

OFFERING MEMORANDUM

218 W. Commonwealth Ave., Fullerton, CA 92832



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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

OFFERING OVERVIEW



EXECUTIVE SUMMARY

The property located at 218 W. Commonwealth Avenue in Fullerton, CA, is a strategically positioned commercial asset featuring approximately 7,200 square feet of retail space and an additional 987 square feet dedicated to industrial type use. Constructed in 1948 with a masonry design, the asset consists of two separate buildings and offers a generous parking ratio of 3.81 spaces per 1,000 square feet.

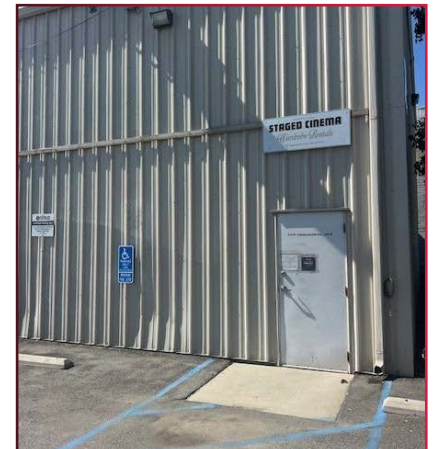
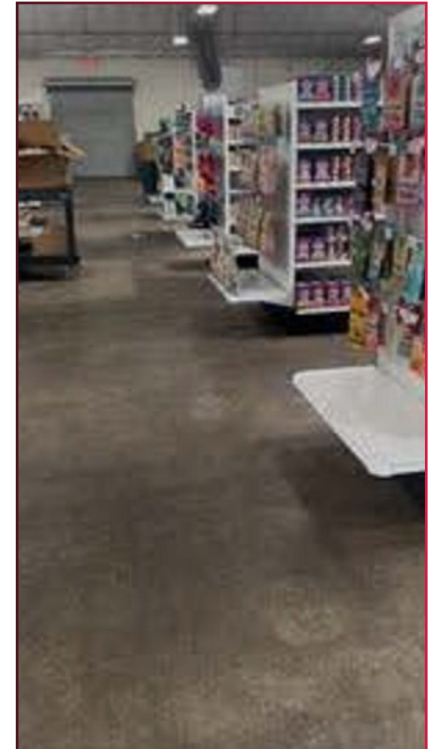
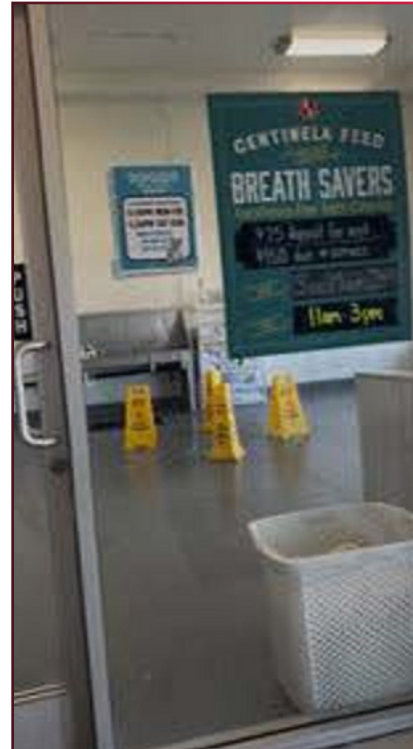
It benefits significantly from its excellent access to the Interstate 5, 91 and 57 freeways and ample on-site parking, making it an ideal location for retail, office, or industrial purposes. Currently configured as a unique single-tenant building, this property provides flexibility and customization potential to a prospective user.

The asset represents a compelling investment opportunity in a high-demand retail market, supported by robust market conditions including low vacancy rates and increasing rents throughout Orange County.

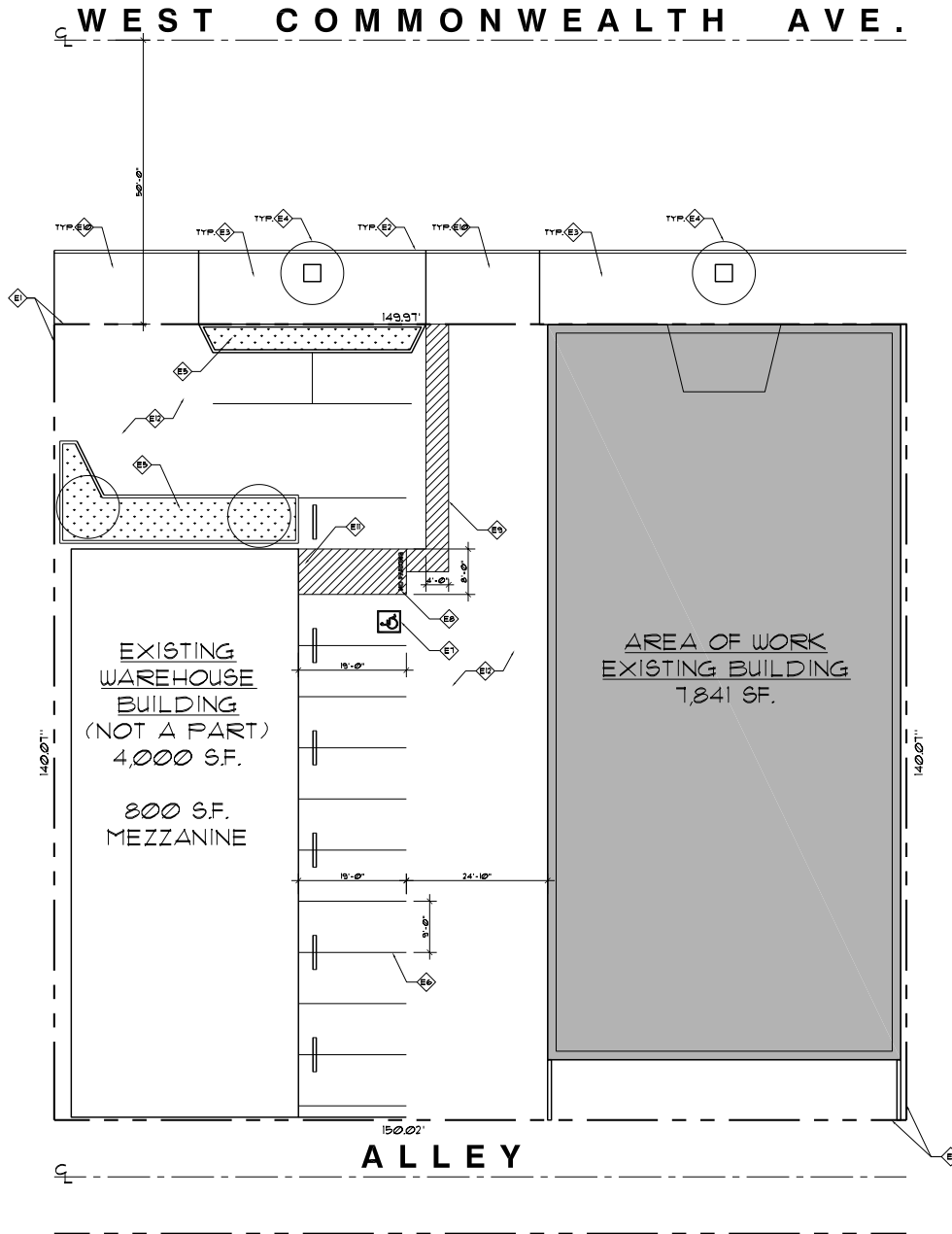
Address	218 W Commonwealth Avenue, Fullerton CA 92832
Year Built	1948
Lot Size	0.48 Acres
Total Building Size	±7,841 Square Feet Building 1 ±4,000 Square Feet Building 2
Number of Buildings	Two (2) Totaling ±11,841 Square Feet
Price	\$4,900,000.00
Cost Per Sq. Ft.	\$413.82
CAP Rate	4.27%
Current NOI	\$209,100
Zoning	C3-ROD (Restaurant Overlay District)
Parking	13 Spaces
Parcel Site	APN: 032-241-05



