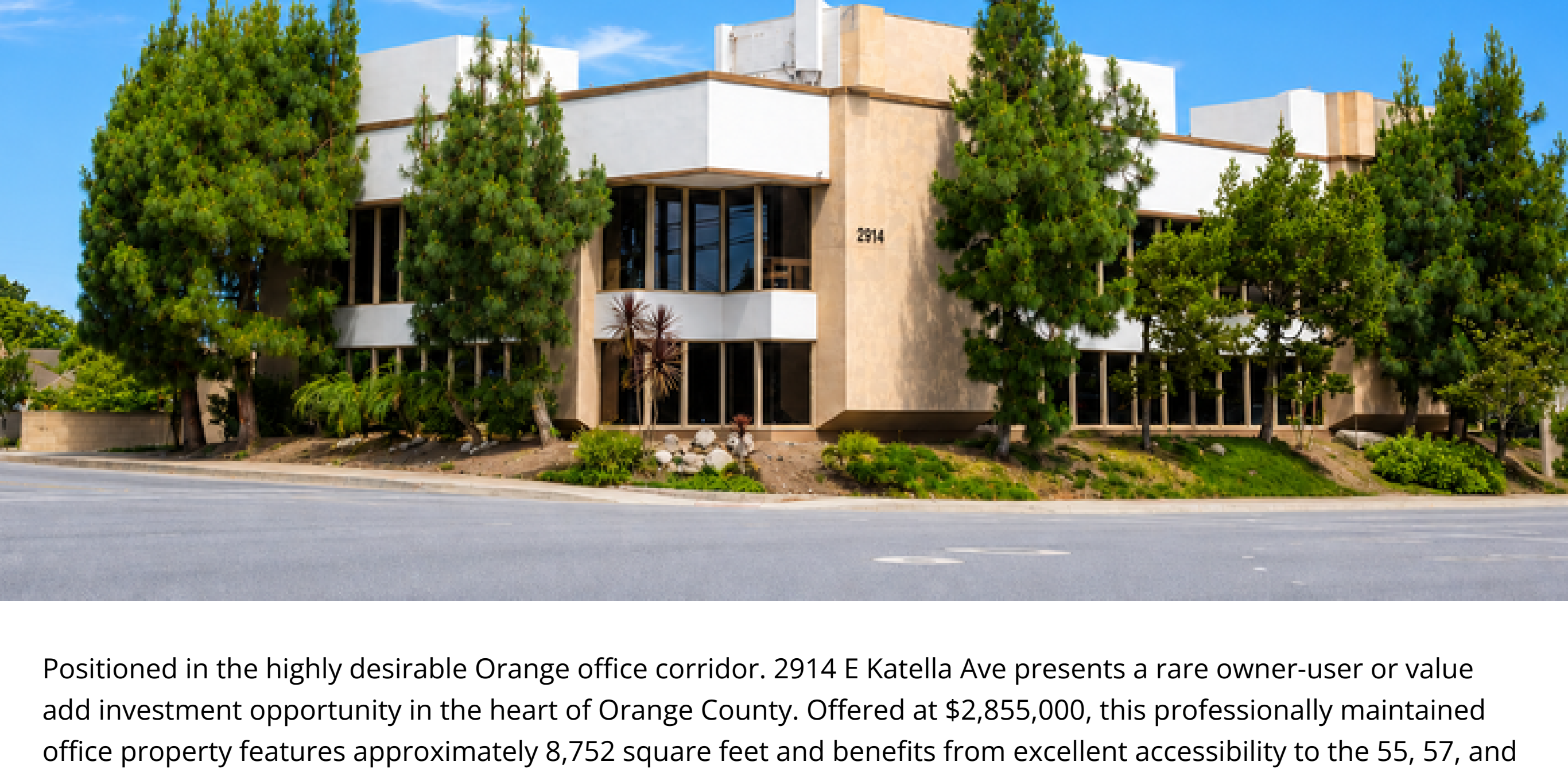


FOR SALE

2914 E Katella Avenue, Orange CA 92867

8,752 SF Commercial Office Building



Positioned in the highly desirable Orange office corridor, 2914 E Katella Ave presents a rare owner-user or value add investment opportunity in the heart of Orange County. Offered at \$2,855,000, this professionally maintained office property features approximately 8,752 square feet and benefits from excellent accessibility to the 55, 57, and 91 Freeways.

