

OFFERING MEMORANDUM

8030

DALE STREET
BUENA PARK, CA

Former OSH Site



FOR SALE OR LEASE

3.81 ACRE LAND

JOHN SON

Principal

CalDRE #01069091

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PROPERTY INFORMATION

Address	8030 Dale St. Buena Park
County	Orange
Parcel Numbers	070-501-01
Building Size	44,064 SF
Occupancy	Vacant (Former Orchard Supply)
Parcel Size	3.81 Acres
Zoning	C S (Community Shopping)
Parking	198 Parking Spaces
Ingress / Egress	Great Signalized Corner

For Sale or Lease

Great New Development Opportunity or Repositioning Existing Building

- Developer and Investor's Delight Opportunity in North Orange County
- Huge Corner Commercially Zoned Land (3.81 acres)
- Current Zoning: CS (Community Shopping)
- Signalized Corner Parcel with Great Visibility
- Former Orchard Supply Hardware (OSH) store (44,064 SF Building built in 2015)
- Irreplaceable Buena Park Downtown Location
- Buena Park Downtown Mall ("BPDM"): 1.2M SF of affordable Shopping, Restaurants and Entertainment
- BPDM stores: Walmart, Bed Bath & Beyond, DSW shoes, Olive Garden, Foot Locker, Chili's, Vans, 24 Hour Fitness, Ross, T.J. Maxx, US Bank and many other Major Retail Tenants
- Close proximity to Knott's Berry Farm, Soak City Water Park, 91 & 5 Fwys
- Two Major Street Frontage: La Palma Ave., (482') x Dale St. (350')
- 198 Parking spaces (4.5/1,000 SF) with room to add more spaces
- Only 26.5% Lot Coverage with Potential Addition



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WESTERN AVENUE

BEACH BLVD

STANTON AVENUE

LA PALMA AVENUE

DALE STREET

Knott's BERRY FARM

Knott's SCARY FARM WATERPARK

BUENA PARK MALL

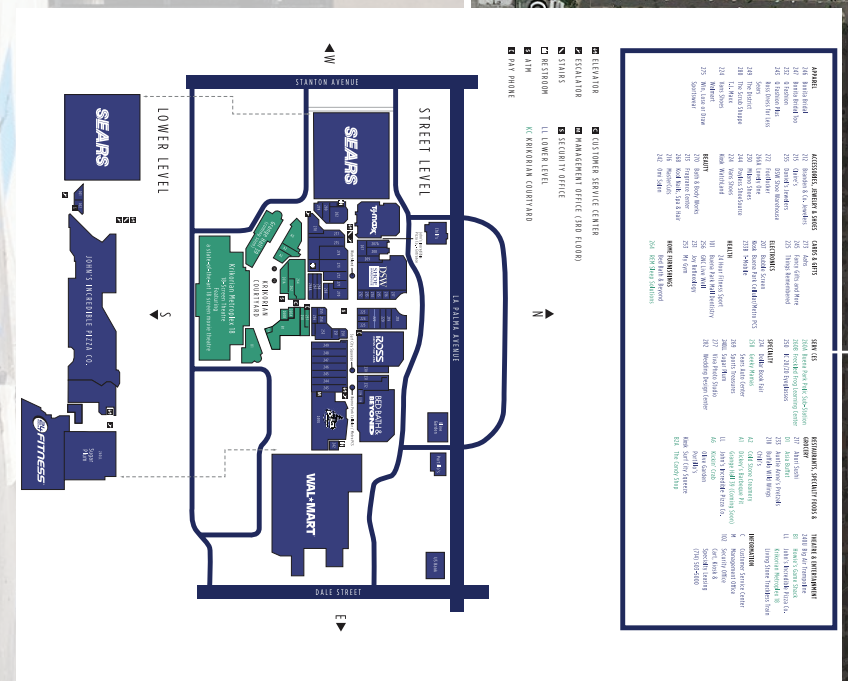
CHASE

IHOP

UnionBank

SITE

ADDRESS	PROPERTY NAME	STATUS
10000	Knott's Berry Farm	Active
10001	Knott's Berry Farm	Active
10002	Knott's Berry Farm	Active
10003	Knott's Berry Farm	Active
10004	Knott's Berry Farm	Active
10005	Knott's Berry Farm	Active
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10098	Knott's Berry Farm	Active
10099	Knott's Berry Farm	Active
10100	Knott's Berry Farm	Active





