

SAVI RANCH RETAIL BUILDING

5511 MIRAGE STREET, YORBA LINDA, CA 92887



OFFERING MEMORANDUM

Staples building in Savi Ranch with high-profile location, and flexibility for a new owner-user or value-add investor.

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**CUSHMAN &
WAKEFIELD**

**SOUTHERN CALIFORNIA
RETAIL GROUP**

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FOR MORE
INFORMATION,
PLEASE CONTACT

JOSEPH LISING

Managing Director
Capital Markets
joseph.lising@cushwake.com
+1 949 372 4896
Lic. CA 01248258

DANIEL J. SYDOR, MAI

Executive Director
Valuation & Advisory
daniel.sydor@cushwake.com
+1 949 372 4925
Lic. CA 01881144



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INVESTMENT SUMMARY

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EXECUTIVE SUMMARY





Cushman & Wakefield of California, Inc. (C&W) is pleased to offer for sale 5511 Mirage Street (the Property); a 16,995-square foot Staples building within Savi Ranch, a 175-acre mixed-use community featuring retail, industrial and office uses within the city of Yorba Linda in Orange County, CA.

ATTRACTIVE OWNER/USER OPPORTUNITY ON PROMINENT SITE IN ORANGE COUNTY

- Exceptional freestanding 16,995-square foot single-tenant retail building, situated between high-performing Costco and PetSmart.
- Located just east of high-traffic, signalized intersection of Yorba Linda Boulevard and Savi Ranch Parkway with traffic counts exceeding 75,000+ CPD.
- Situated in a dense retail trade area, with neighboring household-name brands such as Dick's Sporting Goods, Best Buy, Kohl's and Michaels.
- Easily accessible to a large customer base, approximately 0.5 miles north of the Riverside (91) Freeway (258,600 cars per day).

OUTSTANDING UPSIDE POTENTIAL FOR VALUE-ADD INVESTOR

- The Property offers a broad open layout that is currently in warm shell condition, providing excellent customization potential for a new tenant.
- Placement within a highly constrained retail submarket reinforces this as the perfect acquisition for investors. Currently, vacancies in the immediate area (0.5-mile radius) sit at just 2.2%, while market rents have grown 1.8% year-over-year in the Yorba Linda/Placentia submarket.
- As of the fourth quarter of 2025, there is only 11,000 square feet of retail space under construction in the Yorba Linda/Placentia submarket.

FUTURE REPOSITIONING OPPORTUNITIES

- The Property has a PD-17 planned development zoning classification in Yorba Linda, allowing for numerous permitted commercial and retail uses, plus those allowed through a Conditional Use Permit (CUP). The subject offering provides a prospective owner/user or an investor with a multitude of repositioning options in the near future.

Summary

OFFERING PRICE	\$6,800,000
PRICE PSF	\$400.12
CURRENT OCCUPANCY	100%
PROPERTY ADDRESS	5511 MIRAGE STREET, YORBA LINDA, CA 92887
COUNTY	ORANGE
PROPERTY TYPE	RETAIL
YEAR BUILT	1996
TOTAL BUILDING AREA	16,995
TOTAL LAND AREA	82,751 SF / 1.9 AC
PARCEL	352-112-03
PARKING RATIO	92 STALLS (5.41/1,000 SF)
LOADING	ONE DOCK-HIGH DOOR
ZONING	PD-17 (PLANNED DEVELOPMENT - SAVI RANCH)