The property is ideally suited for professional office, executive suite, financial, consulting, medical, or service-oriented uses. The building offers reciprocal parking, creating added convenience and flexibility for tenants, clients, and visitors. The surrounding area is established with professional office, medical, and commercial users, contributing to a strong business environment and long-term value stability.

Located along the heavily traveled Katella Avenue corridor, the asset benefits from strong visibility at a signalized intersection, nearby retail and dining amenities, and a central Orange County location. The property's functional layout and accessibility make it an attractive opportunity for investors seeking stable office product or owner-users looking to establish a presence in one of Orange County's most connected business submarkets. Building and street signage available on Katella and Wanda.



INVESTMENT OVERVIEW

PRICE: \$2,855,000 CAP RATE: 6% APN: 378-281-53 BLDG SQUARE FEET: 8,752 LAND AREA: .55 ACRES YEAR BUILT: 1975 OCCUPANCY: 100%				PROFORMA	
Actual Rent Roll				Income	
Suite #	Tenant	Square Footage	Monthly Rent	(1) Rental Income	\$262,560
				T-Mobile Cell	\$31,239
				(2) CAMs	\$11,552
				Vacancy and Collection (5%)	\$13,128
				Effective Gross Income	\$292,223
				Expenses	
				(3) Property Taxes	\$31,350
				Property Insurance	\$12,000
				Management Fee (4%)	\$11,689
				Cleaning and Supplies	\$14,000
				Electricity	\$28,000
				Gardening	\$4,000
				Gas	\$2,000
				Maintenance & Repairs	\$6,000
				Pest Control	\$1,000
				Telephone Security	\$5,000
				Trash	\$3,000
				Water-Sewer	\$1,000
				Total Expenses	\$119,039
				Net Operating Income	\$173,184

(1) 8,752 sf (7,204sf) at \$2.50/sf = \$21K/month

(2) CAMs @ \$.11/sf.

(3) Property Taxes - County of Orange tax rate of 1.1% based on purchase price of \$2.85M

HIGHLIGHTS

Prime Orange Location, excellent access to 55, 57, & 91 Freeways. Half a mile east of the 55 freeway.

Superb opportunity to own and occupy a freestanding building in Orange.

Strong owner-user or investment prospect.