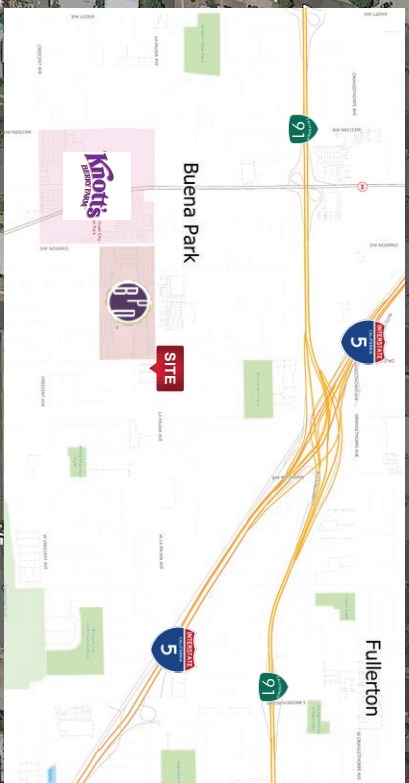
STANTON AVENUE

LA PALMA AVENUE

BUENA PARK MALL

DALE STREET

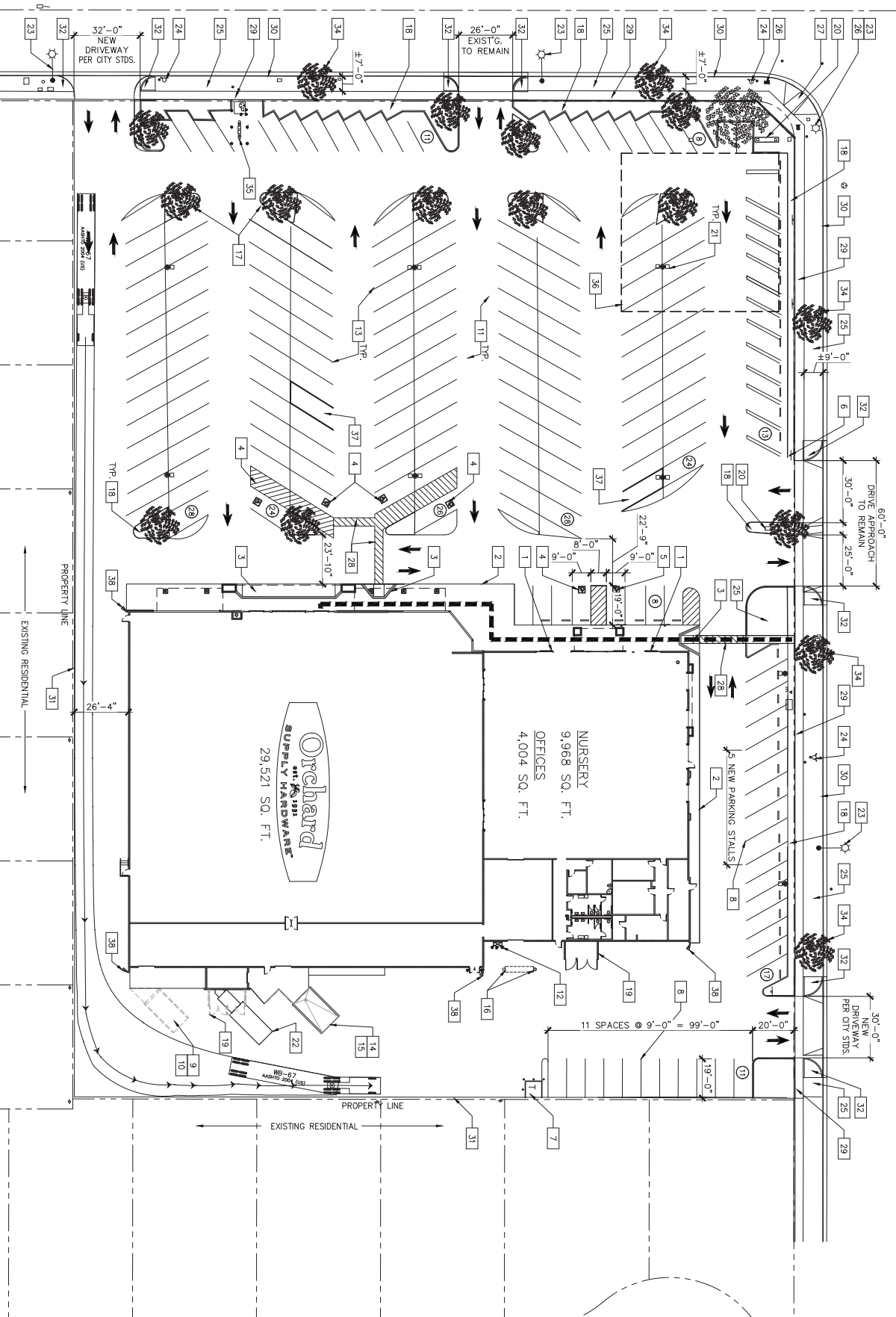
8030 DALE STREET



Site Plan

LA PALMA AVE.

DALE ST.

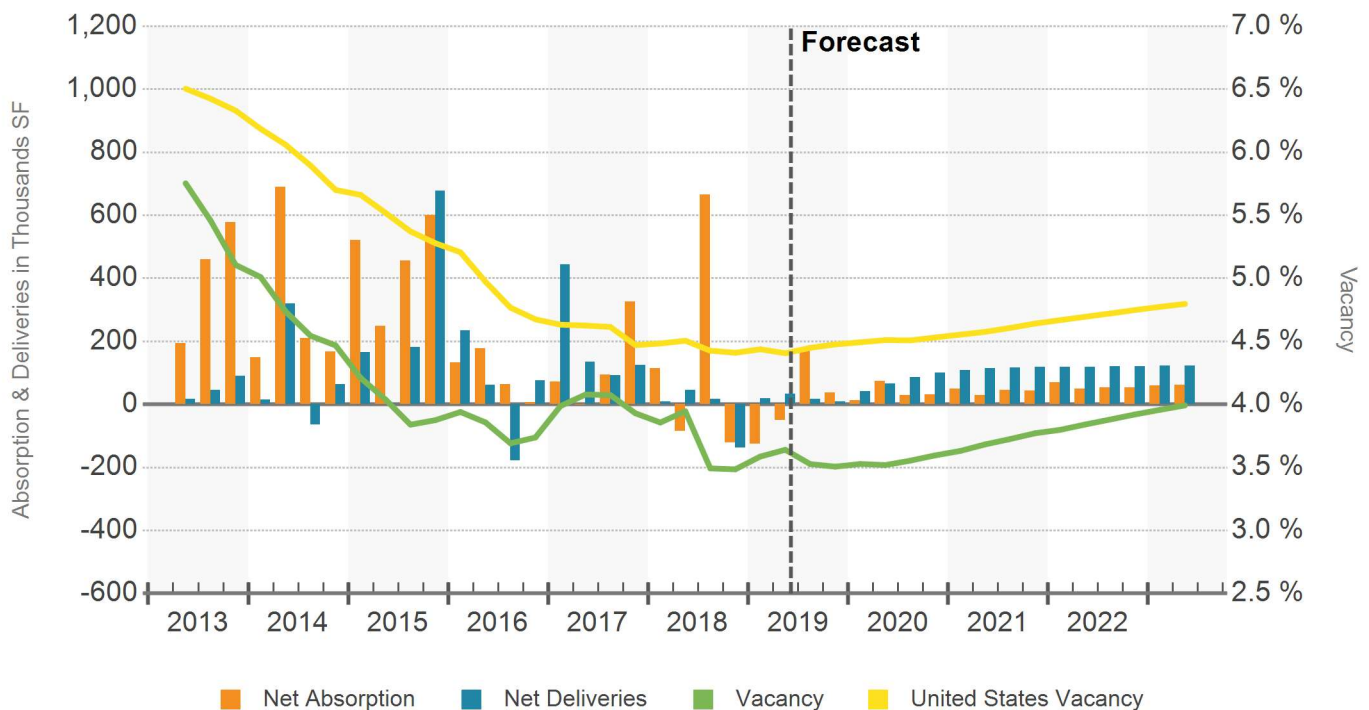


Orange County is a prime tourist destination, and Disneyland is its central attraction. Tourists pour billions of dollars into the local economy, helping fuel job growth, development, and tax revenue. The employment profile in the metro has become much more diverse this cycle, with the Irvine submarkets the central job node, as high-paying job sectors help buoy a local demographic that earns a median household income of over \$91,000.