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AREA OVERVIEW

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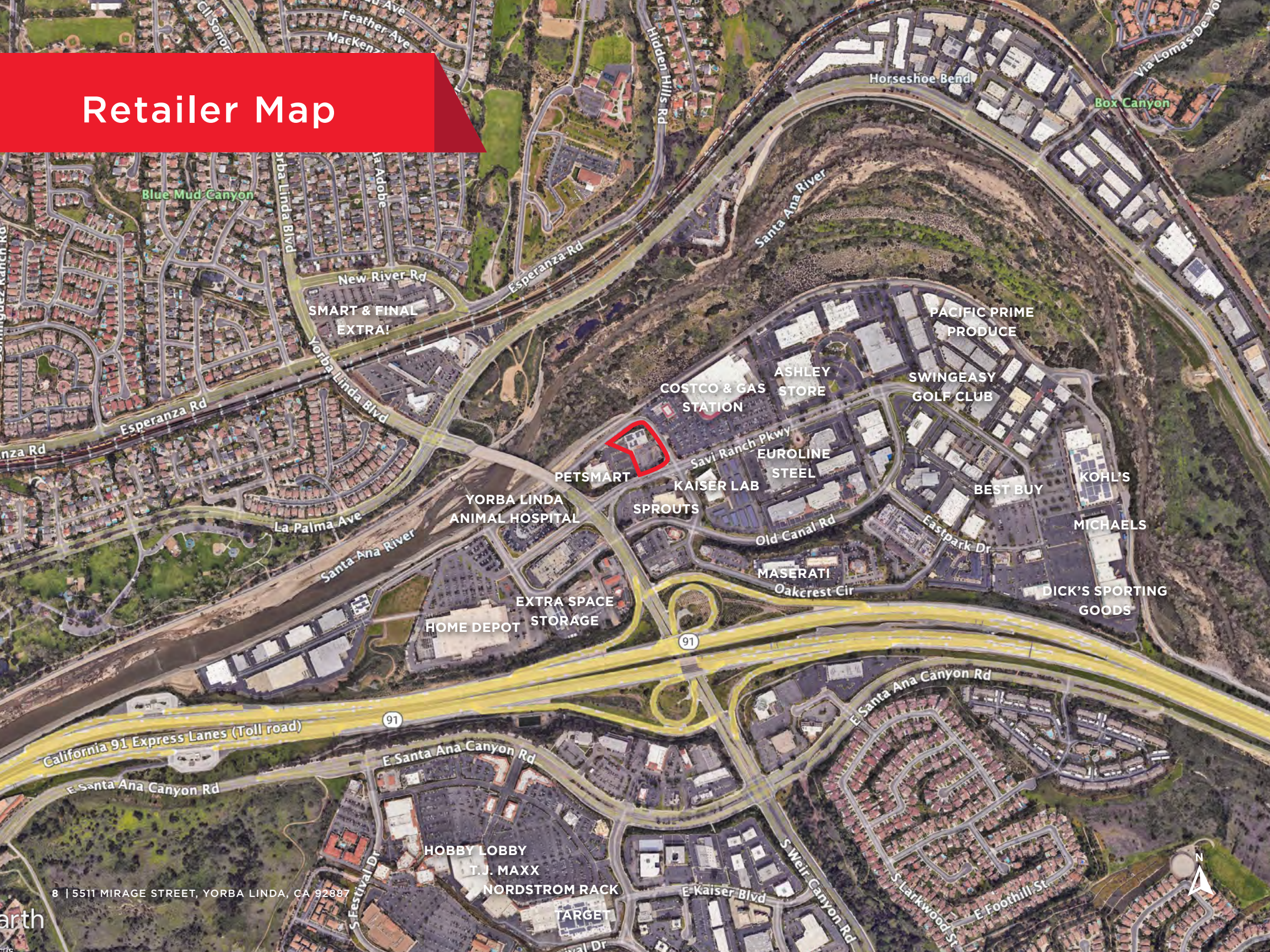
YORP ALINDA