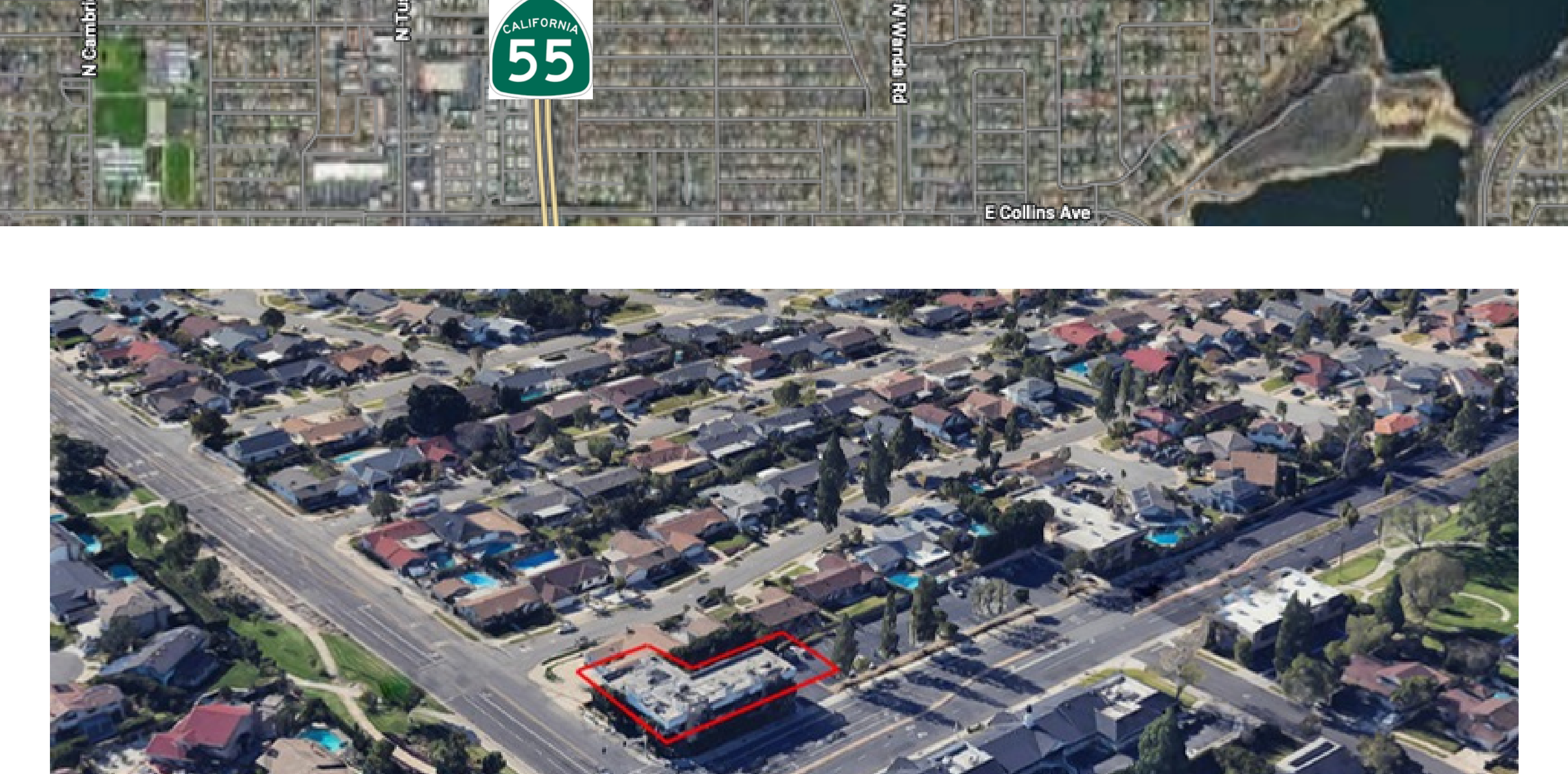
Surrounded by established professional and commerical businesses.

Centrally located within Orange County's business corridor.

