

SOLD

Commercial and Investment Properties



12191 MARINERS WAY, GARDEN GROVE CA (8,964 SF OF INDUSTRIAL BUILDING)

Free Standing Industrial Building, New Roof and Paint, Large Fenced Yard, 22,000 SF Lot, Built in 1979, 50% Down, 60 Day Closing,
Sold at \$1.075 Million



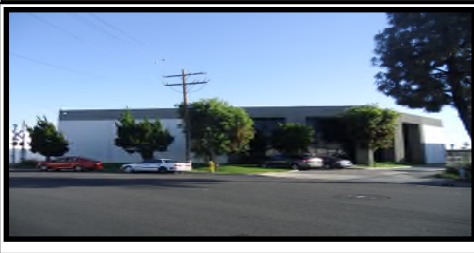
13071 ARCTIC CIRCLE, SANTA FE SPRINGS, CA (25,782 SF OF DISTRIBUTION WAREHOUSE BUILDING)

Free Standing Class A Industrial Building, Deluxe 2-Story Office Space, 2 Dock High and 1 Ground Level Loading, 24' Clearance, 52,539 SF Lot
Sold at \$3.56 Million



3199 E. LA PALMA AVE., ANAHEIM CA (33,655 SF OF BRAND NEW WAREHOUSE BUILDING)

Class A Industrial Building, 7,404 SF of 2 story office, ESFR sprinkler system, Four Dock High doors. 30' Ceiling Height, Fully Secured 130' Truck Court, 100% Concrete Truck Court, T-5 Lighting, Major Street Frontage, 1,200 AMPs Power. SBA loan Sold at \$6M



16233 HERON AVE., LA MIRADA CA (30,450 SF OF DISTRIBUTION/WAREHOUSE BUILDING)

Class B industrial building, Approx. 3,900 SF of 2 Story Office, 2 dock high doors with 53' Truck Turn Around Access. Rail Access, Clean and Well Maintained High Ceiling Facility with Heavy Power.



13733 MILROY PL., SANTA FE SPRINGS CA (12,000 SF COMPLETELY RENOVATED WAREHOUSE BUILDING)

built in 1971. Fully Renovated in 2008. Free Standing building with 24,720 SF of land. 1,200 SF of Office. Heavy Power and Newer Roofer.



FOR ANY COMMERCIAL PROPERTIES, PLEASE CONTACT:

John Son

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13188 FLORES ST., SANTA FE SPRINGS, CA (OFFICE & WAREHOUSE) Bldg: 16,739 Sq Ft, Land: 44,151 Sq Ft, Year Built: 2006 (Brand New Construction), 24' Ceiling, Truck High Loading, Large Office Improvement, Perfect for Distribution, Seller/Buyer Representation



10020 NORWALK BL., SANTA FE SPRINGS, CA (OFFICE & WAREHOUSE) Bldg: 39,830 Sq Ft, Land: 79,554 Sq Ft, Office: 4,728 Sq Ft, Year Built: 2000, 4 Truck High Loading Docks, 67 Parking Spaces, All Cash Transaction, 45 Days Escrow, **\$5.82 M**



13197 SANDOVAL ST., SANTA FE SPRINGS, CA (OFFICE & WAREHOUSE) Bldg: 10,009 Sq Ft, Land: 23,496 Sq Ft, Year Built: 2006 (Brand New Construction), Great Corner Location, High Image Industrial Park, Close to Mall, Owner/User Opportunity, 10% Down, SBA Loan



16605 NORWALK BL., CERRITOS (OFFICE & WAREHOUSE) Bldg: 9,176 Sq Ft, Land: 22,647 Sq Ft, Year Built: 1976, Excellent Corner Location, High Visibility, Fenced Yard, Owner/User Opportunity, Free Standing Building, In Escrow (\$180 PSF). 10% Down: SBA Financing, Buyer Representation



4850 EUCALYPTUS AVE., CHINO, CA (Bank Owned, 84,204 SF Building), State of the Art Modern Distribution/Warehouse Building, 30 Foot Ceiling Height, 11 Dock High & 2 Ground Level Doors on Concrete Ramps, 1,600 AMPs, .60/3,000 SF GPM (Fire Sprinkler), Divisible into Two Units, Great visibility, Corner Location, **Sold at \$6.38M (\$74 PSF)**



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1818 E. ORANGETHORPE AVE., FULLERTON, CA (47,200 SF OF INDUSTRIAL BUILDING), 2.8 Acres of Land, Built in 1978, 14,000 SF of 2 Story Office, 24' Clearance, 2.6/1,000 SF Parking, All Cash Transaction, 30 Day Escrow, Sold at \$4.85M



13073 166TH ST., CERRITOS, CA (25,284 SF OF FLEX BUILDING) Bank Foreclosure Sale, Off Market Transaction, 15,489 SF of Two Story Office/Assembly Area. Ideal Cerritos Location, 56,100 SF Land, Built in 1979, 23' Ceiling Height, Excellent Street Frontage and Curve Appeal, SBA Loan (10% Down). Sold at \$2.832M



7211 PATTERSON DR., GARDEN GROVE CA (21,136 SF OF WAREHOUSE/OFFICE) 2 Units of Free Standing Industrial Building, Owner Occupies 11,736 SF, Tenant Occupies 9,400 SF, Built in 1978, Great West Garden Grove Location, 35% Down, 60 Day Closing, Sold at \$2.33M



14522 GOLDENWEST ST., WESTMINSTER, CA (16,928 SF OF WAREHOUSE/OFFICE) Lender Short Sale, 2 Story Building on a 36,052 SF of Lot. Flexible Zoning: CM (Commercial or Manufacturing), Major Street Frontage, Pylon Sign Available, 50% Down Payment, Sold at \$1.77M



1690 DELILAH ST., CORONA, CA (28,175 SF OF WAREHOUSE/OFFICE) Free Standing Building with Large Fenced Yard Area (69,696 SF), 4 Dock High Loading Doors, 2 Ground Level Door, Heavy Power (600 amps), Easy Access to 91 & 15 Fwys. 15% Down SBA loan, 45 Day Closing, Sold at \$2.085M



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