

FOR SALE

5,600 SQUARE FOOT MULTI-TENANT RETAIL BUILDING



356-368 S. MAIN STREET, ORANGE, CA 92868

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



TABLE OF CONTENTS

Offering Summary	1
Income Analysis / Rent Roll	2
Parcel Map	3
Property Photos	4
Site Plan	8
Aerial Map	9

MARK O'BRIEN

Executive Managing Director
213 632 7712
mobrien@naicapital.com
Cal DRE Lic # 01120143

GREGORY J MARADEI

Executive Vice President
213 632 7713
gmaradei@naicapital.com
Cal DRE Lic # 01137632

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

OFFERING SUMMARY



NAI Capital Commercial, Inc. is pleased to present the opportunity to purchase this multi-tenant retail property in Orange, CA. It is an approximately 5,600 square foot building and 100% leased to three tenants. It is centrally located in Orange and directly across from CHOC Main Campus Orange and Providence St. Joseph Hospital of Orange. It is surrounded by other fully leased retail properties with a shared abundant parking lot. This location is accessed by the 5, 57 and 22 freeways. The property was built in 1979 with wood frame construction and owned by the same family for generations. It is zoned C-1 and defined as a strip center.

Price:	\$4,282,031
2027 NOI:	\$248,357.80
2027 Cap Rate:	5.8%
Occupancy:	100%
Number of Tenants:	3
Building Area:	Approximately 5,600 Sq.Ft.
Price per Square Foot:	\$764
Lot Size:	24,916 SF
Year Built/Renovated:	1979 / 2023-2024
Number of Stories:	1
Zoning:	C-1
APN:	390-274-11

INCOME ANALYSIS



Rent	\$ 245,618.28
CAM (\$0.75/sqft)	\$ 50,400.00
Total Income	\$ 296,018.28
Expense	
CAM	\$ 17,060.40
Insurance	\$ 5,071.00
SCE	\$ 1,626.84
Trash	\$ 6,781.20
Property Tax	\$ 17,121.04
Total Expense	\$ 47,660.48
Net Income	\$ 248,357.80

RENT ROLL

Tenant	Address	SF	Rent	Annual Escalations	Lease Start	Lease End	Renewal Options
Hollingshead's Delicatessen	368 S. Main St.	2,800 SF	\$9,881.00	3.5%	July 1, 2014	June 30, 2029	Three 5-year options at FMV
Modern Hair and Nails	360 S. Main St.	800 SF	\$2,600.00	3.5%	July 1, 2023	August 31, 2028	One 5-year option at FMV
JAWS TPK	356 S. Main St.	2,000 SF	\$6,000.00	3.5%	July 1, 2024	June 30, 2034	One 5-year option at FMV

PARCEL MAP



PROPERTY PHOTOS









SITE PLAN



AERIAL MAP



FOR SALE

5,600 SQUARE FOOT MULTI-TENANT RETAIL BUILDING

MARK O'BRIEN

Executive Managing Director
213 632 7712
mobrien@naicapital.com
Cal DRE Lic # 01120143

GREGORY J MARADEI

Executive Vice President
213 632 7713
gmaradei@naicapital.com
Cal DRE Lic # 01137632

356-368 S. MAIN STREET, ORANGE, CA 92868

NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE