

FOR SALE

PRIME LOCATION IN FOUNTAIN VALLEY



THE VALLEY PLAZA

9550 WARNER AVENUE, FOUNTAIN VALLEY, CA 92708

Offering Memorandum

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EXECUTIVE SUMMARY

01

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Investment Summary

Location Summary



INVESTMENT SUMMARY

OFFERING SUMMARY

ADDRESS: 9550 Warner Avenue, Fountain Valley, CA 92708

APN: 167-083-25

YEAR BUILT: 1978

CURRENT USE: Professional Office Building-Multiple Tenant

BUILDINGS: 2

STORIES: 3

RENTABLE BUILDING AREA SF: 34,088 SF

LAND SIZE (ACRES): 1.67

ZONING: C-1 Local Business

FINANCIAL SUMMARY

PRICE: \$10,600,000

CAP RATE: 3.75%

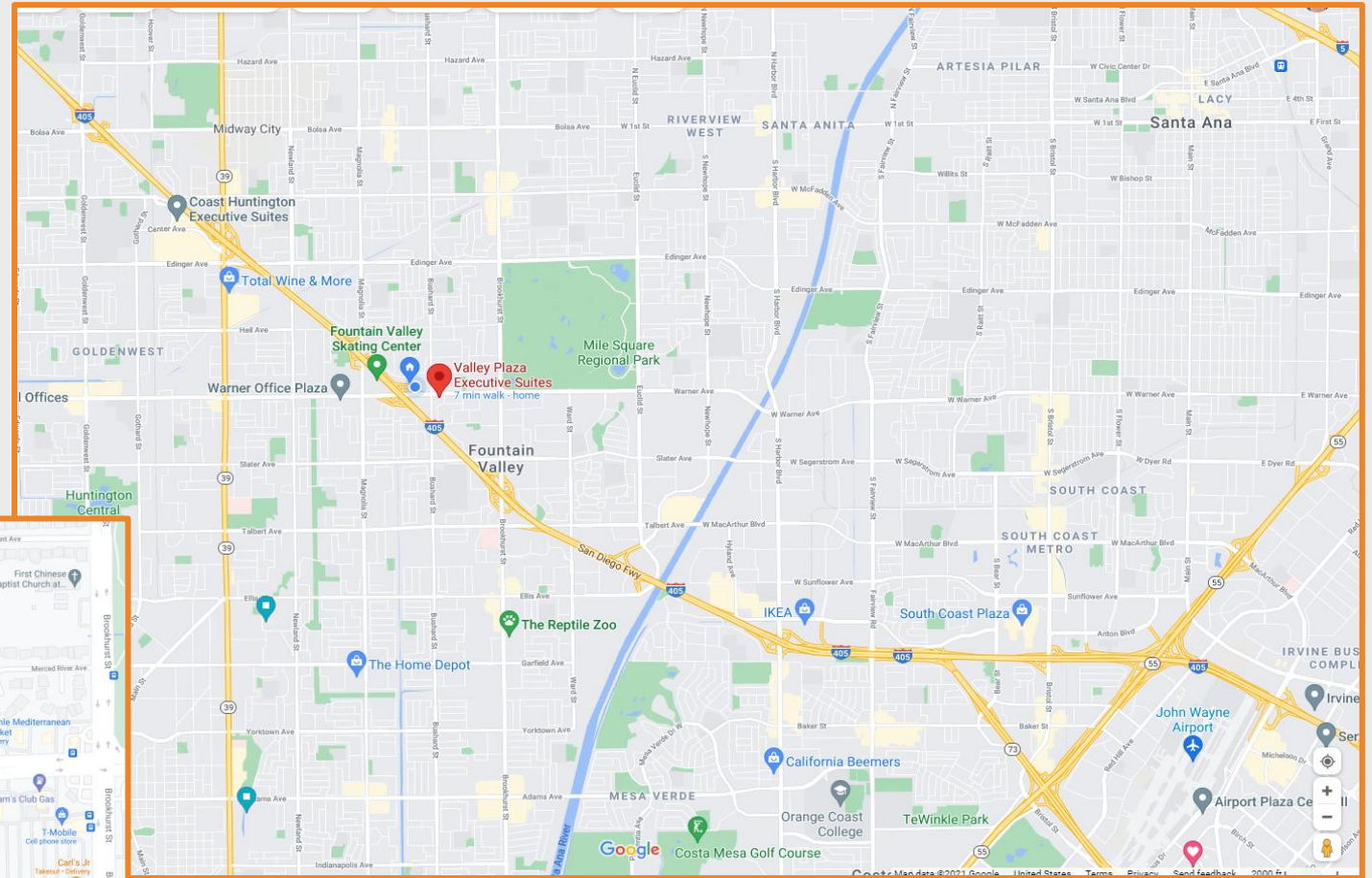
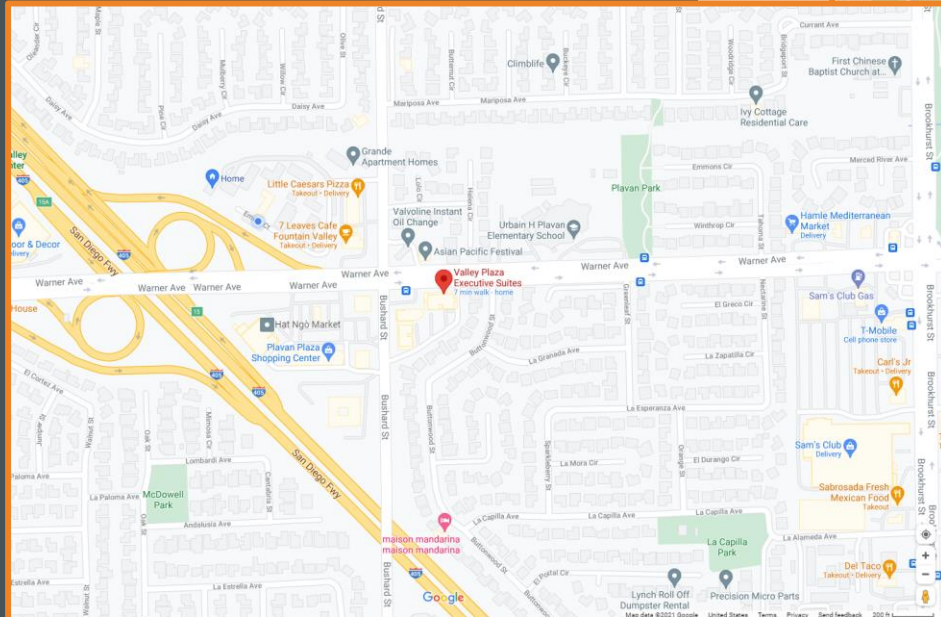
OVERVIEW