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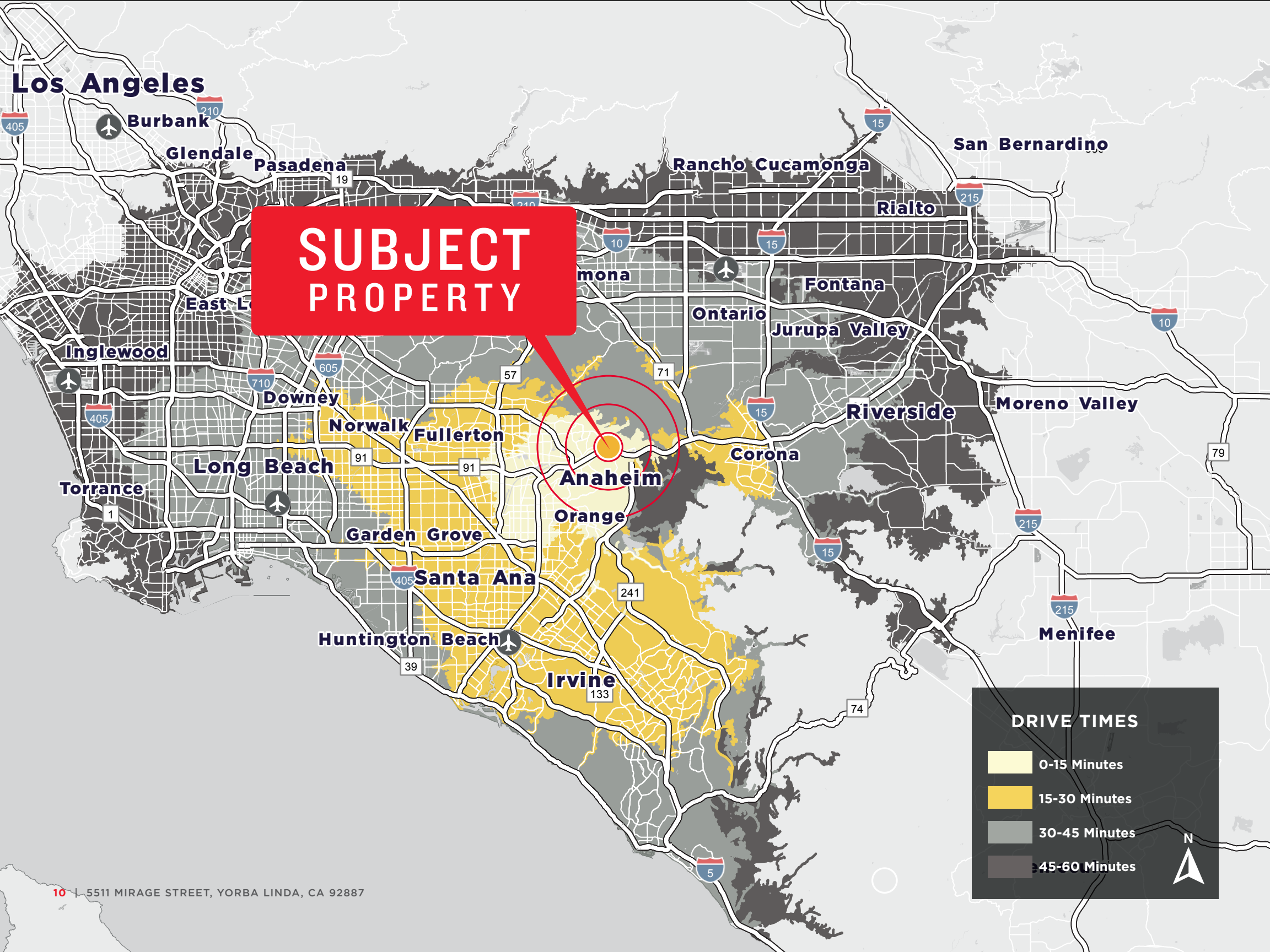
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Retailer Map



Boundary Map





**SUBJECT
PROPERTY**

DRIVE TIMES

- 0-15 Minutes
- 15-30 Minutes
- 30-45 Minutes
- 45-60 Minutes

Demographic Highlights

5 MILE RADIUS

POPULATION

128,883

HOUSEHOLDS

44,172

AVERAGE HOUSEHOLD INCOME

\$165,319

MEDIAN HOUSEHOLD INCOME

\$141,743

MEDIAN HOME VALUE

\$1,000,000

RETAIL VACANCY RATE

YORBA LINDA / PLACENTIA MARKET

5.8%

BIG BOX MARKET RENT

\$18.00-\$30.00



Trade Area Overview

With over 128,883 residents within a five-mile radius and average household incomes exceeding \$165,000, Savi Ranch sits at the convergence of Yorba Linda, Anaheim Hills, and the 91 Freeway corridor, an affluent and highly trafficked hub of commerce in North Orange County.

This premier retail and business district blends lifestyle, convenience, and accessibility, drawing regional shoppers from surrounding master-planned communities and nearby employment centers. Anchored by national retailers, auto dealerships, and destination dining, Savi Ranch serves as the gateway between Orange, Riverside, and Los Angeles counties, offering unmatched visibility, freeway frontage, and long-term stability in one of the most desirable submarkets in Southern California.

Demographics

Category	1 MILE	3 MILE	5 MILE	YORBA LINDA CITY
Population (2024)	7,898	74,342	128,883	67,622
Households (2024)	2,968	26,092	44,172	23,324
Average Household Income (2024)	\$149,007	\$162,372	\$165,319	\$180,560
Median Household Income (2024)	\$130,688	\$137,876	\$141,743	\$155,513

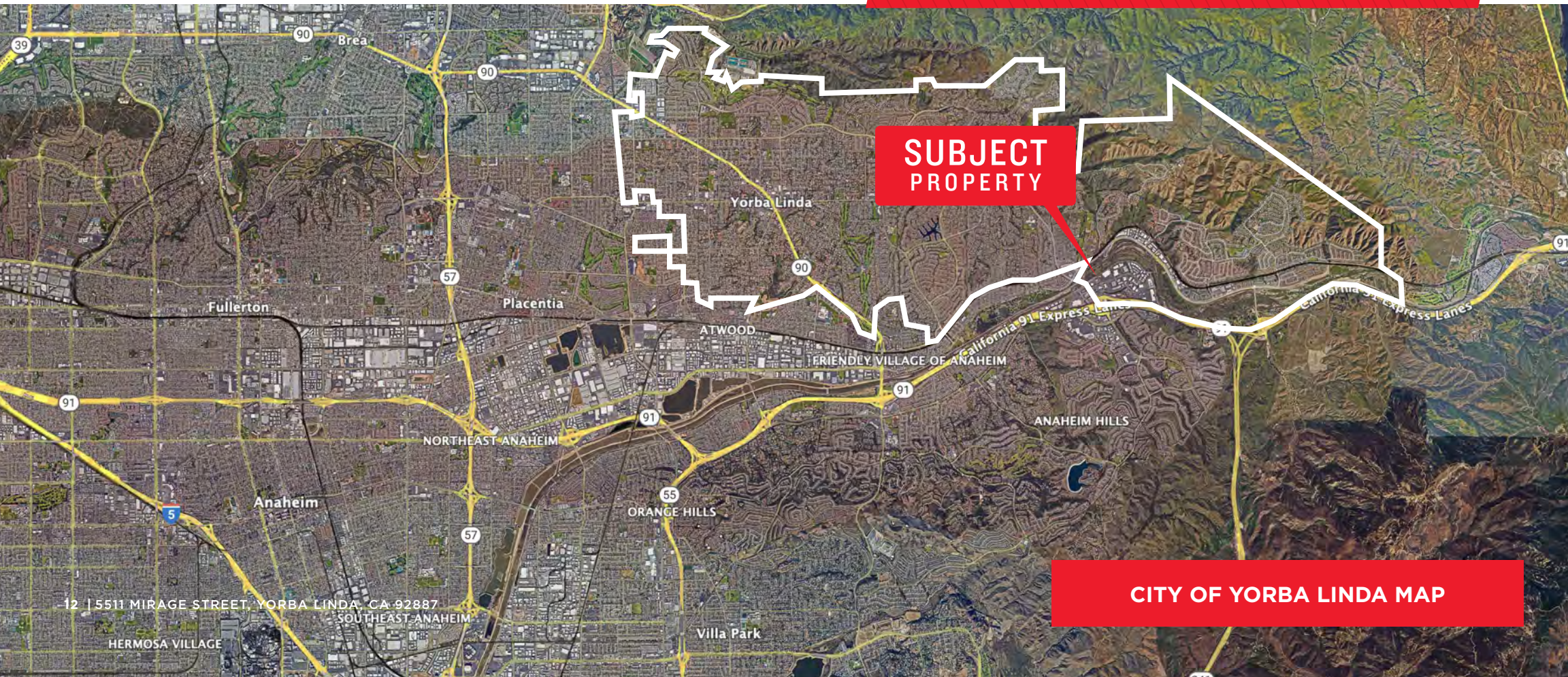
Site: ESRI, COSTAR 2024

Yorba Linda Overview

Located in northeastern Orange County at the intersection of rolling hills and valley floor, Yorba Linda is a master-planned community known for its elegant neighborhoods, equestrian corridors, and distinguished civic identity. The city was incorporated in 1967 and has since cultivated a reputation for high quality of life, anchored by its namesake, the Yorba family land grant heritage, and landmarks like the Richard Nixon Presidential Library and birthplace.

Yorba Linda balances suburban tranquility with access, supporting more than 1,000 businesses including the Savi Ranch retail and business district and the newer Yorba Linda Town Center. Yorba Linda is widely viewed as a stable, affluent, and family-oriented city with strong civic pride and the infrastructure to support long-term growth and quality retail or institutional investment.

