

Fountain Valley Commerce Center

16650 S HARBOR BLVD
FOUNTAIN VALLEY, CA 92708



BRANDON MICHAELS
GROUP

Marcus & Millichap

45,453 Square Foot Value-Add Multi-Tenant Automotive Service
Retail Center Situated on 3.56 Acres of Land in the Densely Populated Orange
County Submarket of Fountain Valley, CA.

EXCLUSIVELY LISTED BY:

BRANDON MICHAELS

Senior Managing Director of Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685
www. BrandonMichaelsGroup.com

MATTHEW LUCHS

Chief Operating Officer
First Vice President Investments
Tel: 818.212.2727
matthew.luchs@marcusmillichap.com
CA License: 01948233
www. BrandonMichaelsGroup.com

STEVEN SCHECHTER

First Vice President Investments
Senior Director, National Retail Group
Tel: 818.212.2793
steven.schechter@marcusmillichap.com
CA License: 01089464
www. BrandonMichaelsGroup.com

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06

EXECUTIVE SUMMARY

16

AREA OVERVIEW

20

FINANCIAL ANALYSIS



CORNERSTONE VILLAGE

TUSTIN LEGACY

IRVINE BUSINESS COMPLEX

SANDPOINTE

CENTENNIAL
PARK

Fountain Valley Commerce Center
16650 S HARBOR BLVD
FOUNTAIN VALLEY, CA 92708

SANTA ANA RIVER

S HARBOR BLVD (49,328 VPD)

7-ELEVEN

HELL AVE (6,090 VPD)

FedEx VONS LA FITNESS BED BATH & BEYOND TJ-maxx
BANK OF AMERICA ROSS DRESS FOR LESS CVS Michaels Party City
sleep number CHASE WILD WINGS CHIPOTLE Chick-fil-A

SOUTH COAST PLAZA
Apple macy's Nike Factory Store REGAL NORDSTROM
POTTERY BARN H&M The Container Store DSW NORDSTROM
STARBUCKS OLD NAVY BEST BUY FOREVER 21 bloomingdale's

Goodwill

1ST STOP
SELF STORAGE

Prado
Family Homes
(50 Units)

A-1
Self Storage

EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale the Fountain Valley Commerce Center located at 16650 Harbor Boulevard in Fountain Valley, CA. The subject property consists of a 45,453 square foot value-add multi-tenant automotive retail center with a strong and stable income stream ideally situated on 3.56 acres of land (155,789 SF). The subject property benefits from direct freeway access, ideally positioned between the Interstate 405 San Diego Freeway and the State Route 22 Freeway. The property also benefits from excellent visibility and frontage and outstanding daily traffic counts, with over 366 feet of linear frontage along Harbor Boulevard, one of Orange County's major north-south arteries, and daily traffic counts exceeding 49,328 vehicles per day.



Built in 1985, the Fountain Valley Commerce Center is currently 84% occupied. Comprised of 4 separate buildings, the current tenant mix includes an array of various automotive service tenants which include American Tire Depot and Complete Auto Spa Hand Car Wash. There are currently two vacant suites which amount to over 7,000 square feet, or 16% of the center. The current vacancy creates the opportunity for an astute investor to add value through lease up and by increasing rents over time. Current rents average \$1.36 PSF, which is below current market rents, creating a unique Orange County automotive value-add opportunity.



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45,453 Square Foot Value-Add Multi-Tenant Automotive Service Retail Center Situated on 3.56 Acres of Land in the Densely Populated Orange County Submarket of Fountain Valley, CA.

NEWPORT CENTER

NEWPORT BEACH

Goodwill

FedEx

Public Storage

A-1 Self Storage

1ST STOP SELF STORAGE

Prado Family Homes (50 Units)

Fountain Valley Commerce Center
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FOUNTAIN VALLEY, CA 92708

SHOPS AT COSTCO PLAZA

COSTCO
PET SMART
ROSS
SUBWAY
STARBUCKS
DOLLAR TREE
The UPS Store
TACO BELL

SANTA ANA RIVER

S HARBOR BLVD (49,328 VPD)