The subject property contains two freestanding Class-C multi-tenant, multi-story office improvements of steel and wood frame construction built in 1978 totaling approximately 34,088 square feet of rentable space. The improvements are rectangular in shape and have two floors of office space over ground floor covered parking. 9550 Warner Avenue contains approximately 20,226 square feet and 17050 Bushard Street contains approximately 13,862 square feet. Each office building contains 1 elevator / lobby in the center portion and staircases at either end. The interiors are improved with carpeting, ceramic and vinyl flooring, drop ceilings / lighting and painted walls. 9550 Warner Avenue features twenty-nine (29) executive suites ranging in size from 120 square feet up to 278 square feet in addition to general office suites ranging in size from 344 square feet up to 1,989 square feet. 17050 Bushard Street contains nine (9) 2nd-story suites and three (3) 3rd-story suites ranging in size from 500 square feet up to 2,500 square feet.

PARKING

The site contains approximately 110 parking spaces as well as six (6) garages on the south side of the Warner building and six (6) enclosed parking spaces (garages) within the covered parking area of the Warner building. The Bushard building contains thirteen (13) covered parking spaces and five (5) enclosed parking spaces (garages). Additional parking is available on both Warner Avenue and Bushard Street.

LOCATION SUMMARY

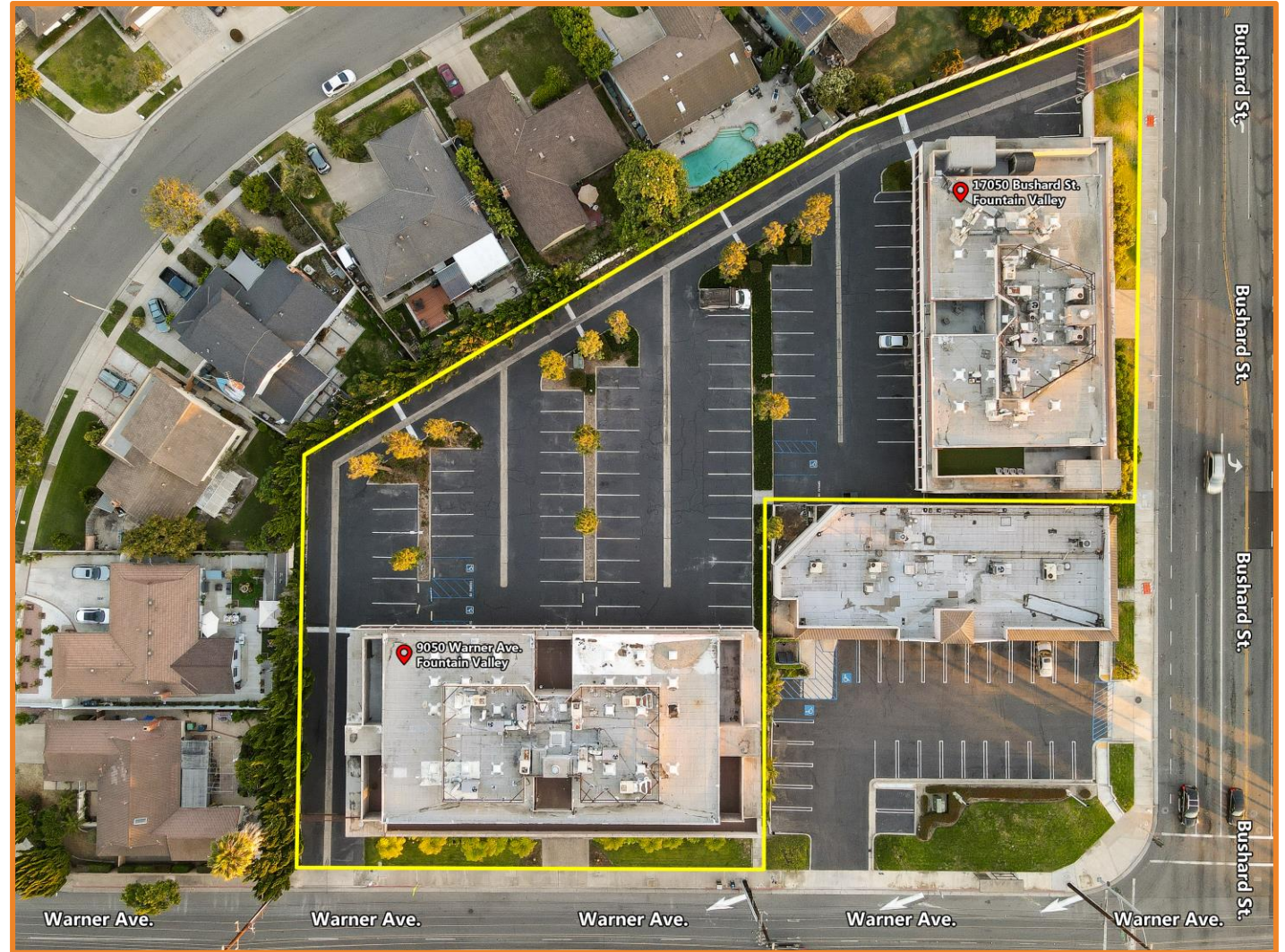


Map Data©2021 Google

PROPERTY IMAGES

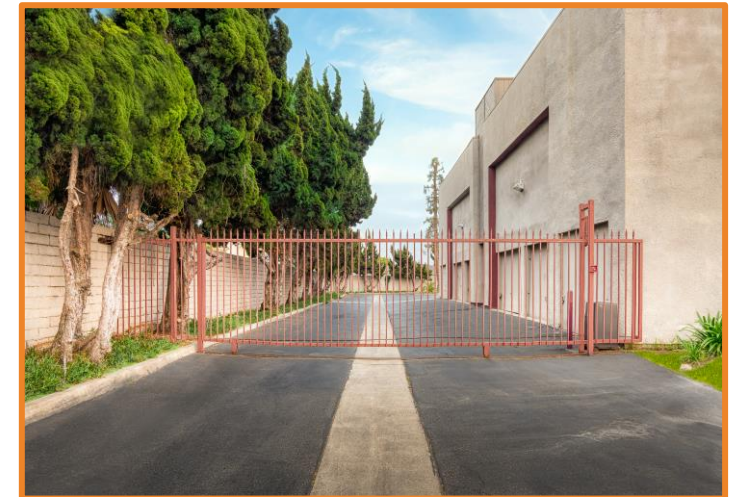
02

Warner Building
Bushard Building
Aerial Images



WARNER BUILDING

9550 WARNER AVENUE



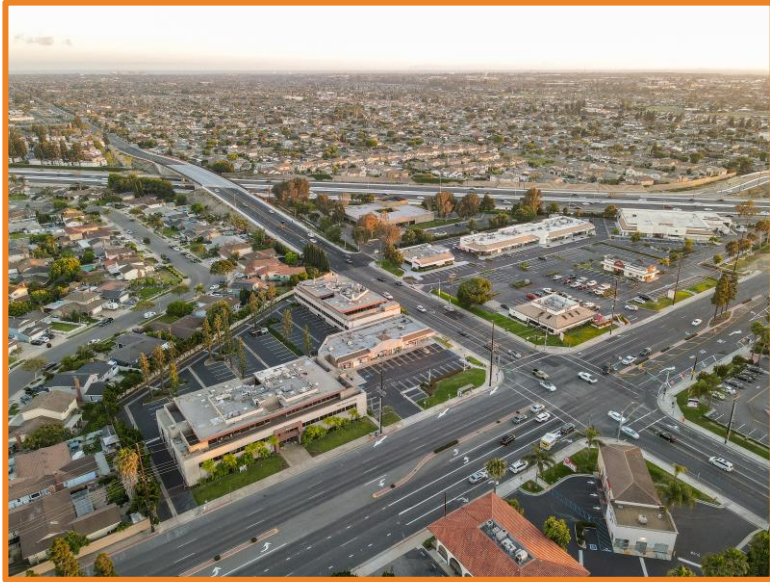
BUSHARD BUILDING

17050 BUSHARD STREET



AERIAL IMAGES

THE VALLEY PLAZA



PROPERTY DOCUMENTS

03

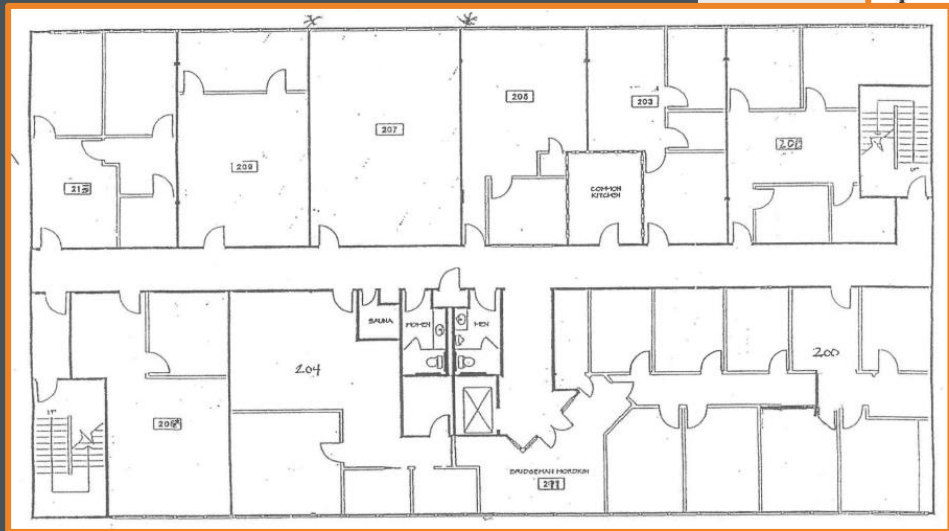
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Floorplans