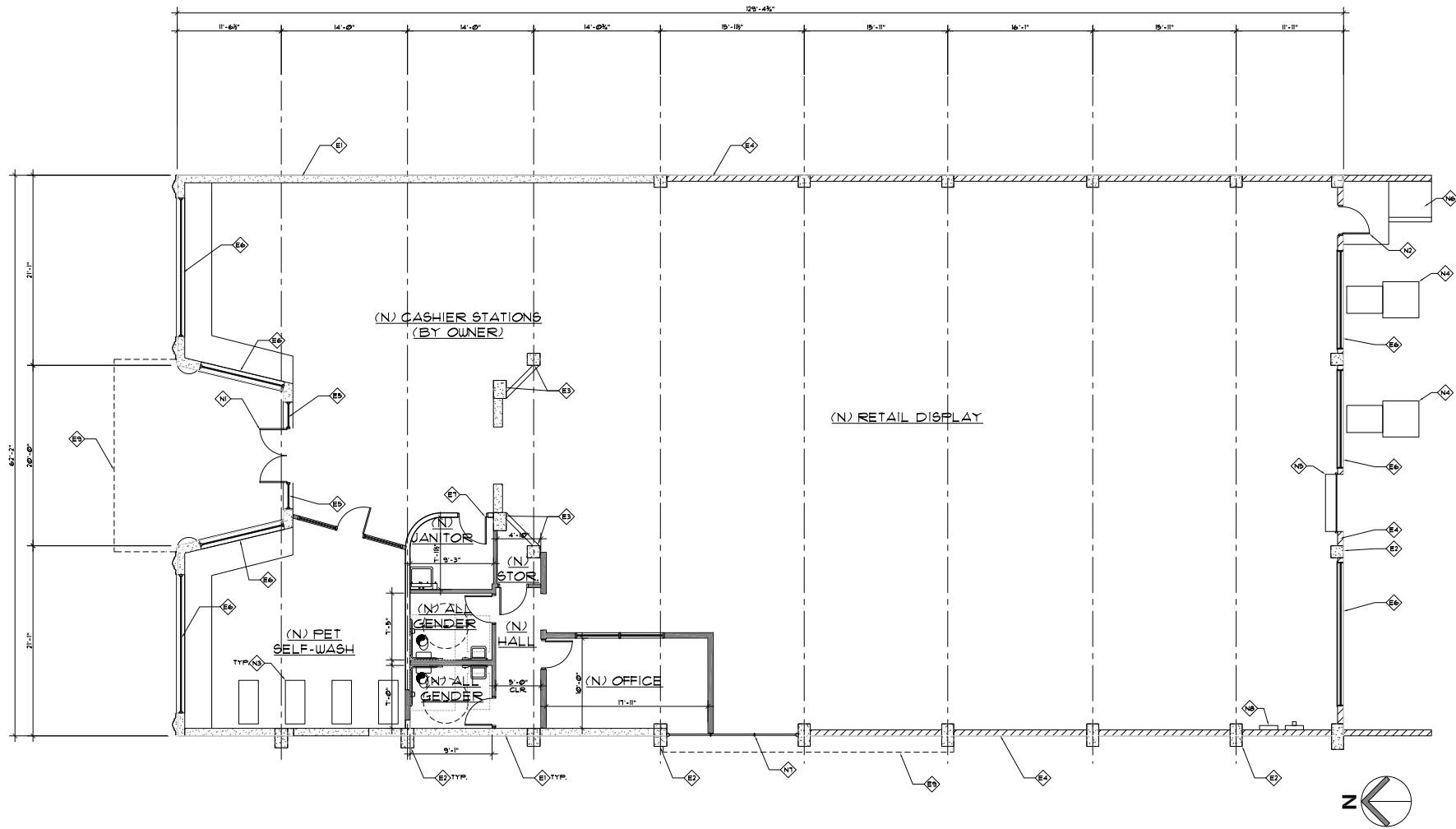
PROPERTY PHOTOS



SITE PLAN



FLOOR PLAN



LOCAL INFORMATION

Located in northern Orange County, Fullerton, California, is a vibrant and thriving city that offers an ideal blend of residential charm, business opportunity, and cultural appeal. Known for its strong sense of community, diverse economy, and rich history, Fullerton continues to attract both residents and businesses seeking a well-rounded Southern California experience.

Fullerton is widely regarded as a desirable place to live, thanks to its excellent public schools, abundant parks, and diverse housing options. The city is home to California State University, Fullerton (CSUF), one of the largest universities in the state, which adds a youthful energy and strong academic presence to the community. The education system is highly rated, with award-winning elementary and secondary schools that make the area especially attractive for families.