- **CONSISTENTLY RATES AMONG THE SAFEST CITIES IN AMERICA WITH CRIME RATES OVER 50% BELOW THE NATIONAL AVERAGE**
- **TOP-RATED SCHOOLS WITHIN THE PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT.**



CITY OF YORBA LINDA MAP

Orange County Overview

Known for its high quality of living with a convergence of beautiful beaches, premier executive housing, thriving economy, and direct access to California’s major transportation networks, Orange County (The “OC”) proves to be an ideal location for commercial property owners and businesses alike. With a total population of more than 3.20 million people, OC is the 6th largest county in the United States and is well-positioned between Los Angeles and San Diego Counties, the 1st and 5th largest, respectively.

Orange County remains a destination for tech, life-sciences, blue-chip and other corporations due to its suburban nature, exceptional labor quality, and affordability relative to neighboring Los Angeles and San Diego counties. The market is home to national and regional headquarters of many notable companies, including Edwards Life Sciences, Blizzard, Taco Bell, Walt Disney Co, Panasonic, Apria Healthcare, Schneider Electric, Oakley, and most recently, Chipotle Mexican Grill. These larger names are in addition to the many tech and life-sciences-oriented startup and established businesses that have received over \$7.5B of investment funding since 2014, giving a reputation to the market as a destination for entrepreneurs and business owners. Nearby retailers such as Nordstrom, TJ Maxx, Kohl’s, Macy’s and CVS distribution center drives traffic for apparel.

With 42 miles of pristine coastline and a mild year-round climate, OC offers an exceptional place to call home. The countless recreational activities, outstanding educational institutions, and a highly educated workforce make it abundantly clear why it is among Southern California’s hottest markets. In 2015-2019, 40.6% of residents 25 years or older in Orange County had a bachelor’s, master’s or doctorate degree, providing a highly educated and skilled workforce.

Orange County is in a period of measured transformation, balancing steady economic growth with major infrastructure and development investments. The region’s real estate markets are adjusting to broader economic conditions, with housing showing signs of cooling yet retaining strong underlying demand, and commercial sectors, particularly office demonstrating resilience in high-quality, amenity-rich properties. Large-scale projects such as the \$4 billion OC VIBE Entertainment District and the nearly complete OC Streetcar highlight a forward-looking approach to mobility, urban connectivity, and placemaking.

Infrastructure upgrades, including the multi-year Capital Improvement Program at John Wayne Airport and countywide transportation enhancements, are strengthening long-term capacity and service quality. Job growth, especially in education and healthcare, continues to support the local economy, while the region’s affordability advantage over nearby coastal markets keeps it competitive for both residents and businesses. Collectively, these trends position Orange County for sustained economic vitality, deeper regional integration, and enhanced quality of life over the coming decade.

ORANGE COUNTY LARGEST EMPLOYERS	# Of Employees	Business Type
Disney Resorts	36,000	Leisure & Hospitality
University of California, Irvine	27,216	Education
Peraton State and Local Inc.	17,000	Technology
Broadcom	5,000-9,999	Manufacturing
Kaiser Permanente Anaheim Medical Center	4,500	Healthcare
MasTec Inc.	3,395	Engineering
Edwards Lifesciences LLC	3,272	Technology
Blizzard Entertainment Inc	2,327	Entertainment
OC Sports & Entertainment	2,000	Entertainment
SA Recycling LLC	2,000	Metal Recycling

Source: City of Anaheim ACFR, 2024, City of Irvine ACFR, and Cushman & Wakefield Valuation & Advisory





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THE PROPERTY

STAPLES CORP

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OPPORTUNITY



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Property Summary

ZONING PD-17 (PLANNED DEVELOPMENT SAVI-RANCH)

The purpose of the PD, Office and Industrial Park Zone is to accommodate the introduction of various office, commercial, and industrial and open space uses into a single comprehensive development. The Office and Industrial Park Zone will facilitate the integration of these uses in a manner which creates a functional and aesthetically pleasing employment complex. Five land use categories constitute this zone in accordance with the following purposes (refer to attached map for location of land use areas):

- ◆ Office and Commercial - this area is intended as a location for uses of an office or primarily retail commercial function. The area will accommodate multi-story office buildings as well as retail commercial uses serving a clientele located outside as well as within the Office and Industrial Park Zone.
- ◆ Support Commercial - this area is intended as a location for low intensity commercial, office, or recreational uses. Topographic considerations such as significant slopes and land area preclude high intensity development yet offer opportunities for low intensity uses having good visibility from the Riverside Freeway.
- ◆ Industrial/Research and Development - this area is intended as a location for high technology industries primarily in fields of electronics, instruments, and machinery which are labor-intensive, growth oriented, and environmentally clean, as well as related and complimentary light industrial and service commercial uses.
- ◆ Open Space Preserve - this area is intended for passive and active open space uses. It is intended that this area will serve as an open space link between Yorba and Featherly Regional Park, as well as an area for the recreational uses ancillary to the employment complex. This area is adjacent to Orange County Flood Control District owned property.
- ◆ Commercial Retail - this area is intended for commercial retail users, primarily “big box” development, major retailers of considerable size, and support commercial uses within the designated retail center.