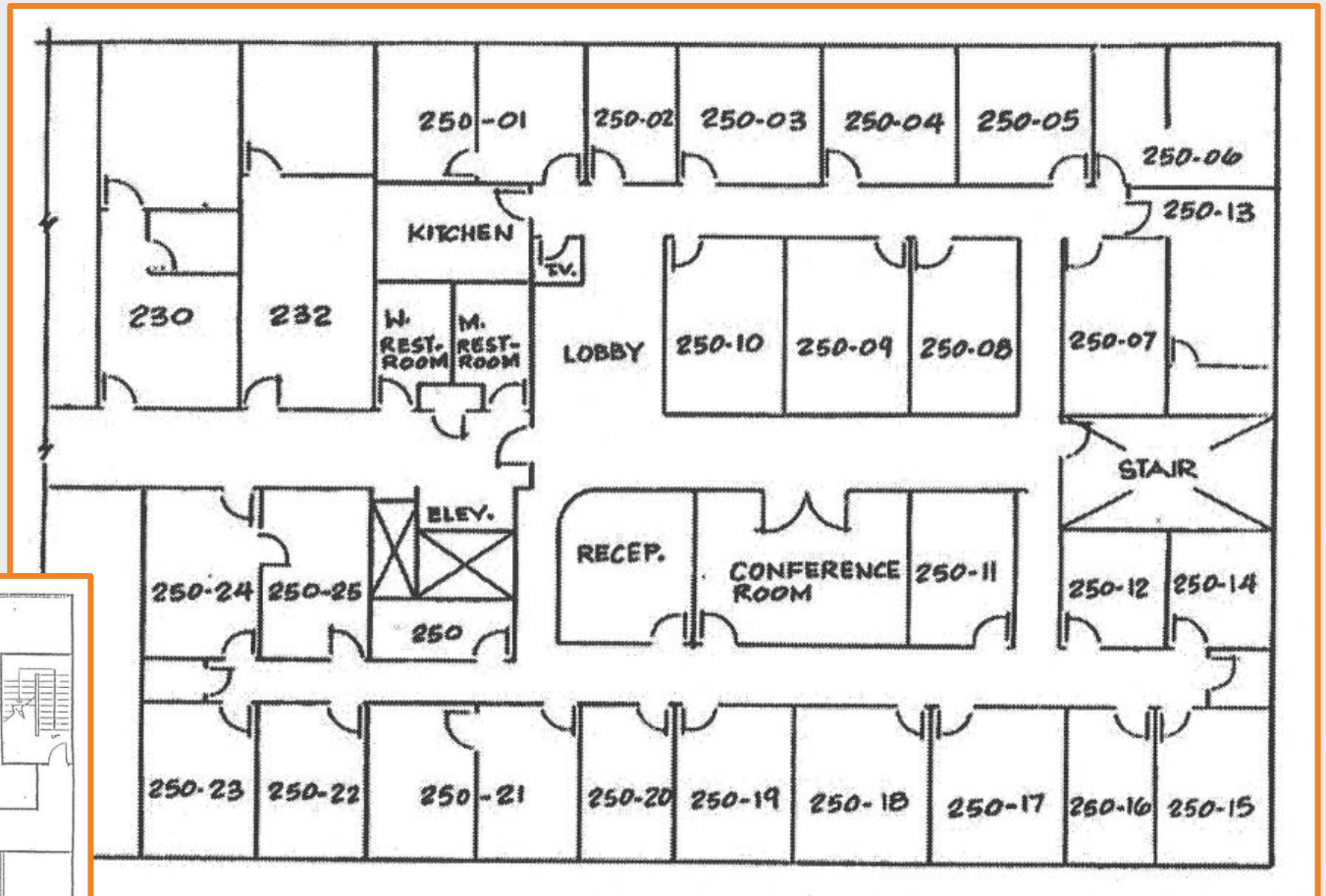
Plat Map



FLOOR PLANS



Bushard Building 2nd Floor



Warner Building 2nd Floor

PLAT MAP





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