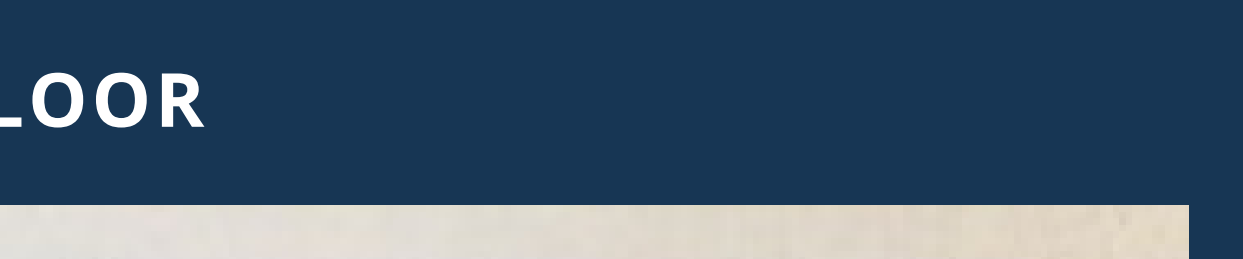
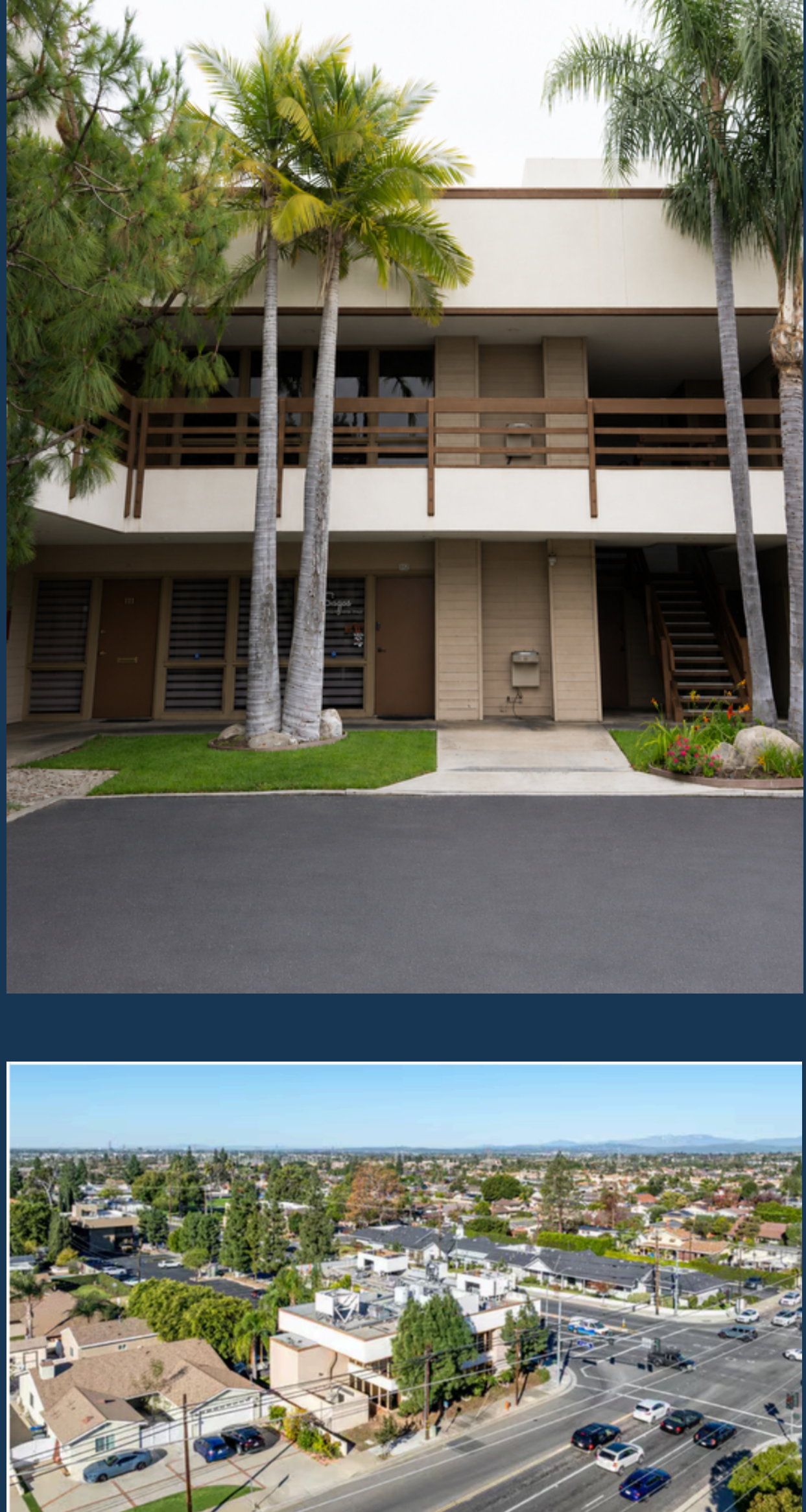