INVESTMENT HIGHLIGHTS



VALUE-ADD MULTI-TENANT AUTOMOTIVE SERVICE RETAIL OPPORTUNITY BELOW REPLACEMENT COST

- Priced at \$238 PSF, the property is being offered below replacement cost
- 3.56 Acres of Land
- Land Price of \$69 PSF
- NNN Leases
- Excellent Visibility and frontage with over 366 feet of linear frontage along Harbor Boulevard
- Daily Traffic Counts north of 37,000 VPD
- 3.56 acres (155,789 square feet of land)



STABLE CURRENT INCOME WITH RENTAL UPSIDE

- Current Tenancy is a mix of Automotive Service and Repair related tenants
- 86% current occupancy
- Average unit size is 2,392 square feet
- Seasoned tenant mix with an average length of occupancy of 5.97 years
- Current rents average \$1.36 PSF, significantly below market



EXCELLENT FOUNTAIN VALLEY LOCATION

- Ideally positioned amongst a sea of single-family homes and multifamily apartments along Harbor Boulevard, one of Orange Counties major thoroughfares
- Daily traffic counts north of 49,000 vehicles per day
- The center ideally serves the residents and local business in the immediate area
- Located between the 22 and 405 Freeways with easy and convenient access to both
- Close proximity to Los Amigos High School
- Major Employers include Hyundai Motor America, Fountain Valley Regional and Medical Center, and Orange Coast Memorial Medical Center



STRONG IMMEDIATE DEMOGRAPHICS WITH DENSE IMMEDIATE POPULATION

- Average household income of \$103,000 within one mile of the subject property
- 23,360 people within 1-mile and over 288,000 people within 3-miles of the subject property
- Over 6,200 households within one mile of the subject property and over 69,700 households within 3 miles.
- Over 15,900 Employees within one-mile and over 109,500 within 3-miles.



PROPERTY OVERVIEW

Price	\$10,750,000
Building SF	45,453 SF
Lot Size	155,789 SF
Price/SF (Building)	\$237
Price/SF Land	\$69
Current CAP Rate	5.32%
ProForma CAP Rate	7.29%
Occupancy	84%
Parking Ratio	3.50 Space(s) per 1000
Year Built	1985
Cross Streets	S Harbor Blvd & Heil Ave
Traffic Counts	49,328 VPD
Zoning	M1*
Land Use Designation	Commercial Manufacturing*
Projected Land Use Designation	Very High Density Multiple Dwelling
APN	144-251-32

INTEREST OFFERED: 100% fee simple interest in a 45,453 SF auto retail center located at 16650 Harbor Blvd, Fountain Valley, CA 92708.

TERMS OF THE SALE: Property is being offered on a free and clear basis.

PROPERTY TOURS: Prospective purchasers are encouraged to visit the site prior to submitting offers. All property tours must be coordinated through the listing broker.

PLEASE NOTE: Any prospective buyer should be aware that, pursuant to court order, the Court appointed Receiver, under whose authority the property is being sold, is not liable for risks or obligations of the property created prior to or that have occurred since his appointment as Receiver. In addition, any prospective buyer should be aware that any sale of the property is subject to Court approval. The receiver shall use best efforts to ensure that any reasonably acceptable offer is approved by the Court. As with all fiduciary sales, the sale is subject to a Court auction and overbid procedure at the time of Court hearing to approve such