HVAC

Units are 8 years old and should be considered in good condition.

ROOF

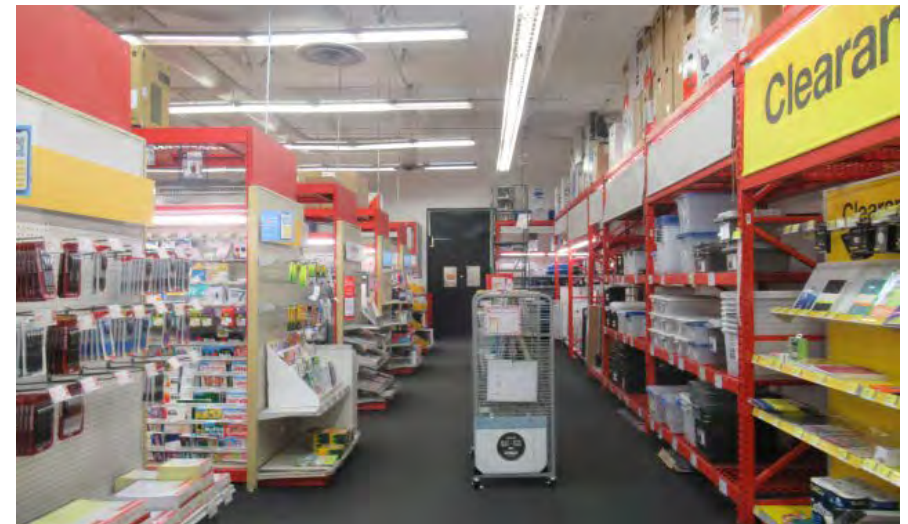
The condition should be considered fair.

ELECTRICAL

800 Amps at 120/208 voltage.

SOLAR

The property includes a leased solar power system that will be fully purchased and transferred to the buyer at closing, providing immediate utility savings. Once acquired, the system is expected to reduce electricity costs by approximately 20-25%, offering long-term energy efficiency and sustainability benefits with no additional setup required. The current owner has not generated income from these panels, as they have used all the power generated.

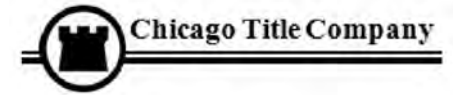


Plat Map



DETAIL

DETAIL 'A'



ORDER NO.
FBSC2510218
10/13/2025
APN
352-112-03

Legend

- PAR A
- PAR B - Unlocatable
- Easement for Public Utilities recorded
Parcel Map # 82-1085 - Item 3
- Easement for Storm Drain recorded
07/24/1984 # 84-305181 OR - Item 5
(Unlocatable)
- Easement for Public Utilities recorded
04/26/1985 # 85-149875 OR - Item 6
- Easement for Reciprocal recorded
07/07/1994 # 94-0444195 OR - Item 7
(Unlocatable)
- Easement for Pipeline recorded
09/06/1994 # 94-0542625 OR - Item 9
- Easement for Public Utilities recorded
12/30/1994 # 94-0744692 OR - Item 10
- Easement for Public Utilities recorded
04/04/1995 # 95-0141068 OR - Item 11
(Unlocatable)
- Easement for Public Street, Highway, Drainage,
Landscaping, Public Services & Utility recorded
06/07/2005 # 2005000436840 OR - Item 12

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

An aerial photograph of a commercial property. In the center is a large, rectangular building with a light-colored, possibly metal, roof. To the right of the building is a large parking lot filled with many cars. The property is surrounded by trees and shrubs. A multi-lane road runs along the bottom and right side of the image. A red banner is overlaid on the top left corner.