Ground-up development has slowed as builders begin the process of transforming vacant anchor space in malls

and big box stores across the metro. While store closures, including Lowe's, Sears, and Toys 'R' Us, continue to mount, others have stepped in, taking down some of Orange County's largest available blocks in recent quarters. Even though net absorption has picked up since the dip in 2016, which brought vacancies down to cyclical lows in 18Q3, recent quarters have seen some negative absorption. The positive absorption in 2018 did lead to stronger annual rent growth than 2017 levels, which has continued into 2019. Investors remain active in Orange County, as pricing continues to rise.

NET ABSORPTION, NET DELIVERIES & VACANCY



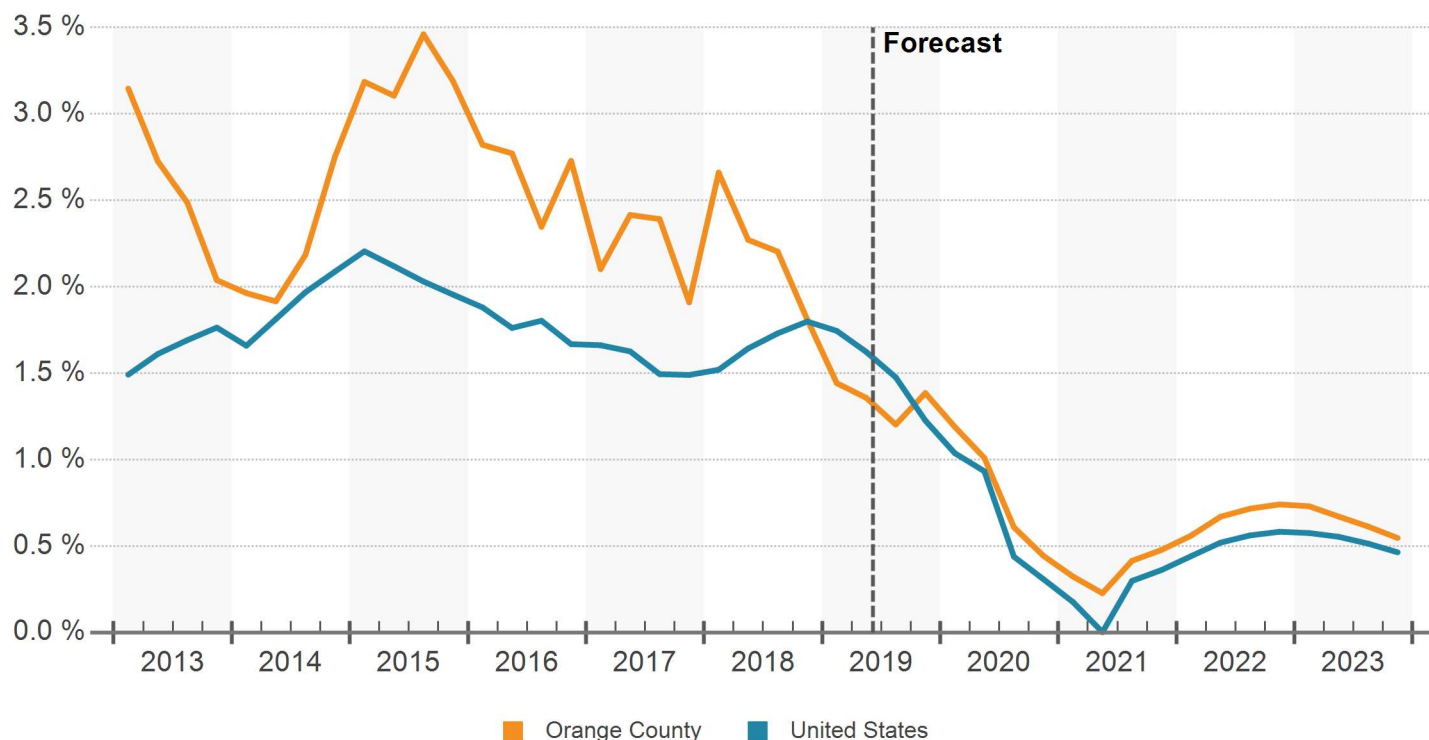
Employment growth had outpaced that of the nation since 2012. Hiring slowed in 2018, dipping below the national average in the second half of 2018. The unemployment rate, however, dipped back below 3% in April and continues to trend below both the California and national averages.

April 2019 saw overall nonfarm employment grow by 18,000 jobs year-over-year, a increase of around 1.1%. This growth has been fueled by professional and business services sector, which added 9,200 jobs, split almost evenly between administrative and support jobs as well as professional, scientific, and technical services. Leisure and hospitality saw the largest month-over-

month growth with an addition of 4,700 jobs, likely getting ready for the summer.

Overall, Orange County is the third-most diverse high-tech sector in the nation, behind only San Jose and San Diego. Almost 200 Fortune 500 companies have an office in one of the Irvine submarkets, and innovation firms, including Blizzard Entertainment, Broadcom, Edwards Lifesciences, and Google have significant footprints in the metro. After venture capital fell precipitously in 2017, investment rebounded in 2018, and the second quarter was the strongest on record on the back of a \$250 million investment in UST Global in Aliso Viejo from a sovereign wealth fund from Singapore.