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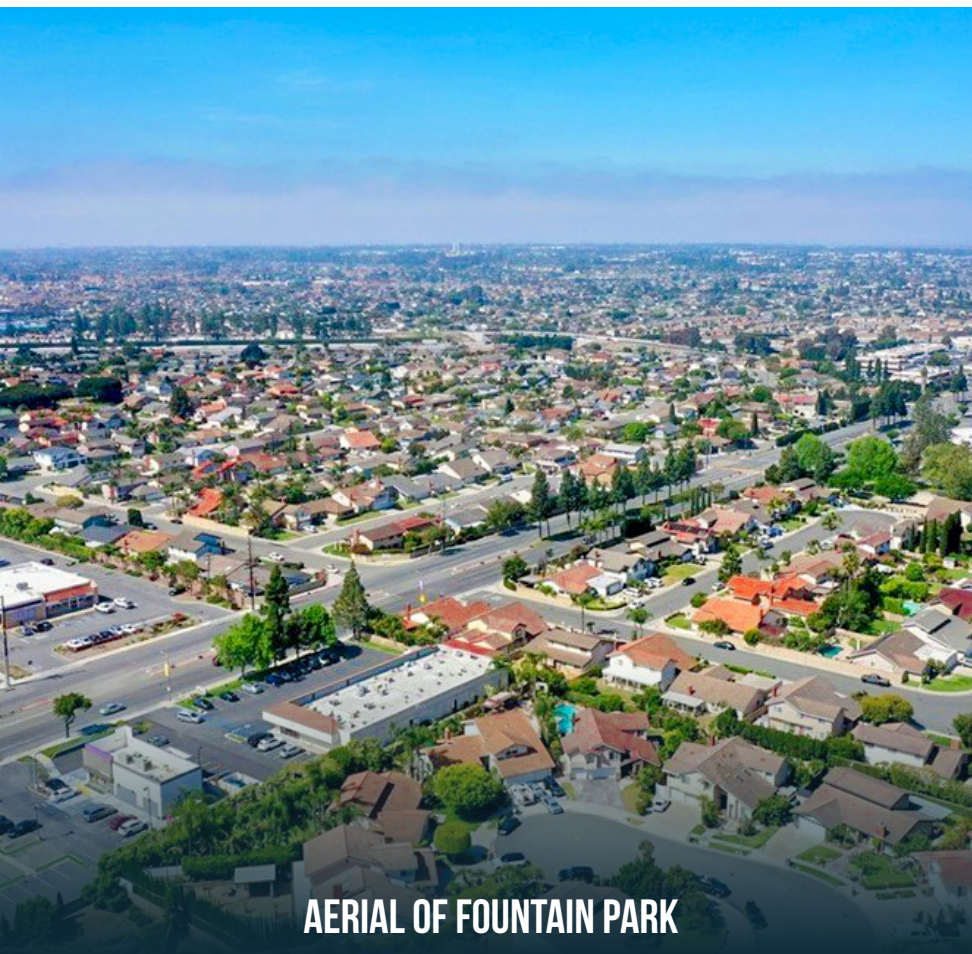




PROPERTY PHOTOS



LOCATION OVERVIEW



AERIAL OF FOUNTAIN PARK

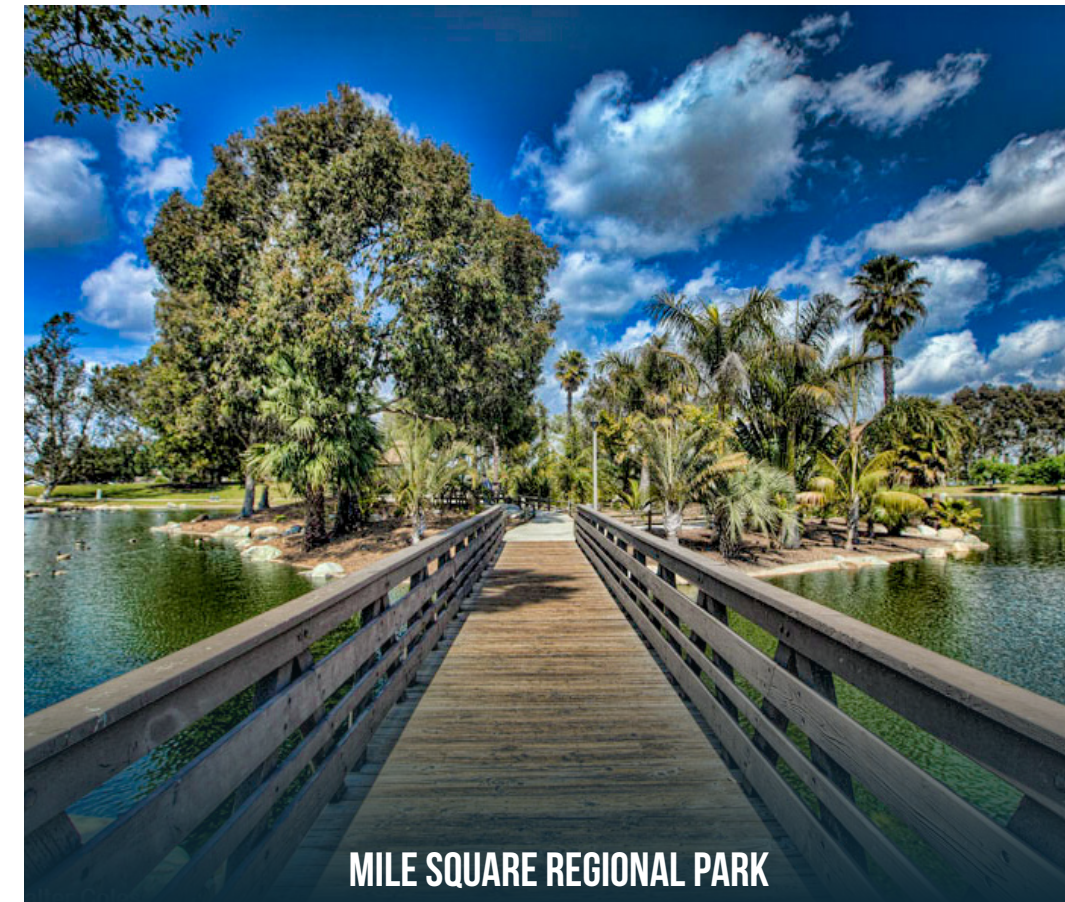
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Fountain Valley is an affluent, vibrant city located in the heart of Orange County, CA known for its sunny weather, seaside location, outdoor activities, and direct access to Los Angeles.