The city boasts a dynamic and diverse local economy supported by sectors such as education, healthcare, manufacturing, retail, and professional services. Its strategic location in the heart of Orange County, with convenient access to major highways (including the 91 and 57 freeways), rail lines, and nearby airports, makes it a prime spot for business logistics and regional commerce. Additionally, its close proximity to other economic hubs like Anaheim, Irvine, and Los Angeles expands business reach and networking potential.

With a well-educated workforce and access to top universities like CSUF and nearby UC Irvine and Chapman University, Fullerton is rich in intellectual capital. This educated talent pool supports innovation and drives success for tech startups, research-based industries, and professional services. Companies benefit from internship pipelines, continuing education resources, and collaborative partnerships with local institutions.

Fullerton prides itself on its community spirit and civic engagement. Residents are actively involved in city planning, neighborhood associations, and volunteer organizations, contributing to a safe and welcoming environment. The city is also committed to sustainability, with green initiatives, public transportation enhancements, and ongoing infrastructure improvements.

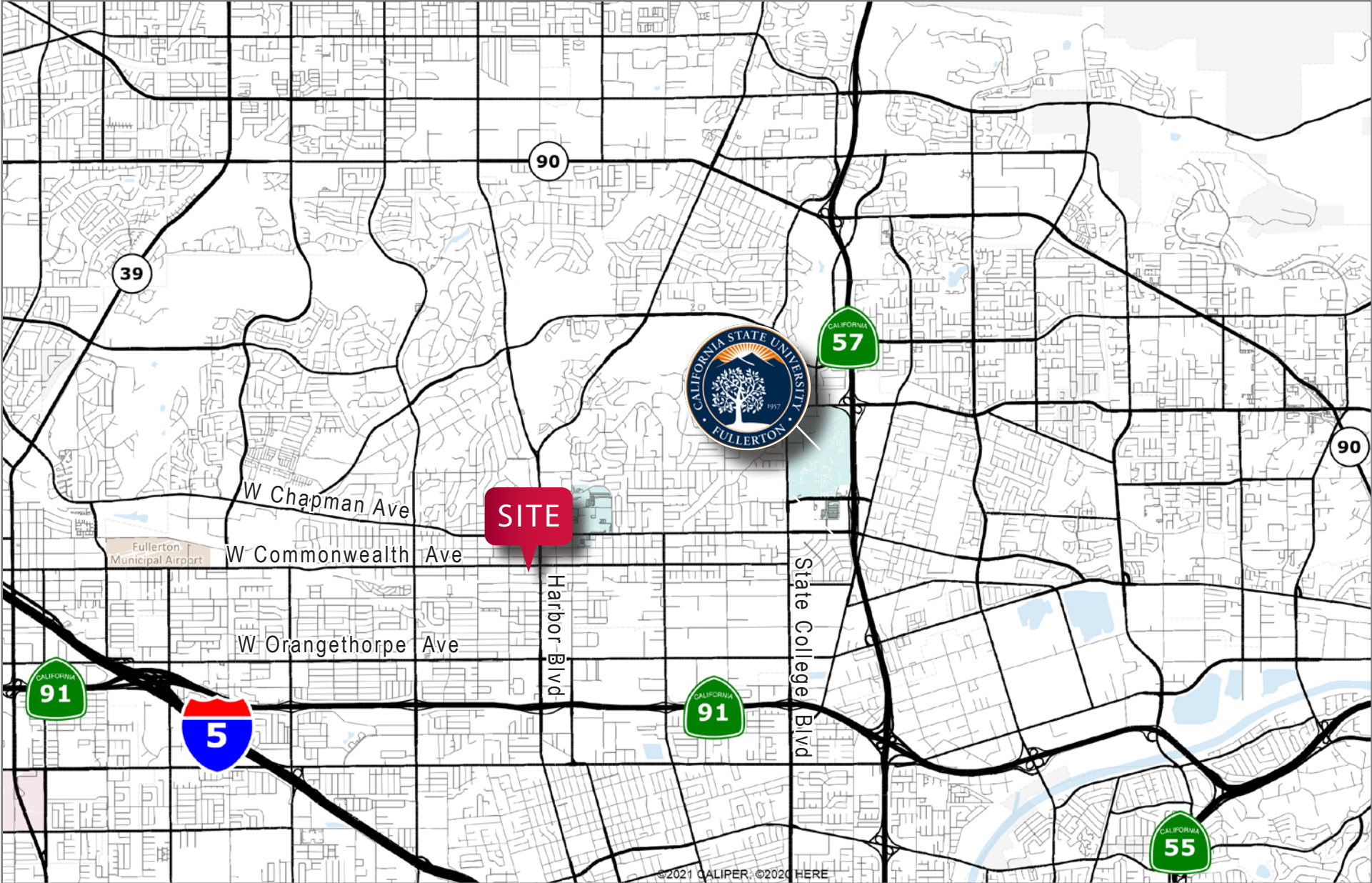
In summary, Fullerton combines the advantages of urban convenience with suburban livability. Its strong educational system, cultural richness, pro-business climate, and strategic location make it a compelling destination for individuals and organizations alike.



AERIAL



AREA MAP



DEMOGRAPHICS

218 W Commonwealth Ave, Fullerton, CA 92832

Building Type: Industrial / Flex
 RBA: 38,646 SF
 Total: 908 SF

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: 98%



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	26,268	212,143	590,018
2024 Estimate	26,518	215,504	597,490
2020 Census	26,699	223,681	608,884
Growth 2024 - 2029	-0.94%	-1.56%	-1.25%
Growth 2020 - 2024	-0.68%	-3.66%	-1.87%
2024 Population by Age	26,518	215,504	597,490
Age 0 - 4	1,694 6.39%	12,786 5.93%	35,405 5.93%
Age 5 - 9	1,509 5.69%	12,454 5.78%	34,171 5.72%
Age 10 - 14	1,540 5.81%	13,944 6.47%	37,344 6.25%
Age 15 - 19	1,543 5.82%	15,208 7.06%	39,466 6.61%
Age 20 - 24	1,663 6.27%	15,922 7.39%	41,376 6.92%
Age 25 - 29	2,027 7.64%	16,375 7.60%	44,109 7.38%
Age 30 - 34	2,351 8.87%	16,585 7.70%	45,974 7.69%
Age 35 - 39	2,223 8.38%	15,298 7.10%	42,708 7.15%
Age 40 - 44	1,928 7.27%	14,403 6.68%	39,797 6.66%
Age 45 - 49	1,697 6.40%	13,542 6.28%	37,252 6.23%
Age 50 - 54	1,664 6.27%	13,778 6.39%	38,227 6.40%
Age 55 - 59	1,569 5.92%	13,137 6.10%	37,395 6.26%
Age 60 - 64	1,424 5.37%	11,914 5.53%	34,770 5.82%
Age 65 - 69	1,199 4.52%	9,836 4.56%	29,021 4.86%
Age 70 - 74	907 3.42%	7,362 3.42%	22,240 3.72%
Age 75 - 79	661 2.49%	5,312 2.46%	16,187 2.71%
Age 80 - 84	450 1.70%	3,604 1.67%	10,826 1.81%
Age 85+	471 1.78%	4,043 1.88%	11,224 1.88%
Age 65+	3,688 13.91%	30,157 13.99%	89,498 14.98%
Median Age	37.10	36.50	37.40
Average Age	38.00	37.70	38.40