YEAR OVER YEAR JOB GROWTH



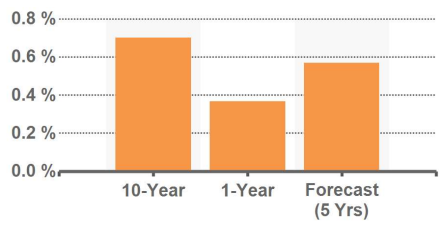
Source: Oxford Economics

DEMOGRAPHIC TRENDS

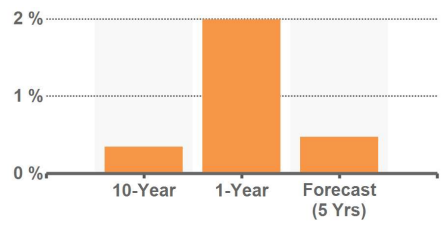
Demographic Category	Current Level		Current Change		10-Year Change		Forecast Change (5 Yrs)	
	Metro	U.S.	Metro	U.S.	Metro	U.S.	Metro	U.S.
Population	3,196,472	329,094,344	0.4%	0.7%	0.7%	0.7%	0.6%	0.7%
Households	1,036,903	121,220,031	0.2%	0.6%	0.7%	0.7%	0.5%	0.6%
Median Household Income	\$92,337	\$63,847	4.6%	3.6%	2.3%	2.2%	4.7%	4.3%
Labor Force	1,655,507	163,584,078	2.0%	1.1%	0.3%	0.6%	0.5%	0.5%
Unemployment	2.9%	3.8%	0%	-0.1%	-0.6%	-0.5%	-	-