The Fountain Valley Commerce Center is located in the Orange County submarket of Fountain Valley, CA, approximately three miles from the coast and 35 miles from Los Angeles. The city is bordered by Huntington Beach, Costa Mesa, Santa Ana, and Westminster. Fountain Valley is a short drive away from major Orange County beaches and attractions like Disneyland, Knott's Berry Farm, and Angel Stadium. Fountain Valley is a densely populated City which boasts strong demographics, high barriers to entry and strong market fundamentals yielding significant growth potential. Fountain Valley is home to major employment drivers such as Fountain Valley Regional Hospital and Medical Center, Orange Coast Memorial Medical Center, Kingston Technology, Hyundai Motor America, and Costco.

The Fountain Valley Commerce Center is ideally situated amongst dense single family residential neighborhoods as well as multiunit apartment complexes. The Fountain Valley Commerce Center caters to the local residents and business in the immediate area.

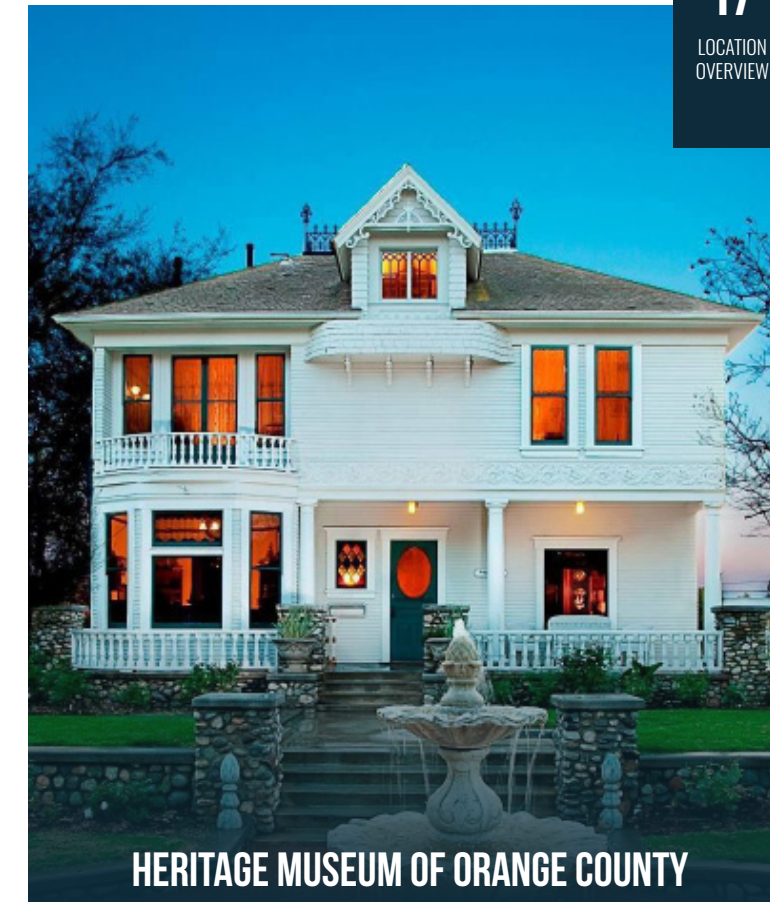
This immediate sub-market benefits from over 23,690 people within one mile of the subject property, over 288,000 people within 3 miles of the subject property, and over 721,000 people within five miles of the subject property. The average household income within one, three, and five miles is \$103,000, \$99,840, and \$100,395 respectively. There are over 6,200 households within one mile of the subject property, over 69,000 households within three miles, and over 198,000 households