218 W Commonwealth Ave, Fullerton, CA 92832

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	26,518	215,504	597,490
White	9,769 36.84%	62,403 28.96%	178,857 29.93%
Black	621 2.34%	4,241 1.97%	13,216 2.21%
Am. Indian & Alaskan	354 1.33%	2,628 1.22%	7,049 1.18%
Asian	3,700 13.95%	42,969 19.94%	128,770 21.55%
Hawaiian & Pacific Island	97 0.37%	701 0.33%	2,312 0.39%
Other	11,978 45.17%	102,562 47.59%	267,287 44.73%
Population by Hispanic Origin	26,518	215,504	597,490
Non-Hispanic Origin	13,154 49.60%	100,180 46.49%	296,682 49.65%
Hispanic Origin	13,364 50.40%	115,325 53.51%	300,808 50.35%
2024 Median Age, Male	36.70	35.80	36.70
2024 Average Age, Male	37.30	37.00	37.60
2024 Median Age, Female	37.50	37.20	38.30
2024 Average Age, Female	38.70	38.50	39.30
2024 Population by Occupation Classification	21,463	173,271	482,668
Civilian Employed	13,412 62.49%	110,503 63.77%	310,984 64.43%
Civilian Unemployed	723 3.37%	4,564 2.63%	12,287 2.55%
Civilian Non-Labor Force	7,328 34.14%	58,155 33.56%	159,095 32.96%
Armed Forces	0 0.00%	49 0.03%	302 0.06%
Households by Marital Status			
Married	4,006	32,185	93,371
Married No Children	2,348	17,802	53,131
Married w/Children	1,658	14,384	40,239
2024 Population by Education	19,813	158,191	444,965
Some High School, No Diploma	2,774 14.00%	28,925 18.28%	74,297 16.70%
High School Grad (Incl Equivalency)	3,511 17.72%	29,746 18.80%	88,358 19.86%
Some College, No Degree	6,391 32.26%	39,568 25.01%	117,970 26.51%
Associate Degree	1,243 6.27%	13,002 8.22%	35,236 7.92%
Bachelor Degree	3,865 19.51%	30,870 19.51%	86,957 19.54%
Advanced Degree	2,029 10.24%	16,080 10.16%	42,147 9.47%