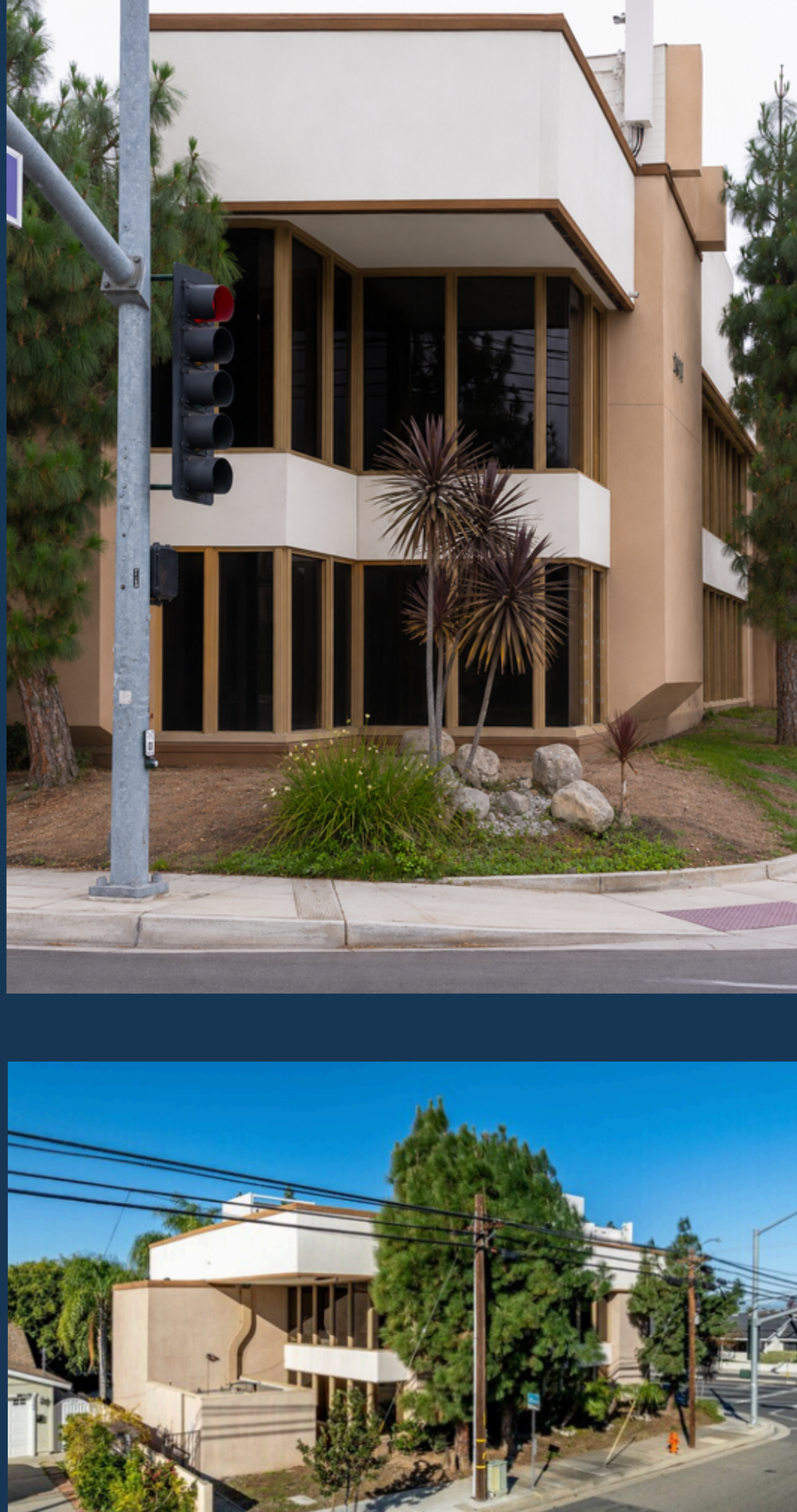
~30,000 VPD intersection exposure