MILE SQUARE REGIONAL PARK



AERIAL OF FOUNTAIN PARK



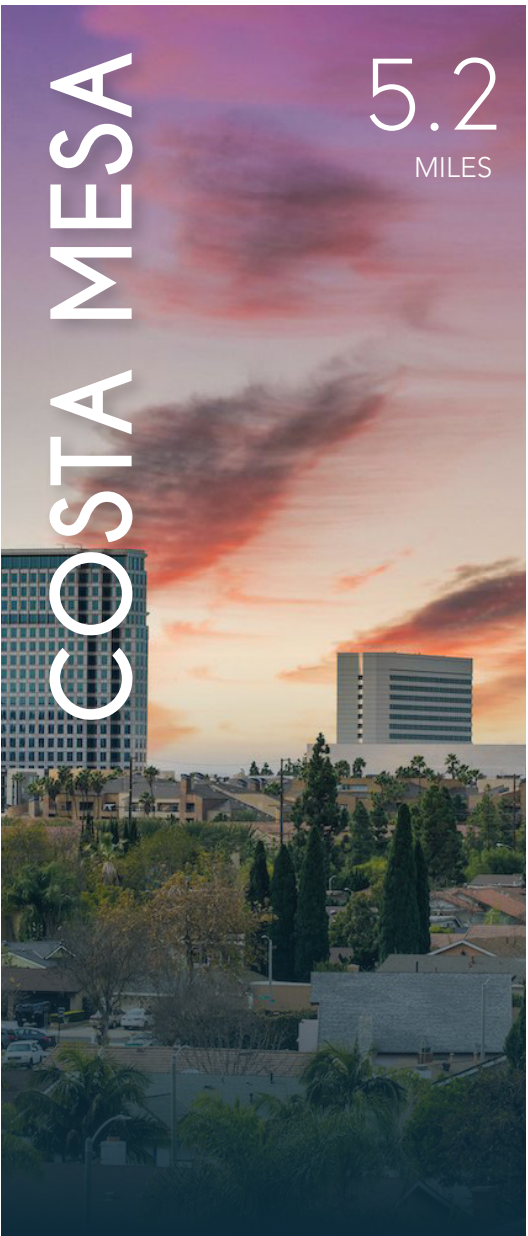
HERITAGE MUSEUM OF ORANGE COUNTY

CLOSE PROXIMITY TO NEARBY NEIGHBORHOODS



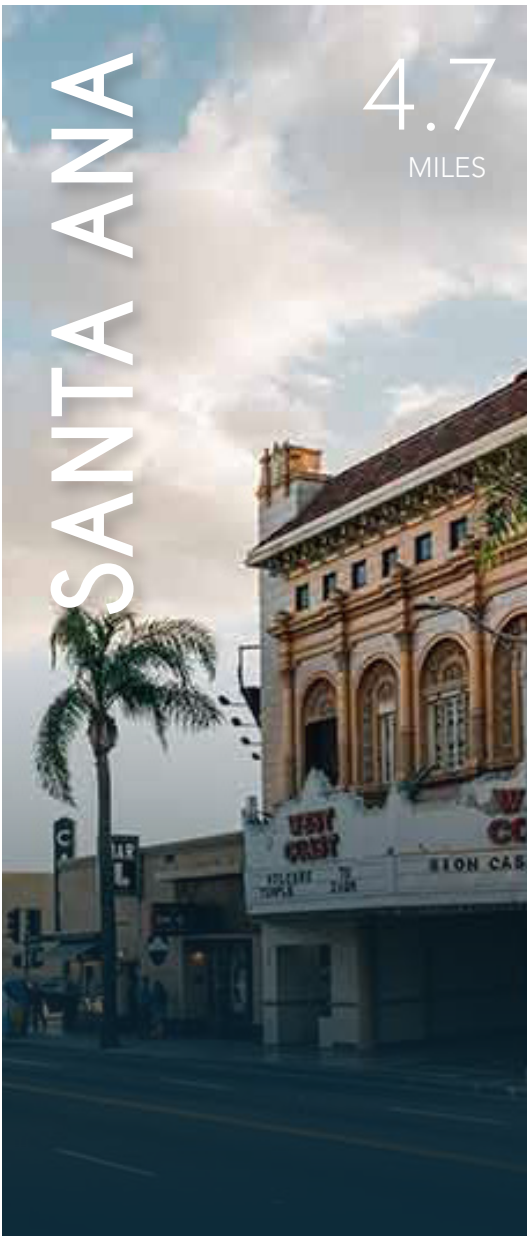
HUNTINGTON BEACH

9.4
MILES



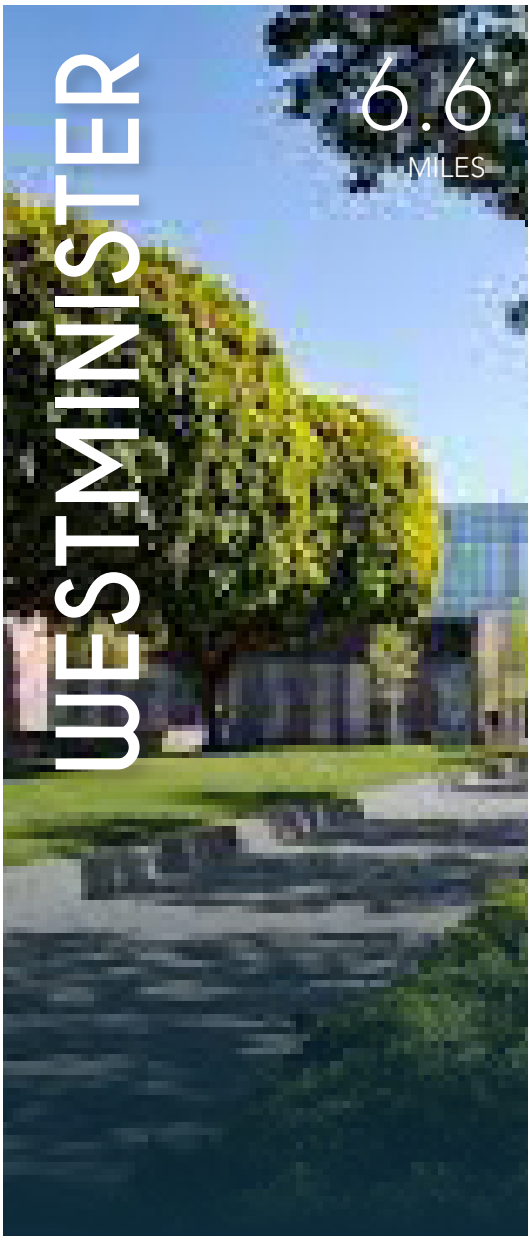
COSTA MESA

5.2
MILES



SANTA ANA

4.7
MILES



WESTMINISTER

6.6
MILES

DEMOGRAPHICS



POPULATION WITHIN
A 1-MILE RADIUS
23,360



POPULATION WITHIN
A 5-MILE RADIUS
721,647



AVG HH INCOME WITHIN
A 5-MILE RADIUS
\$100,396



MEDIAN HH INCOME
WITHIN A 1-MILE RADIUS
\$85,740



HOUSEHOLDS WITHIN
A 5-MILE RADIUS
198,250



OWNER OCCUPIED HH
WITHIN A 5-MILE RADIUS
98,691



RENTER OCCUPIED HH
WITHIN A 5-MILE RADIUS
98,335



BUSINESSES WITHIN
A 5- MILE RADIUS
43,590

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Population	23,360	288,812	721,647
Households	6,279	69,787	198,250
Average Household Size	3.6	3.9	3.5
Annual Growth 2010-2022	0.1%	0.0%	0.2%
Median Age	38.8	36.2	36.9

DEMOGRAPHICS BY RADIUS	1-MILE	3-MILE	5-MILE
Owner Occupied Households	3,827	39,660	98,691
Renter Occupied Households	2,400	29,458	98,335
Average Household Income	\$103,071	\$99,840	\$100,395
Median Household Income	\$85,740	\$79,189	\$78,172
Businesses	1,831	11,692	43,590