Source: Oxford Economics

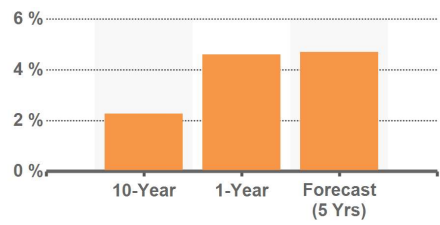
POPULATION GROWTH



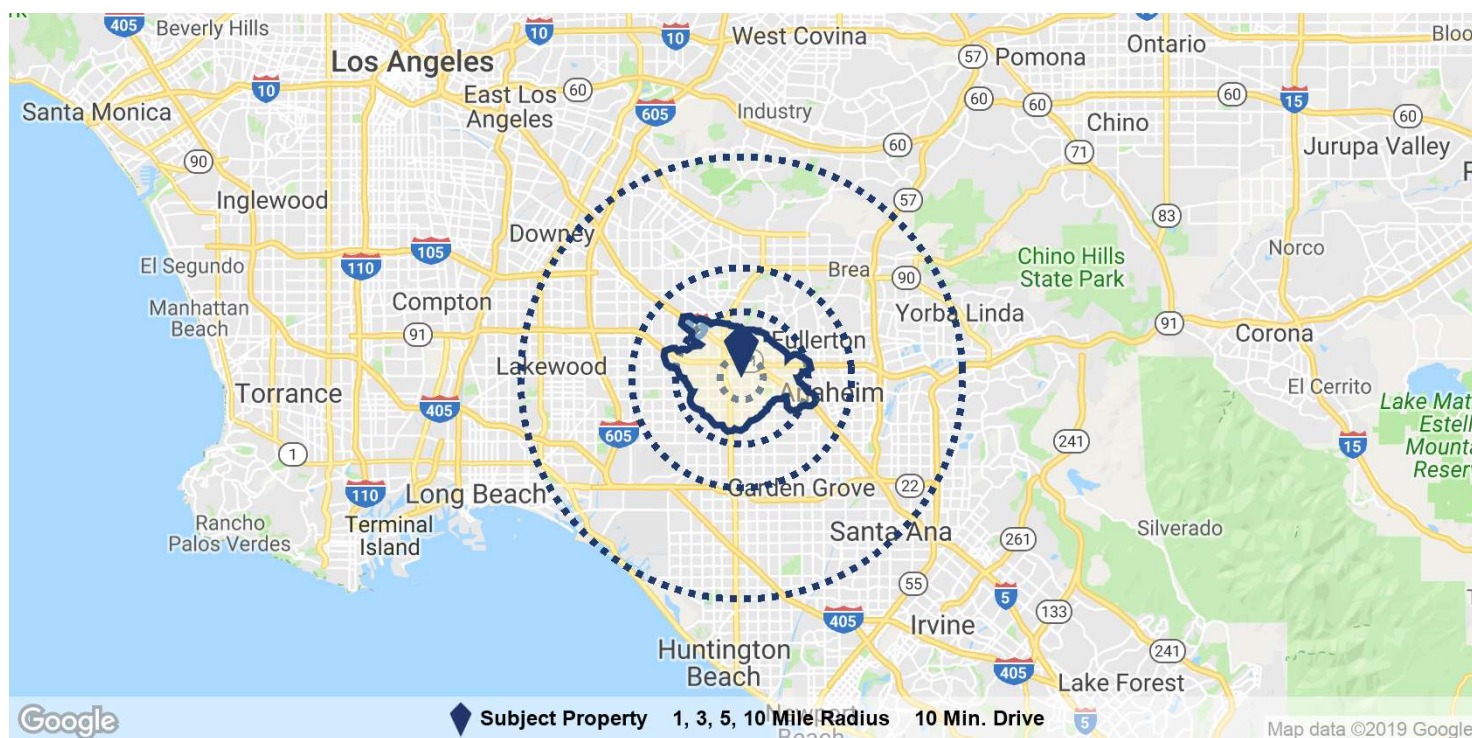
LABOR FORCE GROWTH



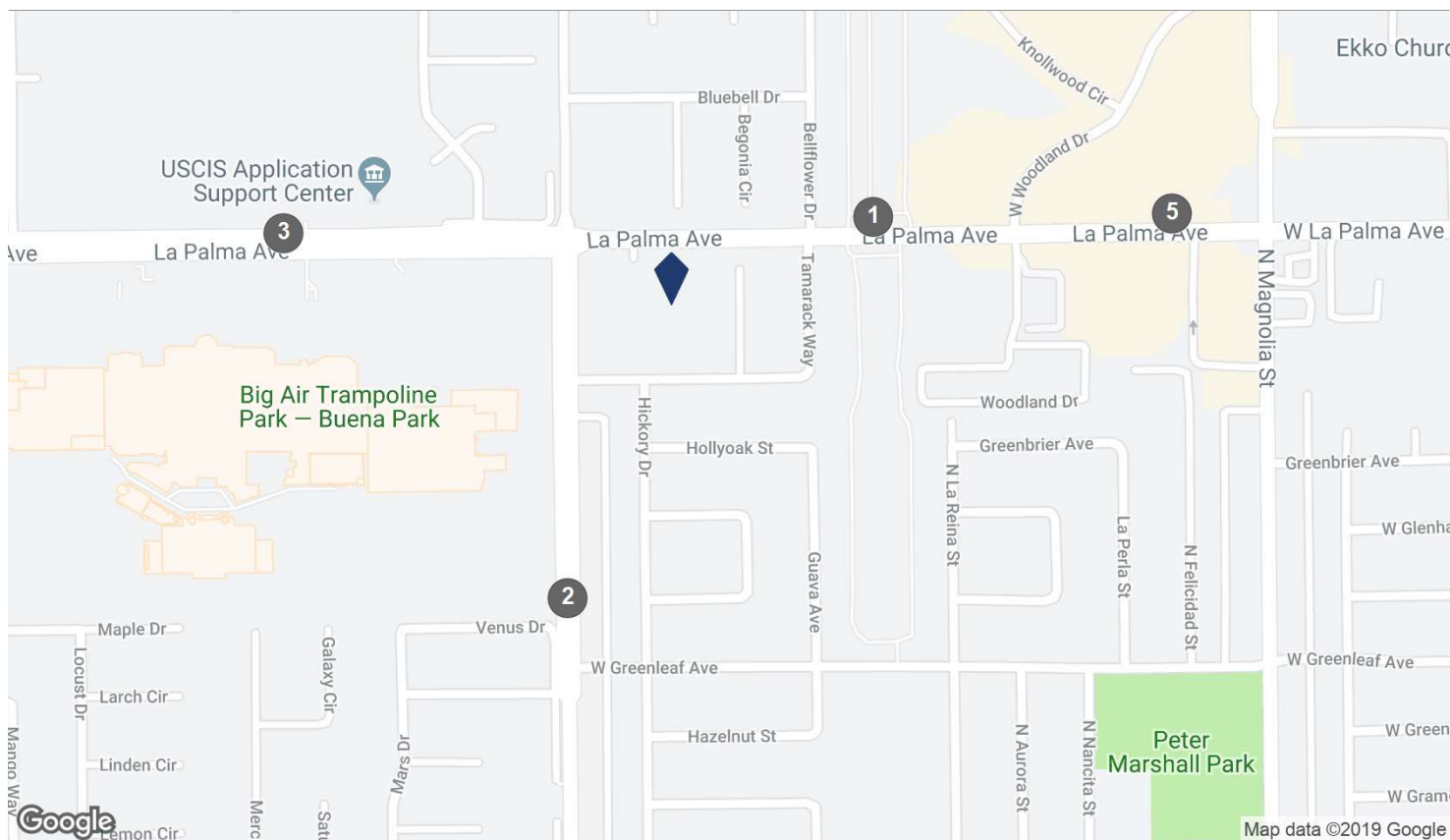
INCOME GROWTH



Source: Oxford Economics



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	22,356	282,859	664,614	2,298,852	206,352
5 Yr Growth	1.5%	2.1%	2.1%	1.7%	2.1%
Median Age	38	35	36	37	35
5 Yr Forecast	38	37	38	38	36
White / Black / Hispanic	63% / 4% / 43%	65% / 4% / 48%	63% / 3% / 44%	70% / 3% / 47%	66% / 4% / 50%
5 Yr Forecast	61% / 4% / 43%	63% / 4% / 48%	62% / 3% / 44%	69% / 3% / 47%	65% / 4% / 51%
Employment	9,759	115,665	298,804	1,015,865	101,719
Buying Power	\$493.9M	\$5.2B	\$13.8B	\$50.1B	\$3.8B
5 Yr Growth	2.7%	3.6%	3.3%	3.0%	4.0%
College Graduates	24.6%	22.1%	24.8%	24.0%	31.6%
Household					
Households	6,514	81,638	195,491	692,650	60,164
5 Yr Growth	1.4%	2.1%	2.1%	1.8%	2.1%
Median Household Income	\$75,827	\$63,239	\$70,543	\$72,314	\$62,993
5 Yr Forecast	\$76,786	\$64,169	\$71,380	\$73,188	\$64,131
Average Household Income	\$94,949	\$81,634	\$91,196	\$93,277	\$79,734
5 Yr Forecast	\$96,981	\$83,069	\$92,592	\$94,714	\$81,238
% High Income (>\$75k)	51%	42%	47%	48%	42%
Housing					
Median Home Value	\$474,393	\$490,728	\$581,305	\$583,098	\$501,699
Median Year Built	1962	1968	1969	1967	1968
Owner / Renter Occupied	61% / 39%	46% / 54%	54% / 46%	57% / 43%	43% / 57%



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 La Palma Ave	W la Palma Ave - E	24,291	2018	0.15 mi
2 Dale St	Greenleaf Ave - S	13,963	2018	0.24 mi
3 La Palma Ave	Primrose Dr - E	23,399	2018	0.28 mi
4 W la Palma Ave	N Magnolia Ave - E	19,056	2014	0.36 mi
5 La Palma Ave	W la Palma Ave - W	20,198	2018	0.36 mi

Sold Comps

1	23000 Savi Ranch Pky - Best Buy	SOLD
Yorba Linda, CA 92887 Recorded Buyer: Lily Star LLC 9168 Las Tunas Dr Temple City, CA 91780 True Buyer: Jing Su Randall Recorded Seller: Caledge Investments LLC 1461 E Cooley Dr Colton, CA 92324 True Seller: Ashley Furniture Industries, Inc. Orange County 		
Sale Date: 06/14/2018 (98 days on mkt) Sale Price: \$10,200,000 - Confirmed Price/SF: \$219.60 Bldg Type: RetailFreestanding Year Built/Age: Built 1997 Age: 21 GLA: 46,449 SF Land Area: 3.70 AC (161,172 SF) Zoning: CG Sale Conditions: Investment Triple Net PrFrma Cap Rate: - Actual Cap Rate: 6.06% Parcel No: 352-116-14, 352-231-12 Financing: Down payment of \$10,200,000 (100.0%) Comp ID: 4293200 – Research Status: Confirmed		
2	3020 Pullman St - Tesla-Costa Mesa	SOLD
Costa Mesa, CA 92626 Recorded Buyer: JWM Pullman LLC 75 Argonaut Aliso Viejo, CA 92656 True Buyer: J.W. Mitchell Company, LLC Recorded Seller: 3020 Pullman St. LLC 3020 Pullman St Costa Mesa, CA 92626 True Seller: MSM Global Ventures, LLC Orange County 		
Sale Date: 03/02/2018 (232 days on mkt) Sale Price: \$16,650,000 - Confirmed Price/SF: \$425.30 Bldg Type: RetailAuto Repair Year Built/Age: Built 1973 Renov 2014 Age: 45 GLA: 39,149 SF Land Area: 2.20 AC (95,832 SF) Zoning: MP Sale Conditions: 1031 Exchange, Investment Triple Net PrFrma Cap Rate: - Actual Cap Rate: 5.20% Parcel No: 427-351-05 Financing: Down payment of \$16,650,000 (100.0%) Comp ID: 4168288 – Research Status: Confirmed		
		Map Page: Thomas Bros. Guide 859-D6
3	11072-11076 Magnolia St	SOLD
Garden Grove, CA 92841 Recorded Buyer: Intelli LLC 1980-1984 Senter Rd San Jose, CA 95112 (408) 295-3645 True Buyer: Intelli LLC Recorded Seller: Decmac II LLC 5315 Santa Monica Blvd Los Angeles, CA 90029 (323) 460-4646 True Seller: JONS International Marketplace Orange County 		
Sale Date: 10/04/2018 (69 days on mkt) Sale Price: \$5,150,000 - Confirmed Price/SF: \$141.22 Bldg Type: RetailSupermarket Year Built/Age: Built 1972 Age: 46 GLA: 36,469 SF Land Area: 2.58 AC (112,385 SF) Zoning: C1 Sale Conditions: 1031 Exchange PrFrma Cap Rate: - Actual Cap Rate: 4.29% Parcel No: 132-061-31 Financing: Down payment of \$2,225,000 (43.2%); \$2,925,000 from East West Bank Comp ID: 4538746 – Research Status: Confirmed		