Priced to sell at \$326/SF

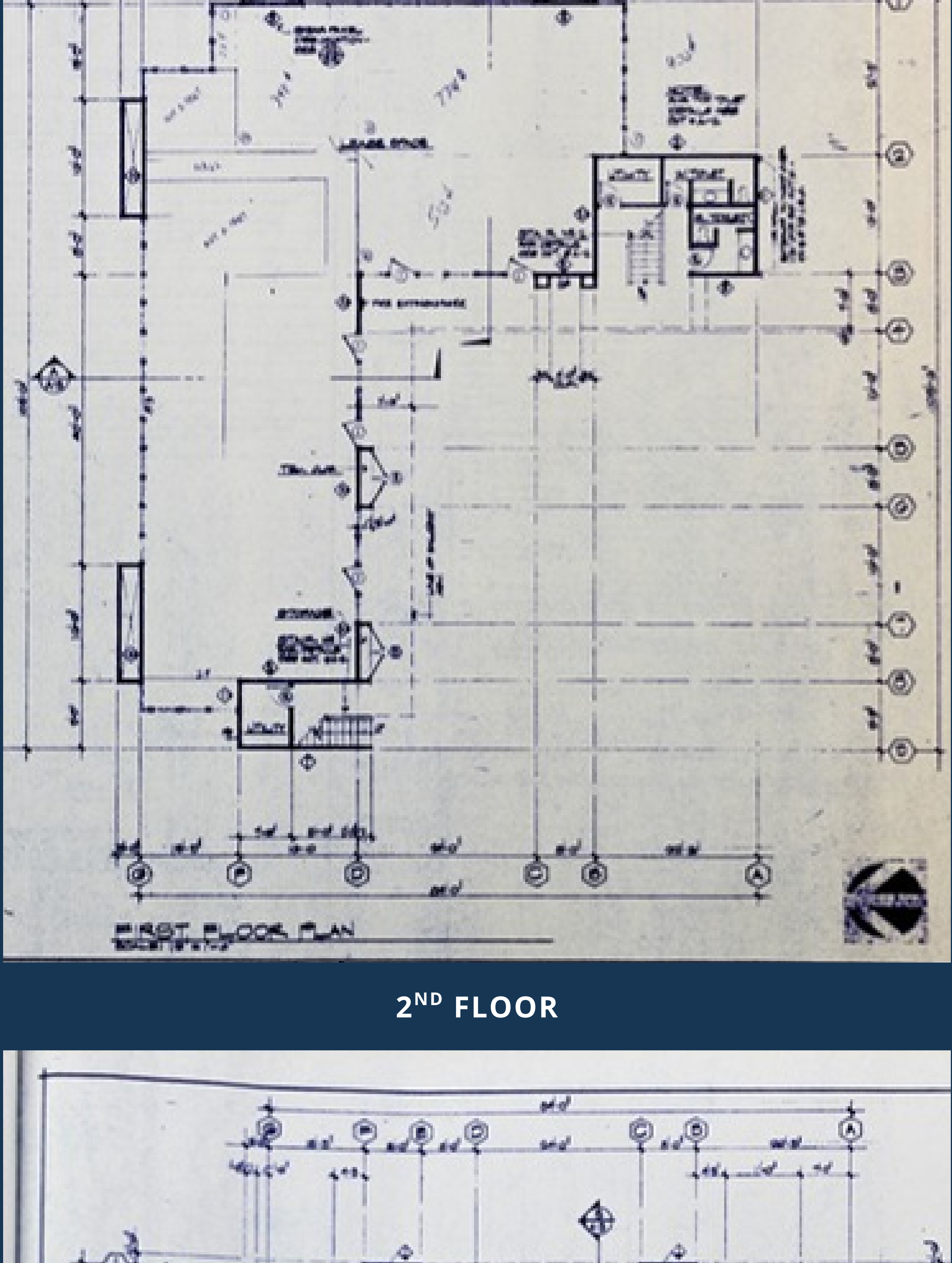
LOCATION



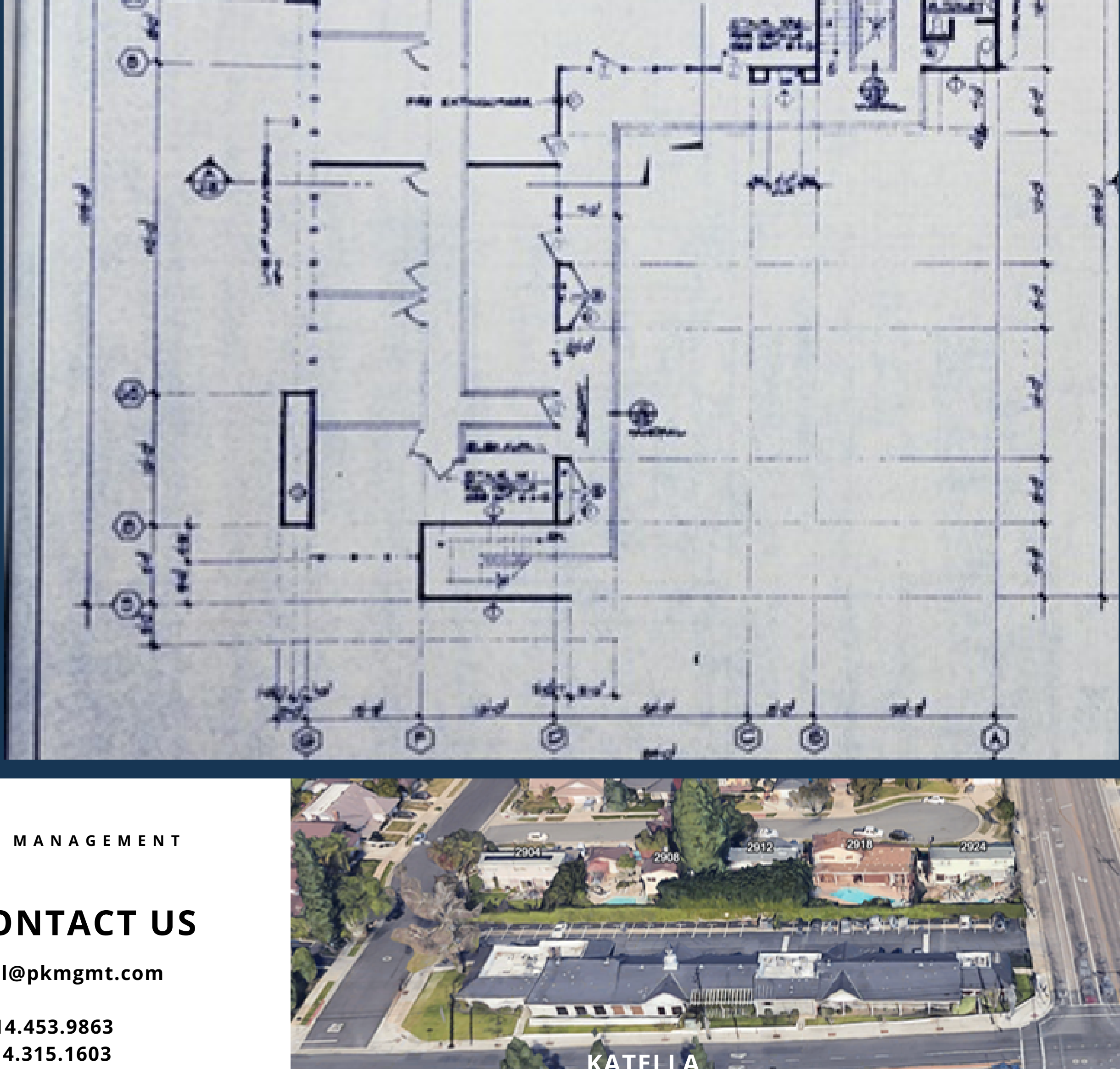
PHOTOGRAPHS



1ST FLOOR



2ND FLOOR



PK MANAGEMENT

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