FINANCIAL ANALYSIS

RENT ROLL

#	TENANT	SF	FLR	%	% PER LEASE	LEASE START	LEASE EXP	OPTIONS	INCREASES	TIME AT CENTER	TERM	RENT	RENT/ SF	PF RENT	PF RENT/ SF	PF LEASE TYPE
A01	ATV	4,500	1	9.90%	9.85%	9/1/2017	8/31/2027	-	-	5.55 Year(s)	4.45 Year(s)	\$7,200.00	\$1.60	\$7,200.00	\$1.60	NNN
A07	Pro Auto Repair	3,240	1	7.13%	7.45%	9/20/2011	10/31/2024	1 x 3yr	Annual CPI (2%-7%)	11.50 Year(s)	1.62 Year(s)	\$3,698.80	\$1.14	\$3,772.78	\$1.16	NNN
A13	RMB Lift Kits & Auto Service	1,550	1	3.41%	3.40%	3/1/2022	3/31/2025	-	4/1/2023, \$2,954/mth	1.05 Year(s)	2.03 Year(s)	\$2,868.00	\$1.85	\$2,954.00	\$1.91	NNN
A17	MG Auto Repair	1,625	1	3.58%	3.75%	4/21/2018	4/30/2026	3 x 3yr	Annual CPI (2%-7%)	4.92 Year(s)	3.12 Year(s)	\$2,103.66	\$1.29	\$2,145.73	\$1.32	NNN
A19	Complete Auto Spa	4,400	1	9.68%	11.20%	4/21/2019	6/30/2049	1 x 4yr	12.5% Every 5 Years, 7/2024	3.92 Year(s)	26.30 Year(s)	\$5,000.00	\$1.14	\$5,000.00	\$1.14	NNN*
B01	Pro Auto Reptia (Rigo's Auto)	3,580	1	7.88%	7.67%	7/5/2013	10/31/2024	1 x 3yr	Annual CPI (2%-7%)	9.71 Year(s)	1.62 Year(s)	\$3,253.57	\$0.91	\$3,318.64	\$0.93	NNN
B04	Euroman	2,896	1	6.37%	7.10%	3/19/2019	3/31/2025	1 x 3yr	Annual CPI (2%-7%)	4.01 Year(s)	2.03 Year(s)	\$2,700.56	\$0.93	\$2,754.57	\$0.95	NNN
B06	Valente Mufflers	1,000	1	2.20%	2.25%	3/19/2019	3/31/2024	5 x 5yr	Annual CPI (2%-7%)	4.01 Year(s)	1.03 Year(s)	\$1,417.40	\$1.42	\$1,445.75	\$1.45	NNN
B08	Vacant	3,180	1	7.00%								-	-	\$7,155	\$2.25	NNN
B11	Dynamic Auto Repair	2,125	1	4.68%	4.77%	6/8/2013	6/30/2023	1 x 5yr	Annually 3%	9.79 Year(s)	0.28 Year(s)	\$2,298.00	\$1.08	\$2,366.94	\$1.11	NNN
B13	LD Smog & Repair	1,800	1	3.96%	4.00%	6/4/2014	6/30/2024	2 x 3yr	Annual CPI (2%-7%)	8.80 Year(s)	1.28 Year(s)	\$3,118.41	\$1.73	\$3,180.78	\$1.77	NNN
B15	S&W Smog	840	1	1.85%	1.89%	12/21/2012	12/31/2025	-	Annual CPI (2%-7%)	10.25 Year(s)	2.79 Year(s)	\$1,202.83	\$1.43	\$1,226.89	\$1.46	NNN
B16	OC Auto Repair	1,407	1	3.10%	3.16%	9/20/2013	9/30/2026	-	Annual CPI (2%-7%)	9.50 Year(s)	3.53 Year(s)	\$1,791.12	\$1.27	\$1,826.94	\$1.30	NNN
C01	Vacant	4,000	1	8.80%								-	-	\$10,000	\$2.50	NNN
C05	Amir B Nazari	2,310	1	5.08%	4.90%	7/1/2022	7/31/2027	-	Annually 3%	0.72 Year(s)	4.37 Year(s)	\$4,273.50	\$1.85	\$4,401.71	\$1.91	NNN
C09	OC Hybrid Tech, LLC	1,200	1	2.64%	2.60%	9/1/2020	11/30/2023	-	Annually 2%	2.55 Year(s)	0.70 Year(s)	\$1,836.00	\$1.53	\$1,872.72	\$1.56	NNN
C11	Jack German Auto	2,800	1	6.16%	6.16%	4/30/2018	2/28/2025	-	3/1/2023, \$5,180/mth	4.89 Year(s)	1.95 Year(s)	\$4,620.00	\$1.65	\$5,180.00	\$1.85	NNN
C19	C&D Auto	2,400	1	5.28%	5.45%	7/1/2016	7/31/2026	-	Annual CPI (2%-7%)	6.72 Year(s)	3.37 Year(s)	\$3,852.00	\$1.61	\$3,929.04	\$1.64	NNN
C20	Kevin Ngo - Modern Classic Mo	600	1	1.32%	1.35%	2/26/2019	2/25/2025	4 x 3yr	Annual CPI (2%-7%)	4.06 Year(s)	1.94 Year(s)	\$816.92	\$1.36	\$833.26	\$1.39	NNN
TOTAL				100%	87%					6.00 Year(s)	3.67 Year(s)	\$52,050.77	\$1.36	\$70,564.74	\$1.55	