Sold Comps

4	6750 Auto Center Dr - Shelly BMW	SOLD
Buena Park, CA 90621 Orange County Recorded Buyer: Buena Park Luxury Imports, Inc. 6750 Auto Center Dr Buena Park, CA 90621 Recorded Seller: Buena Park Properties LLC True Buyer: AutoNation, Inc. True Seller: Shelly Automotive Group 		
Sale Date: 07/23/2018 Sale Price: \$23,000,000 - Full Value Price/SF: \$657.14 Bldg Type: RetailAuto Dealership Year Built/Age: Built 1990 Age: 28 GLA: 35,000 SF Land Area: 1.80 AC (78,408 SF) Zoning: CG, Buena Park PrFrma Cap Rate: - Parcel No: 070-661-19, 070-662-19, 277-121-03, 277-122-02 Financing: Down payment of \$23,000,000 (100.0%) Comp ID: 4471144 – Research Status: Full Value		
5	12141 Valley View St	SOLD
Garden Grove, CA 92845 Orange County Recorded Buyer: Valleyview Cinema Center Llc 7343 Trask Ave Playa Del Rey, CA 90293 (714) 726-5963 Recorded Seller: Magini Al Elokeim 26 4480 Pacific Blvd Los Angeles, CA 90058 (323) 588-2999 True Buyer: Valleyview Cinema Center Llc True Seller: Magini Al Elokeim 26 		
Sale Date: 03/08/2019 Sale Price: \$8,500,000 - Confirmed Price/SF: \$265.63 Bldg Type: RetailFreestanding Year Built/Age: Built 1974 Age: 45 GLA: 32,000 SF Land Area: 2.15 AC (93,654 SF) Zoning: PUD PrFrma Cap Rate: - Actual Cap Rate: - Sale Conditions: 1031 Exchange, High Vacancy Property Parcel No: 224-202-17 Financing: Down payment of \$8,026,000 (94.4%) Comp ID: 4705858 – Research Status: Confirmed		
6	Multi-Property	SOLD
4 Buildings in Costa Mesa, CA, having total size of 31,382 SF. Recorded Buyer: 7-eleven Inc PO Box 711 Dallas, TX 75221 Recorded Seller: Phillips Victoria Llc True Buyer: 7-Eleven, Inc. True Seller: Charles A Phillips 		
Sale Date: 04/09/2018 Sale Price: \$7,350,000 - Full Value Price/SF: - # of Properties: 4 Total Bldg Size: 31,382 SF Total Land Area: 2.52 AC (109,771 SF) PrFrma Cap Rate: - Actual Cap Rate: - Sale Conditions: Assemblage Financing: Down payment of \$7,350,000 (100.0%) Comp ID: 4235803 – Research Status: Full Value		