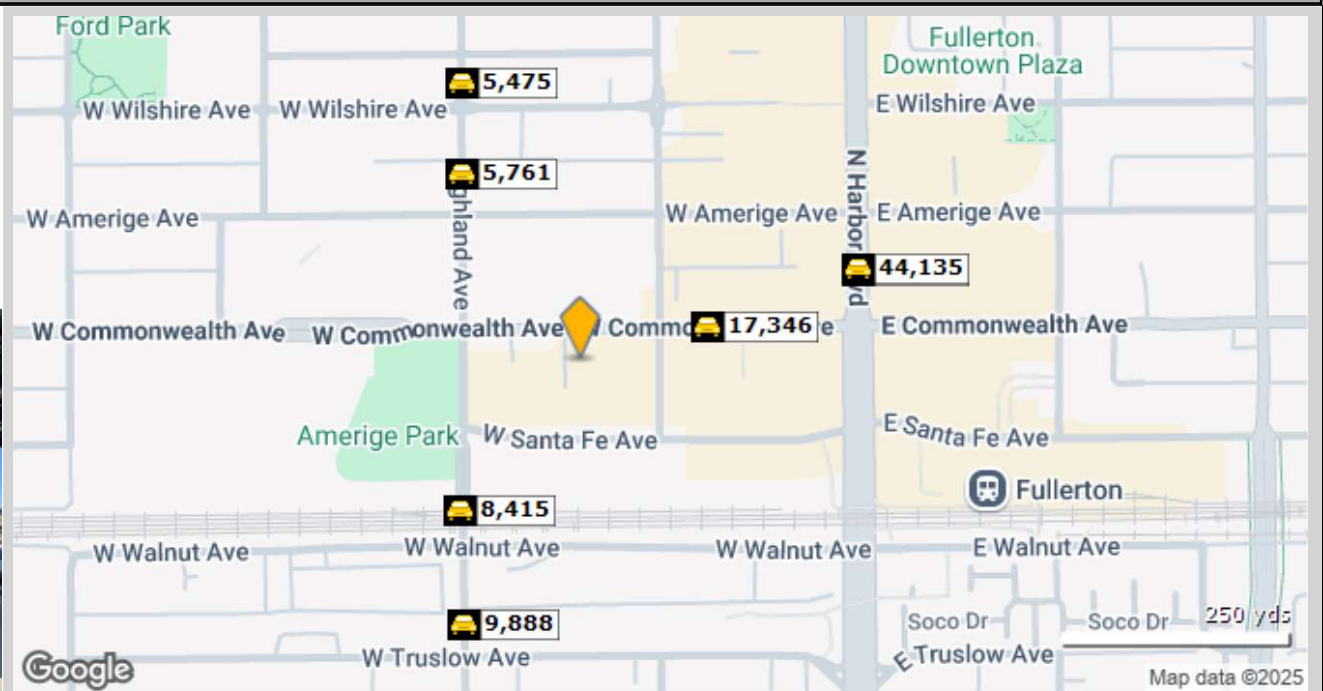
DEMOGRAPHICS

218 W Commonwealth Ave, Fullerton, CA 92832					
Radius	1 Mile	3 Mile	5 Mile		
2024 Population by Occupation	24,919	202,660	571,803		
Real Estate & Finance	746 2.99%	6,698 3.31%	20,304	3.55%	
Professional & Management	6,955 27.91%	52,832 26.07%	147,463	25.79%	
Public Administration	434 1.74%	3,630 1.79%	10,376	1.81%	
Education & Health	2,804 11.25%	23,116 11.41%	66,070	11.55%	
Services	2,549 10.23%	20,651 10.19%	57,086	9.98%	
Information	110 0.44%	1,530 0.75%	4,873	0.85%	
Sales	2,686 10.78%	24,330 12.01%	72,588	12.69%	
Transportation	515 2.07%	3,101 1.53%	7,394	1.29%	
Retail	1,532 6.15%	11,368 5.61%	32,297	5.65%	
Wholesale	256 1.03%	3,580 1.77%	11,111	1.94%	
Manufacturing	1,587 6.37%	14,665 7.24%	38,336	6.70%	
Production	1,708 6.85%	15,836 7.81%	43,914	7.68%	
Construction	1,256 5.04%	9,426 4.65%	24,721	4.32%	
Utilities	611 2.45%	4,665 2.30%	16,054	2.81%	
Agriculture & Mining	140 0.56%	763 0.38%	1,908	0.33%	
Farming, Fishing, Forestry	101 0.41%	545 0.27%	1,190	0.21%	
Other Services	929 3.73%	5,924 2.92%	16,118	2.82%	
2024 Worker Travel Time to Job	12,220	103,248	289,533		
<30 Minutes	6,681 54.67%	57,816 56.00%	156,016	53.89%	
30-60 Minutes	3,845 31.46%	33,572 32.52%	100,140	34.59%	
60+ Minutes	1,694 13.86%	11,860 11.49%	33,377	11.53%	
2020 Households by HH Size	9,379	68,331	190,280		
1-Person Households	2,352 25.08%	12,440 18.21%	34,296	18.02%	
2-Person Households	2,859 30.48%	17,777 26.02%	51,027	26.82%	
3-Person Households	1,485 15.83%	12,219 17.88%	34,379	18.07%	
4-Person Households	1,348 14.37%	11,930 17.46%	33,058	17.37%	
5-Person Households	668 7.12%	6,926 10.14%	19,151	10.06%	
6-Person Households	341 3.64%	3,590 5.25%	9,510	5.00%	
7 or more Person Households	326 3.48%	3,449 5.05%	8,859	4.66%	
2024 Average Household Size	2.70	3.10	3.10		
Households					
2029 Projection	9,110	64,183	183,047		
2024 Estimate	9,220	65,325	185,645		
2020 Census	9,378	68,331	190,281		
Growth 2024 - 2029	-1.19%	-1.75%	-1.40%		
Growth 2020 - 2024	-1.68%	-4.40%	-2.44%		

218 W Commonwealth Ave, Fullerton, CA 92832					
Radius	1 Mile	3 Mile	5 Mile		
2024 Households by HH Income	9,221	65,325	185,645		
<\$25,000	1,453 15.76%	9,061 13.87%	23,752	12.79%	
\$25,000 - \$50,000	1,421 15.41%	9,616 14.72%	28,134	15.15%	
\$50,000 - \$75,000	1,353 14.67%	10,446 15.99%	29,374	15.82%	
\$75,000 - \$100,000	1,275 13.83%	8,062 12.34%	25,055	13.50%	
\$100,000 - \$125,000	995 10.79%	7,372 11.29%	20,701	11.15%	
\$125,000 - \$150,000	797 8.64%	5,185 7.94%	15,312	8.25%	
\$150,000 - \$200,000	1,131 12.27%	7,614 11.66%	21,428	11.54%	
\$200,000+	796 8.63%	7,969 12.20%	21,889	11.79%	
2024 Avg Household Income	\$101,337	\$109,939	\$109,618		
2024 Med Household Income	\$82,519	\$85,975	\$86,537		
2024 Occupied Housing	9,220	65,325	185,645		
Owner Occupied	3,451 37.43%	30,079 46.05%	90,837	48.93%	
Renter Occupied	5,769 62.57%	35,246 53.95%	94,808	51.07%	
2020 Housing Units	9,749	69,575	194,746		
1 Unit	5,094 52.25%	39,522 56.80%	111,694	57.35%	
2 - 4 Units	1,305 13.39%	8,109 11.66%	17,996	9.24%	
5 - 19 Units	1,258 12.90%	9,965 14.32%	27,269	14.00%	
20+ Units	2,092 21.46%	11,979 17.22%	37,787	19.40%	
2024 Housing Value	3,450	30,079	90,836		
<\$100,000	135 3.91%	993 3.30%	3,308	3.64%	
\$100,000 - \$200,000	145 4.20%	525 1.75%	1,956	2.15%	
\$200,000 - \$300,000	137 3.97%	556 1.85%	1,600	1.76%	
\$300,000 - \$400,000	81 2.35%	781 2.60%	2,417	2.66%	
\$400,000 - \$500,000	187 5.42%	1,890 6.28%	6,308	6.94%	
\$500,000 - \$1,000,000	2,384 69.10%	20,062 66.70%	64,153	70.63%	
\$1,000,000+	381 11.04%	5,272 17.53%	11,094	12.21%	
2024 Median Home Value	\$718,120	\$756,567	\$732,483		
2024 Housing Units by Yr Built	10,064	71,382	201,332		
Built 2010+	851 8.46%	3,774 5.29%	14,232	7.07%	
Built 2000 - 2010	691 6.87%	4,554 6.38%	11,952	5.94%	
Built 1990 - 1999	337 3.35%	4,633 6.49%	13,793	6.85%	
Built 1980 - 1989	916 9.10%	7,009 9.82%	19,554	9.71%	
Built 1970 - 1979	874 8.68%	12,703 17.80%	43,649	21.68%	
Built 1960 - 1969	1,527 15.17%	12,531 17.55%	38,426	19.09%	
Built 1950 - 1959	2,492 24.76%	19,435 27.23%	48,194	23.94%	
Built <1949	2,376 23.61%	6,743 9.45%	11,532	5.73%	
2024 Median Year Built	1960	1967	1970		

