 43.86%	49,633 42.13%	121,981 34.19%	
Black	347 1.82%	2,055 1.74%	6,162 1.73%	
Am. Indian & Alaskan	136 0.71%	863 0.73%	3,123 0.88%	
Asian	4,105 21.55%	27,486 23.33%	100,449 28.16%	
Hawaiian & Pacific Island	36 0.19%	231 0.20%	754 0.21%	
Other	6,069 31.86%	37,546 31.87%	124,271 34.84%	
U.S. Armed Forces	0	46	264	
Households				
2029 Projection	7,104	40,207	115,572	
2024 Estimate	7,166	40,847	117,777	
2020 Census	7,168	42,297	122,279	
Growth 2024 - 2029	-0.87%	-1.57%	-1.87%	
Growth 2020 - 2024	-0.03%	-3.43%	-3.68%	
Owner Occupied	3,206 44.74%	24,532 60.06%	68,792 58.41%	
Renter Occupied	3,960 55.26%	16,315 39.94%	48,985 41.59%	
2024 Households by HH Income	7,167	40,848	117,778	
Income: <\$25,000	875 12.21%	3,758 9.20%	13,448 11.42%	
Income: \$25,000 - \$50,000	811 11.32%	4,850 11.87%	15,270 12.97%	
Income: \$50,000 - \$75,000	1,114 15.54%	5,501 13.47%	16,166 13.73%	
Income: \$75,000 - \$100,000	1,097 15.31%	5,244 12.84%	14,742 12.52%	
Income: \$100,000 - \$125,000	856 11.94%	4,248 10.40%	13,035 11.07%	
Income: \$125,000 - \$150,000	668 9.32%	3,670 8.98%	9,875 8.38%	
Income: \$150,000 - \$200,000	851 11.87%	5,879 14.39%	15,406 13.08%	
Income: \$200,000+	895 12.49%	7,698 18.85%	19,836 16.84%	
2024 Avg Household Income	\$114,773	\$132,903	\$124,914	
2024 Med Household Income	\$92,855	\$106,303	\$98,749	



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LOAN SCENARIO

SBA 504 LOAN SCENARIO (25 YEAR AMORTIZATION)

Purchase Price	\$ 3,800,000	
Bank Loan Amount	\$ 1,900,000	
SBA Loan Amount	\$ 1,520,000	
Bank Loan Interest Rate (Est.)	6.25%	\$12,534 mo.
SBA Loan Interest Rate (Est.)	6.17%	\$10,253 mo.
Estimated Total Monthly Payment	\$22,787	(Includes SBA fee)
Cash Down Payment	10%	\$ 380,000



Simon Oh

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