Sold Comps

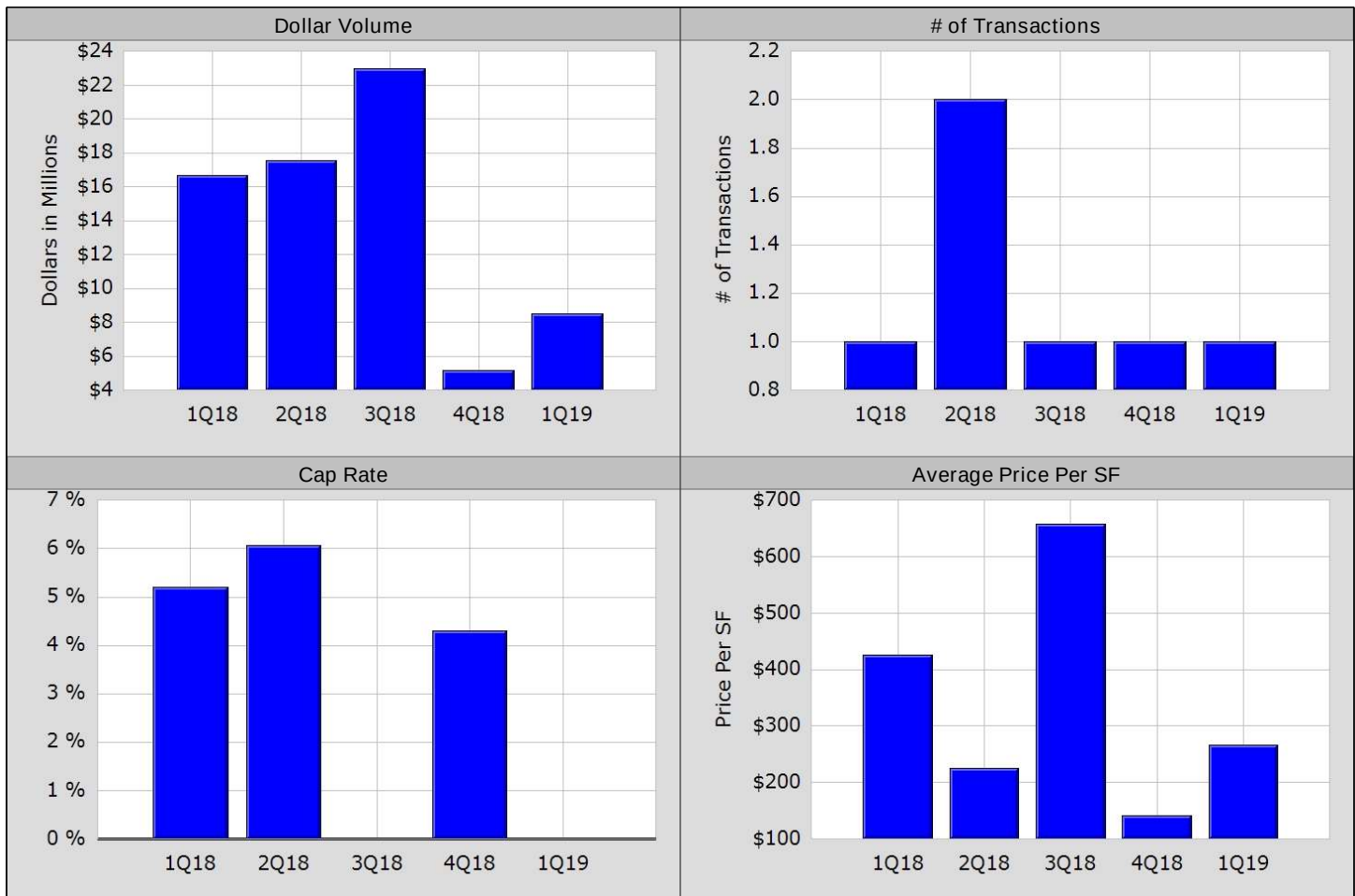
Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
General Retail					
Sale Price	\$5,150,000	\$12,700,000	\$10,200,000	\$23,000,000	5
Center Size	32,000 SF	37,813 SF	36,469 SF	46,449 SF	5
Price per SF	\$141.22	\$335.86	\$265.63	\$657.14	5
Actual Cap Rate	4.29%	5.18%	5.20%	6.06%	3
Days on Market	69	133	98	232	3
Sale Price to Asking Price Ratio	98.11%	98.89%	99.03%	99.52%	3
Mixed					
Sale Price	\$7,350,000	\$7,350,000	\$7,350,000	\$7,350,000	1
RBA	31,382 SF	31,382 SF	31,382 SF	31,382 SF	1
Price per SF	-	\$234.21	-	-	-
Actual Cap Rate	-	-	-	-	-
Days on Market	-	-	-	-	-
Sale Price to Asking Price Ratio	-	-	-	-	-
Totals					
Sold Transactions	Total Sales Volume:	\$70,850,000	Total Sales Transactions:	6	
Survey Criteria					
basic criteria: Type of Property - Retail; Property Size - 30,000 - 60,000 SF; Sale Date - 1/1/2018 - 6/27/2019; Sale Status - Sold; Return and Search on Portfolio Sales as Individual Properties - No; Exclude Non-Arms Length Comps - Yes					
geography criteria: Market - Orange County (California)					
additional criteria: - * This result set has been amended with criteria to add and/or remove records.					

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Sold Comps

Trend Report



Legend:

Current Survey
Sold Transactions



Time Interval - Quarterly

Report Time Frame: 1/1/2018 - 6/27/2019

Sale Date: 1/1/2018 - 6/27/2019

Sold
Transactions

Number of Transactions	6
Total Dollar Volume	\$70,850,000
Total Bldg Square Feet	220,449
Total Land in Acres	14.95
Total Land in SF	651,222
Average Price	\$11,808,333
Average Number of SF	36,742
Average Price Per Bldg SF	\$321.39
Median Price Per SF	\$249.92
Average Number of Acres	2.49
Average Number of SF(Land)	108,537
Average Price Per Unit	-
Median Price Per Unit	-
Average Number of Units	-
Actual Cap Rate	5.18%

Survey Criteria

basic criteria: Type of Property - Retail; Property Size - 30,000 - 60,000 SF; Sale Date - 1/1/2018 - 6/27/2019; Sale Status - Sold; Return and Search on Portfolio Sales as Individual Properties - No; Exclude Non-Arms Length Comps - Yes

geography criteria: Market - Orange County (California)

additional criteria: - * This result set has been amended with criteria to add and/or remove records.

Sold Comps

Trend Report

	1Q18 01/1-3/31/18	2Q18 04/1-6/30/18	3Q18 07/1-9/30/18	4Q18 10/1-12/31/18
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	1	2	1	1
Total Dollar Volume	\$16,650,000	\$17,550,000	\$23,000,000	\$5,150,000
Total Bldg Square Feet	39,149	77,831	35,000	36,469
Total Land in Acres	2.20	6.22	1.80	2.58
Total Land in SF	95,832	270,943	78,408	112,385
Average Price	\$16,650,000	\$8,775,000	\$23,000,000	\$5,150,000
Average Number of SF	39,149	38,916	35,000	36,469
Average Price Per Bldg SF	\$425.30	\$225.49	\$657.14	\$141.22
Median Price Per SF	\$425.30	\$226.91	\$657.14	\$141.22
Average Number of Acres	2.20	3.11	1.80	2.58
Average Number of SF(Land)	95,832	135,472	78,408	112,385
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	5.20%	6.06%	-	4.29%

	1Q19 01/1-3/31/19			
	Sold Transaction			
Number of Transactions	1			
Total Dollar Volume	\$8,500,000			
Total Bldg Square Feet	32,000			
Total Land in Acres	2.15			
Total Land in SF	93,654			
Average Price	\$8,500,000			
Average Number of SF	32,000			
Average Price Per Bldg SF	\$265.63			
Median Price Per SF	\$265.63			
Average Number of Acres	2.15			
Average Number of SF(Land)	93,654			
Average Price Per Unit	-			
Median Price Per Unit	-			
Average Number of Units	-			
Actual Cap Rate	-			