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INVESTMENT SUMMARY

STAPLES

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OPPORTUNITY

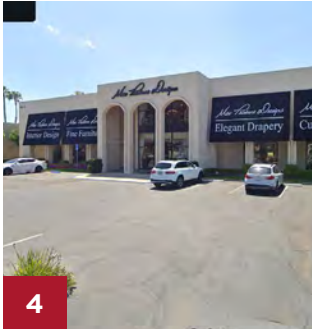


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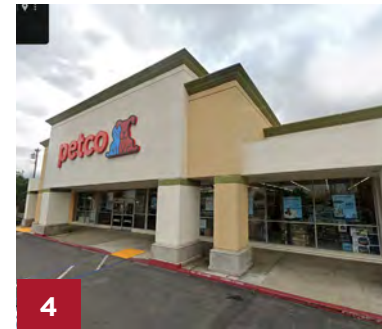
COMPARABLE SALES

#	Name	Land (AC)	Land to Building Ratio	Building GLA	Year Built	Parking Ratio per 1,000 SF	Tenancy Type	Quality	Condition	Grantor	Grantee	Value Interest	Sale Date	Sale Price	\$/SF	Occ.
S	Subject Property	1.90	4.87:1	16,995	1996	4.88	Owner/User	Average	Average	-	-	Fee Simple	-	-	-	100%
1	13525 Beach Blvd La Mirada, CA	1.45	4.12:1	15,318	2001	2.36	Owner/User	Average	Good	Yf Synergy, Inc.	Smc Beach, LLC	Fee Simple	8/24	\$6,400,000	\$417.81	0%
2	25732 El Paseo Mission Viejo, CA	6.88	8.59:1	34,912	1995	6.65	Owner/User	Average	Average	Mack Supel 1 Llc	Costco Wholesale Corporation	Fee Simple	5/25	\$14,420,000	\$413.04	0%
3	11900 Beach Blvd Stanton, CA	1.24	3.78:1	14,300	2001	3.50	Owner/User	Average	Good	State of California	11900 Beach Blvd, LLC	Fee Simple	4/25	\$5,500,000	\$384.62	0%
4	3089 Bristol St Costa Mesa, CA	1.30	1.42:1	40,000	1969	1.50	Owner/User	Average	Good	Soderstrom Family Trust	Bridge California, LLC	Fee Simple	12/24	\$12,800,000	\$320.00	0%
STATISTICS																
Low		1.24	1.42:1	14,300	1962	1.00							4/24	\$5,500,000	\$210.48	0%
High		6.88	8.59:1	40,000	2001	6.65							5/25	\$14,420,000	\$417.81	0%
Average		2.51	4.04:1	27,123	1988	3.25							12/24	\$8,753,333	\$332.27	0%



COMPARABLE RENTS

PROPERTY INFORMATION					LEASE INFORMATION								
#	Property Address	City	Year Built	Year Renovated	Tenant Name	Lease Date	Size (NRA)	Term (Years)	Initial Rent/SF	Rent Steps	Lease Type	Months Free	TI/PSF
1	1257 E Yorba Linda Blvd	Placentia	1995	2024	Ace Hardware	3/24	24,000	10	\$22.00	10% / 5 Years	Net	0	\$0.00
2	23829 El Toro Road	Lake Forest	1967	1998	Spencer's Mart Indian Groceries	9/24	24,500	10	\$31.20	3.0% Annual	Net	0	\$0.00
3	14061 Newport Ave	Tustin	1990	2009	The Dog Stop	11/24	10,384	15	\$27.00	3.0% Annual	Net	4	\$0.00
4	1802 E Katella Ave	Orange	1955	-	Petco	2/25	18,000	10	\$26.00	10% / 5 Years	Net	0	\$5.56
5	21032 Beach Blvd	Huntington Beach	1968	2016	Big Air Trampoline Park	5/25	28,000	10	\$26.50	12.5% / 5 Years	Net	0	\$30.00
STATISTICS													
Low			1955	1998		3/24	10,384	10	\$22.00			0	\$0.00
High			1995	2024		5/25	28,000	15	\$31.20			4	\$30.00
Average			1975	2012		10/24	20,977	11	\$26.54			1	\$7.11



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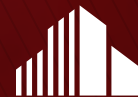
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JOSEPH LISING

Managing Director
Capital Markets
joseph.lising@cushwake.com
+1 949 372 4896
Lic. CA 01248258

DANIEL J. SYDOR, MAI

Executive Director
Valuation & Advisory
daniel.sydor@cushwake.com
+1 949 372 4925
Lic. CA 01881144



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18111 Von Karman Ave., Suite 1000 / Irvine, CA 92612 / USA / cushmanwakefield.com

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