TRAFFIC COUNTS

Building Type: **Ind. General**
 Secondary: **Storefront**
 GLA: **8,187**
 Year Built: **SF 1948**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Commonwealth Ave	N Malden Ave	0.03 W	2024	17,400	MPSI	.09
2 W Commonwealth Ave	N Malden Ave	0.03 W	2025	17,346	MPSI	.09
3 S Highland Ave	W Walnut Ave	0.02 S	2024	8,437	MPSI	.12
4 S Highland Ave	W Walnut Ave	0.02 S	2025	8,415	MPSI	.12
5 North Highland Avenue	W Amerige Ave	0.03 S	2025	5,761	MPSI	.14
6 South Highland Avenue	W Truslow Ave	0.02 S	2025	9,888	MPSI	.18
7 North Harbor Boulevard	W Amerige Ave	0.04 N	2025	40,074	MPSI	.19
8 North Harbor Boulevard	W Amerige Ave	0.04 N	2025	44,135	MPSI	.19
9 N Highland Ave	W Wilshire Ave	0.02 S	2025	5,427	MPSI	.19
10 N Highland Ave	W Wilshire Ave	0.02 S	2024	5,475	MPSI	.19

FINANCIAL OVERVIEW



CENTINELA FEED & PET SUPPLIES



Centinela Feed & Pet Supplies is a well-established, family-owned retail chain founded in 1974 and headquartered in Torrance, California. The company currently operates 14 retail locations across Southern California, offering an extensive range of holistic, raw, and natural pet foods, along with pet-related supplies such as treats, supplements, toys, grooming products, and accessories.

Centinela Feed & Pet Supplies is dedicated not only to providing high-quality products but also to enhancing pet health and quality of life through additional pet care services. These services include professional grooming, dog training programs, self-service dog washes, anesthesia-free teeth cleaning, and mobile veterinary clinics, which provide convenience and accessible healthcare options for pet owners.

The company's retail operations emphasize personalized customer service and educational support, assisting pet owners in making informed decisions about pet nutrition and wellness. Centinela staff are knowledgeable and trained extensively to provide expert advice on pet health, dietary needs, and overall care.

Centinela places significant importance on community involvement and actively engages in local partnerships. This includes organizing regular pet adoption events, supporting animal welfare charities, and collaborating with local shelters and rescue organizations to promote responsible pet ownership.

Financially robust, Centinela Feed & Pet Supplies reports an annual revenue ranging between \$10 million and \$100 million and employs approximately 132 individuals. The company continues its steady growth within the Southern California market, driven by consumer trends toward healthier pet lifestyles and environmentally sustainable products.

Centinela Feed & Pet Supplies remains committed to its foundational values of providing exceptional quality, prioritizing customer satisfaction, advocating for animal welfare, and fostering a community-centric approach to pet retail.

LEASE ABSTRACT

Lease Abstract Summary

Property Address: 218 W Commonwealth Avenue, Fullerton, CA

Landlord (Lessor): Barbara J. Duncan, Trustee

Tenant (Lessee): Centinela Feed, Inc., a California Corporation

Commencement Date: September 1, 2017

Lease Term and Rent Schedule:

- Months 01-60: \$13,320 NNN per month
- Months 61-120: \$14,385 NNN per month
- Option (if exercised) Months 121-180: \$15,536 NNN per month
- Option (if exercised) Months 181-240: \$16,779 NNN per month

Lease Type: Single-Tenant, Triple-Net (NNN)

Use of Premises: Lessee agrees to use premises primarily for retail purposes consistent with the business of Centinela Feed.

Premises Condition: The premises are delivered in broom-clean vanilla shell condition, including upgraded electric, new paint, drywall repair, ADA-compliant restrooms, HVAC servicing, roll-up door repair, and flooring. The lessee accepts the premises "as is," aside from specified landlord responsibilities.

Tenant Improvements: Lessee responsibilities include overhead lighting, new floor coverings, wall finishes, and installation of fixtures/equipment in line with tenant specifications approved by the landlord.

Signage: Lessee has rights to install signage in compliance with the City of Fullerton ordinances and landlord approval.

Parking: Landlord provides 11 parking stalls adjacent to the building from Monday through Friday (8:00 AM to 6:00 PM) and 15 parking stalls on Saturday and Sunday.

Rent Adjustments: Rent increases are pre-defined at specified intervals as indicated in the rent schedule above.

Options to Extend: Two options to extend for an additional 60 months each are available, subject to conditions outlined in the lease.

Right of First Refusal: The lease grants the tenant the right of first refusal for purchasing the property should the landlord decide to sell.

Agency Confirmation: The listing agency, Lee & Associates, and the cooperating agency, CBM, acted in an agency relationship outlined clearly in the provided documents.

Lease Documentation: The lease form used is AIR CRE Standard Industrial/Commercial Single-Tenant Lease - Net.

Execution Date: The lease and related documents were executed and dated around October 23, 2017.
This abstract provides a concise yet comprehensive summary of essential lease terms and obligations extracted from the provided lease document.

MARKET OVERVIEW



SALE COMPARABLES

PROPERTY	ADDRESS	RATING	YR BLT/RENOV	SIZE	DIST (MI)	SALE DATE	SALE PRICE	PRICE/SF	CAP RATE	% LEASED
1	114 N Harbor Blvd	2	1915	3,825 SF	0.20	Apr 2024	\$2,326,000.00	\$608.10		
2	7561 Commonwealth Ave	2		3,672 SF	4.25	Jul 2024	\$2,000,000.00	\$544.66		100.0%
3	685 S Brea Blvd	2	1960	7,000 SF	3.08	Sep 2024	\$4,352,500.00	\$621.79		
4	8101 Orangethorpe Ave	2	1975	4,212 SF	3.79	May 2023	\$2,275,000.00	\$540.12	5.7%	100.0%
5	255 W Orangethorpe Ave	2	1966	7,953 SF	0.71	Oct 2023	\$4,563,500.00	\$573.81	5.2%	

1 114 N Harbor Blvd **SOLD**


Fullerton, CA 92832 Orange

Recorded Buyer DTF Investment Group, LLC
4420 E Miraloma Ave
Anaheim, CA 92807
(714) 970-7688 (p)

Recorded Seller Robert David Winkelmann
1187 Edinburgh Rd
San Dimas, CA 91773
(909) 394-1747 (p)

True Buyer Pablo E. Ortiz
4420 E Miraloma Ave
Anaheim, CA 92807
(714) 851-9561 (p)

True Seller Robert David Winkelmann
1187 Edinburgh Rd
San Dimas, CA 91773
(909) 394-1747 (p)