*Tenant in unit A19, Complete Auto Spa, pays fixed \$1,100/month in lieu of its pro rata share of NNN's.

OCCUPANCY	84%
Vacancy	16%
# of Units	19
Occupied Units	17
Occupied SF	38,273
Vacant SF	7,180
Average Unit SF	2,392

LEASE ROLLOVER SCHEDULE	MTM	2023	2024	2025	2026	2027+
SF	0	3,325	9,620	8,686	5,432	11,210
%	0.00%	7.32%	21.16%	19.11%	11.95%	24.66%
OCCUPANCY HISTORY	< 1 YEAR	1 - 3 YEARS	3 - 5 YEARS	5 - 10 YEARS	> 10 YEARS	
SF	2,310	2,750	13,321	15,812	4,080	
%	5.08%	6.05%	29.31%	34.79%	8.98%	

ANNUALIZED OPERATING DATA

INCOME AND EXPENSE	CURRENT	PRO FORMA
Scheduled Lease Income	\$624,609	\$846,776
NNN Charges	\$230,146	\$275,387
Additional Income (Parking)	\$4,000	\$4,000
Effective Gross Income	\$858,755	\$1,126,163
Vacancy	\$0	\$56,308
Expenses	\$286,397	\$286,397
Net Operating Income	\$572,358	\$783,458

EXPENSE BREAKDOWN	PER YEAR	PER SF
Property Taxes @ 1.25%	\$134,375	\$2.96/SF
Management	\$30,905	\$0.68/SF
Fire & Liability	\$10,372	\$0.23/SF
General Admin Expense	\$1,675	\$0.04/SF
Janitorial	\$15,293	\$0.34/SF
Exterior Lights	\$3,518	\$0.08/SF
Irrigation	\$597	\$0.01/SF
Landscaping	\$8,911	\$0.20/SF
Plumbing	\$432	\$0.01/SF
Common Area Electric	\$10,517	\$0.23/SF
Refuse	\$26,003	\$0.57/SF
Water & Sewer	\$12,398	\$0.27/SF
General Maintenance	\$19,854	\$0.44/SF
Other Maintenance (HVAC, Electrical, ETC)	\$10,049	\$0.22/SF
Maintenance & Other Supplies	\$1,500	\$0.03/SF
Total	\$286,397	\$6.30 / \$0.53

PRICING

Price	\$10,750,000
Building SF	45,453 SF
Lot Size	155,789 SF
Price/SF (Building)	\$237
Price/SF Land	\$69
Current CAP Rate	5.32%
ProForma CAP Rate:	7.29%
Occupancy	84%
Parking Ratio	3.50 Space(s) per 1000
Year Built	1985
Cross Streets	S Harbor Blvd & Heil Ave
Traffic Counts	49,328 VPD
Zoning	M1*
Land Use Designation	Commercial Manufacturing*
Projected Land Use Designation	Very High Density Multiple Dwelling
APN	144-251-32

*The City of Fountain Valley recently adopted an updated housing element to their general plan. While the final version of the housing element is not yet available to the public, this site has been identified for rezoning and amendment of its general plan designation to allow for very high density residential uses.



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