

# Premium Office/R&D Building - Best OC Investment

22700 Savi Ranch Pakway, Yorba Linda



## Highlights

- Premium 40,000-sf office/R&D building - single-tenant NNN income through 12/2014
- Asking price of \$4,649,000 (\$116/SF) represents an actual 8.5% cap rate
- Rock-solid NNN master tenant with an upcoming rent increase in 1/2012
- Prime opportunity for a pure investor to ride out market downturn with great cash flow
- Selling to an owner/user after market rebound has tremendous upside

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## 22700 Savi Ranch Parkway, Yorba Linda

### Ideal Corporate Headquarters

- Striking first impression with prominent street frontage and extensive glass line
- High quality construction (1986) and premier architecture
- Designed for maximum flexibility/usability
- ± 8,000 SF warehouse/storage area (estimate only) with 24' clear height
- 140 free surface parking stalls (3.5 per 1,000 SF)
- Sprinklers

### Well-Positioned Location

- Uniquely positioned within affluent housing market; access to less expensive labor force in neighboring Riverside County
- High visibility location on large parcel in popular Savi Ranch business park
- Immediately adjacent to the 91 Freeway, well-suited to OC/Riverside commuters
- Within a stone's throw of an abundant array of shopping, dining and service amenities

### Intelligent Investment

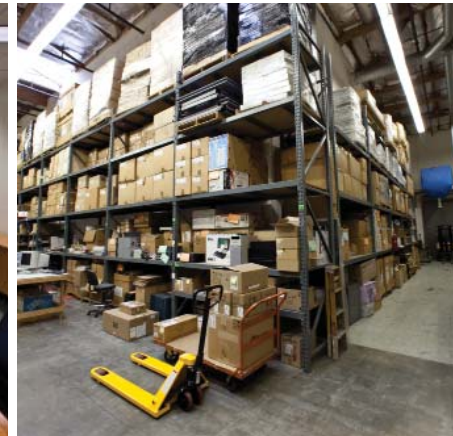
- \$4,649,000 (\$116/SF) asking price is well below replacement cost
- Ideal opportunity for a pure investor to purchase at market bottom and ride out the downturn with solid tenant income through 2014
- Master tenant occupies about a quarter; the remaining space is subleased or vacant
- Similar user sale comp sold for \$233/SF in 7/2008 - close to this at exit sale possible in few years



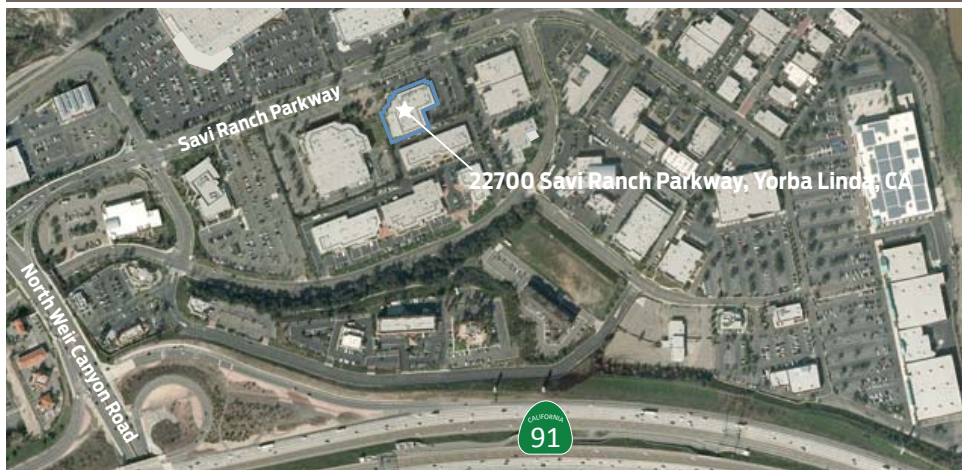
LOBBY



CONFERENCE ROOM



WAREHOUSE



AERIAL

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