Sale Date Apr 26, 2024 Type 2 Star Retail Storefront Retail/Office
 Sale Price \$2,326,000 Year Built 1915
 Price/SF \$608.10 GLA 3,825 SF
 Land Acres 0.06 AC Land SF 2,614 SF
 Zoning C


Parcels 033-022-02
Comp ID 6719713
Comp Status Research Complete

3 685 S Brea Blvd **SOLD**

Brea, CA 92821 Orange

Recorded Buyer BREA 1 INV, LLC Recorded Seller McCulloch Family Trust D...
(562) 367-4992 (p)

True Buyer Van Daele Development Co...
2900 Adams St
Riverside, CA 92504
(951) 354-2121 (p) True Seller McCulloch Family Trust D...
(562) 367-4992 (p)



Sale Date Sep 30, 2024 Type 2 Star Retail
 Sale Price \$4,352,500 Year Built 1960
 Price/SF \$621.79 GLA 7,000 SF
 Land Acres 0.98 AC Land SF 42,789 SF
 Zoning MU-111 Sale Condition Redevelopment Project

Parcels 284-282-06
Comp ID 6878702
Comp Status Research Complete


2 7561 Commonwealth Ave **SOLD**

Buena Park, CA 90621 Orange

Recorded Buyer Wellstone Dental Lic Recorded Seller Kim Myoungjin

True Buyer Dinh B Luong
1669 W Sumac Ln
Anaheim, CA 92802
(760) 967-8138 (p)

True Seller Myoungjin Kim
7561 Commonwealth Av
Buena Park, CA 90621



Sale Date Jul 26, 2024 Type 2 Star Retail Freestanding
 Sale Price \$2,000,000 GLA 3,672 SF
 Price/SF \$544.66 Land Acres 0.16 AC
 Land SF 6,974 SF Zoning CG


Parcels 277-074-02
Comp ID 6811004
Comp Status Research Complete

4 8101 Orangethorpe Ave **SOLD**

Buena Park, CA 90621 Orange

Recorded Buyer Barbara Huynh Investment... Recorded Seller Hye LLC

True Buyer Barbara Huynh Investment... True Seller Avant Real Estate, Inc.
2875 Pomona Blvd
Pomona, CA 91768
(562) 228-5224 (p)



Sale Date May 15, 2023 Type 2 Star Retail Auto Repair
 Sale Price \$2,275,000 Year Built 1975
 Price/SF \$540.12 GLA 4,212 SF
 Actual Cap Rate 5.72% Land Acres 0.31 AC
 Land SF 13,504 SF Zoning Commercial
 Sale Condition Investment Triple Net

Parcels 276-341-38
Comp ID 6402297
Comp Status Research Complete

5 255 W Orangethorpe Ave **SOLD**

Fullerton, CA 92832 Orange

Recorded Buyer Troy Harbor Development, LLC Recorded Seller Berger H N & Frances C
PO Box 13390
Palm Desert, CA 92255
(760) 341-5293 (p)

True Buyer TPM Products Inc
1556 Kimberly Ave
Fullerton, CA 92831
(973) 335-6898 (p) True Seller H.N. & Frances C. Berger...
Palm Desert, CA 92255
(760) 341-5293 (p)



Sale Date Oct 5, 2023 Type 2 Star Retail Freestanding
 Sale Price \$4,563,500 Year Built 1966
 Price/SF \$573.81 GLA 7,953 SF
 Actual Cap Rate 5.16% Land Acres 1.10 AC
 Land SF 47,916 SF Zoning G-C
 Sale Condition Investment Triple Net

Parcels 073-073-11
Comp ID 6534286
Comp Status Research Complete

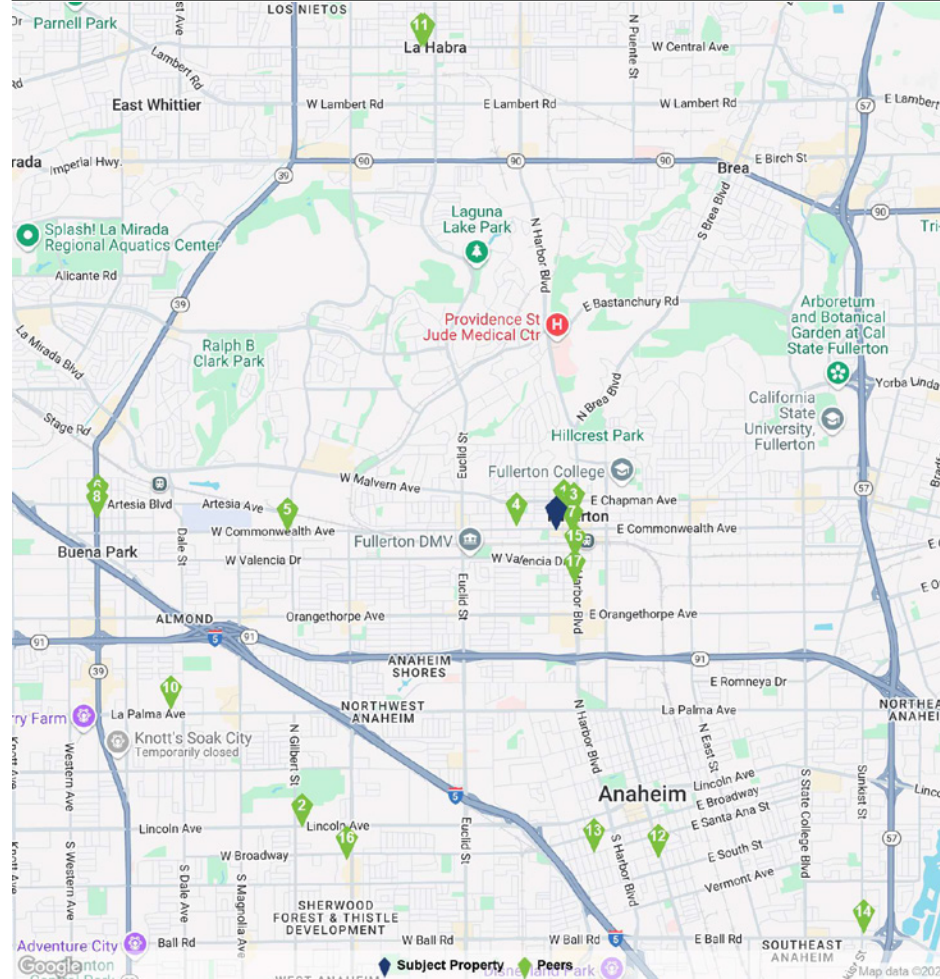
LEASE RATES

Peer Properties Summary

218 W Commonwealth Ave

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
17	\$31.94	4.4%	0%

PEER LOCATIONS



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Peer Properties Summary

218 W Commonwealth Ave

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 140 W Wilshire Ave ★★★★★	1949/-	0.17 mi	95	4,400	-	0	0%	0%	\$44 - 53 (Est.)
2 2388 W Lincoln Ave ★★★★★	1979/-	3.5 mi	86	4,225	-	1	100%	0%	\$37 - 45 (Est.)
3 209 N Harbor Blvd ★★★★★	1918/-	0.20 mi	95	3,983	-	0	0%	0%	\$31 - 37 (Est.)
4 509 W Commonwealt... ★★★★★	1966/-	0.35 mi	95	3,851	-	0	0%	0%	\$31 - 37 (Est.)
5 2310-2314 W Commo... ★★★★★	1962/-	2.4 mi	96	3,782	-	0	0%	0%	\$30 - 37 (Est.)
6 6042 Beach Blvd ★★★★★	1950/-	4.1 mi	98	5,296	-	0	0%	0%	\$29 - 35 (Est.)
7 113-117 W Santa Fe Ave ★★★★★	1914/-	0.14 mi	95	10,074	-	0	0%	0%	\$29 - 35 (Est.)
8 6122 Beach Blvd ★★★★★	1962/-	4.1 mi	98	4,719	-	0	0%	0%	\$28 - 35 (Est.)
9 214 W La Habra Blvd ★★★★★	1923/-	4.4 mi	96	3,900	-	2	0%	0%	\$28 - 34 (Est.)
10 8401-8431 La Palma Ave ★★★★★	1964/2008	3.8 mi	96	6,500	-	0	0%	0%	\$28 - 34 (Est.)
11 248 W La Habra Blvd ★★★★★	1924/-	4.4 mi	96	4,177	Mercadito Gonzalez Deli	0	0%	0%	\$27 - 33 (Est.)
12 623 S Anaheim Blvd ★★★★★	1985/-	3.0 mi	88	3,951	-	0	0%	0%	\$27 - 33 (Est.)
13 M&M Market 500 S Citron St ★★★★★	1923/-	2.9 mi	90	4,136	-	0	0%	0%	\$27 - 33 (Est.)
14 2501 E Ball Rd ★★★★★	1977/-	4.5 mi	77	5,600	-	0	0%	0%	\$26 - 32 (Est.)
15 417-427 S Harbor Blvd ★★★★★	1924/-	0.30 mi	65	12,776	-	0	0%	0%	\$23 - 28 (Est.)



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LEASE RATES

Peer Properties Summary

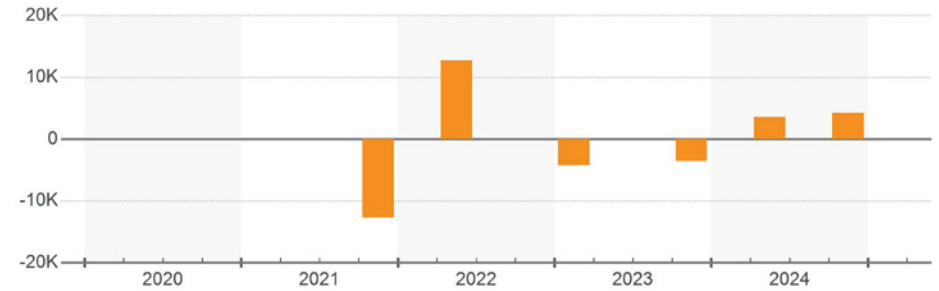
218 W Commonwealth Ave

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
218 W Commonwealth... ★★★★★	1948/-	0.00 mi	95	7,200	-	0	0%	0%	\$22 - 27 (Est.)
Foster Care Auxiliary... 331-333 S Brookhurst St ★★★★★	1956/-	3.4 mi	86	6,161	-	0	0%	0%	\$15.96
805 S Harbor Blvd ★★★★★	1929/1990	0.50 mi	92	9,230	-	0	0%	0%	\$13 - 15 (Est.)

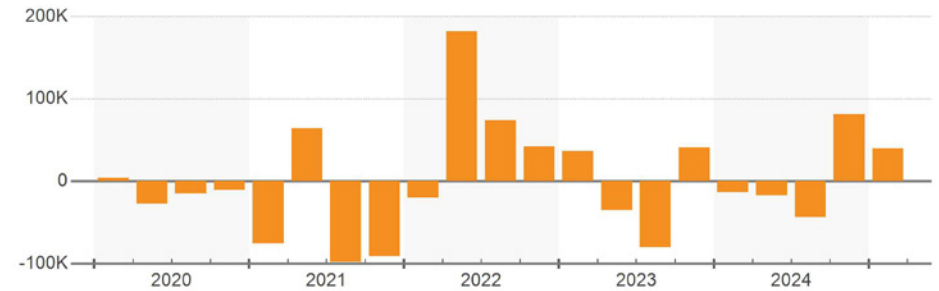
Absorption Analytics

218 W Commonwealth Ave

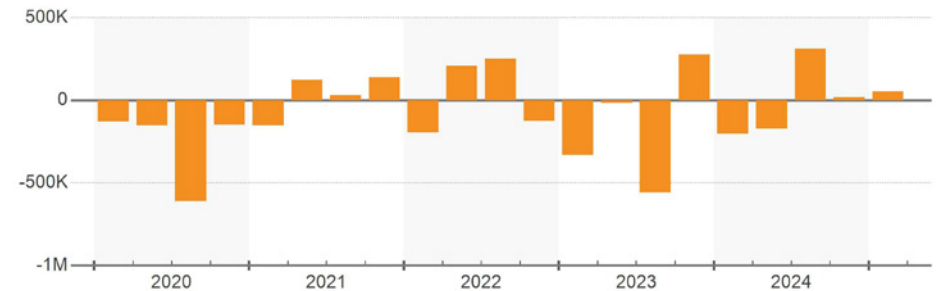
NET ABSORPTION IN PEERS IN SQUARE FEET



NET ABSORPTION IN FULLERTON SUBMARKET IN SQUARE FEET



NET ABSORPTION IN ORANGE COUNTY IN SQUARE FEET



LISTING BROKERS

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