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Rent Summary

8030 Dale St

	Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
							Spcs	Avail %	Vac %	
1	Barnes & Noble 1923 W Malvern Ave ★★★★★	-/-	2.6 mi	93	24,000	Barnes & Noble	0	0%	0%	\$2.60 - \$3.10 (Est.)
2	Buena Park Downtow... 8191 La Palma Ave ★★★★★	2003/-	0.43 mi	85	86,584	Kohl's	0	0%	0%	\$2.30 - \$2.80 (Est.)
3	7662 Beach Blvd ★★★★★	-/-	0.86 mi	74	79,924	-	0	0%	0%	\$2.20 - \$2.70 (Est.)
4	La Palma Plaza 6931 La Palma Ave ★★★★★	1966/-	1.7 mi	84	36,200	Superior Super Warehouse	0	0%	0%	\$2.20 - \$2.70 (Est.)
5	6211 Beach Blvd ★★★★★	-/-	1.9 mi	67	50,077	-	0	0%	0%	\$1.90 - \$2.30 (Est.)
6	6586 Beach Blvd ★★★★★	-/-	1.5 mi	65	32,206	-	0	0%	0%	\$1.80 - \$2.20 (Est.)
7	8735 Crescent Ave ★★★★★	-/-	0.44 mi	67	30,117	-	0	0%	0%	\$1.70 - \$2.10 (Est.)
8	La Curacao 1520 N Lemon St ★★★★★	2007/-	3.9 mi	80	85,136	-	0	0%	0%	\$1.70 - \$2.10 (Est.)
9	1020 N Euclid St ★★★★★	1955/-	2.5 mi	82	32,115	-	0	0%	0%	\$1.60 - \$2.00 (Est.)
10	1770 W Cerritos Ave ★★★★★	1963/-	3.3 mi	75	26,957	-	0	0%	0%	\$1.60 - \$2.00 (Est.)
11	Harbor Freight Tools 14345 Firestone Blvd ★★★★★	1999/2012	3.5 mi	69	24,000	-	0	0%	0%	\$1.60 - \$2.00 (Est.)
12	Brookhurst Center 790 N Brookhurst Ave ★★★★★	-/-	1.5 mi	79	24,818	Staples	0	0%	0%	\$1.50 - \$1.80 (Est.)
13	Food 4 Less 914 W Orangethorpe Ave ★★★★★	1996/2006	2.6 mi	77	79,182	Food 4 Less	2	1.8%	1.8%	\$1.40 - \$1.70 (Est.)
	8030 Dale St ★★★★★	1961/-	0 mi	75	44,100	-	0	0%	0%	\$1.30 - \$1.60 (Est.)
14	7101 Lincoln Ave ★★★★★	1961/-	1.7 mi	83	22,680	-	0	0%	0%	\$1.00 - \$1.30 (Est.)

Rent Summary

8030 Dale St

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
15 UFC Gym 🔗 14920 La Mirada Blvd ★★☆☆☆	1957/-	3.7 mi	89	45,388	-	0	0%	0%	\$1.00 - \$1.20 (Est.)
16 Indoor Swap Meet Of... 🔗 10401 Beach Blvd ★★☆☆☆	1955/-	2.5 mi	78	40,242	-	0	0%	0%	\$1.20
17 845 N Euclid St 🔗 ★★☆☆☆	1985/-	2.4 mi	80	26,720	-	0	0%	0%	\$0.80 - \$1.00 (Est.)

Rent Summary Photos

8030 Dale St



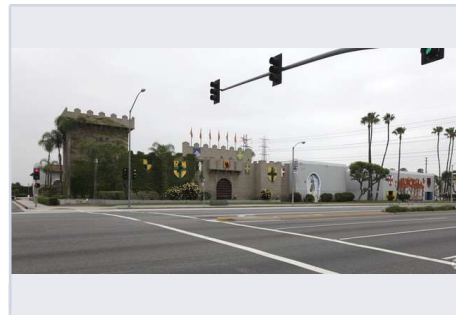
1 Barnes & Noble

1923 W Malvern Ave
24,000 SF / Vacancy Rate 0%
Rent/SF - \$2.60 - \$3.10 (Est.)
Owner: Regency Centers Corporatio...



2 Buena Park Downtown; Koh...

8191 La Palma Ave
86,584 SF / Vacancy Rate 0%
Rent/SF - \$2.30 - \$2.80 (Est.)
Owner: SITE Centers



3 7662 Beach Blvd

79,924 SF / Vacancy Rate 0%
Rent/SF - \$2.20 - \$2.70 (Est.)
Owner: Medieval Times Ca Inc



4 La Palma Plaza

6931 La Palma Ave
36,200 SF / Vacancy Rate 0%
Rent/SF - \$2.20 - \$2.70 (Est.)
Owner: Paul J Mathys



5 6211 Beach Blvd

50,077 SF / Vacancy Rate 0%
Rent/SF - \$1.90 - \$2.30 (Est.)
Owner: Fletcher Jones Imports



6 6586 Beach Blvd

32,206 SF / Vacancy Rate 0%
Rent/SF - \$1.80 - \$2.20 (Est.)
Owner: Ganahl Lumber Company



7 8735 Crescent Ave

30,117 SF / Vacancy Rate 0%
Rent/SF - \$1.70 - \$2.10 (Est.)
Owner: -



8 La Curacao

1520 N Lemon St
85,136 SF / Vacancy Rate 0%
Rent/SF - \$1.70 - \$2.10 (Est.)
Owner: Jill E Saperstein



9 1020 N Euclid St

32,115 SF / Vacancy Rate 0%
Rent/SF - \$1.60 - \$2.00 (Est.)
Owner: Excel Property Management...



Rent Summary Photos

8030 Dale St



10 1770 W Cerritos Ave

26,957 SF / Vacancy Rate 0%
Rent/SF - \$1.60 - \$2.00 (Est.)
 Owner: Bohm Wildish, LLP



11 Harbor Freight Tools

14345 Firestone Blvd
 24,000 SF / Vacancy Rate 0%
Rent/SF - \$1.60 - \$2.00 (Est.)
 Owner: Harbor Freight Tools



12 Brookhurst Center

790 N Brookhurst Ave
 24,818 SF / Vacancy Rate 0%
Rent/SF - \$1.50 - \$1.80 (Est.)
 Owner: Leonid Grinberg, LLC



13 Food 4 Less

914 W Orangethorpe Ave
 79,182 SF / Vacancy Rate 1.8%
Rent/SF - \$1.40 - \$1.70 (Est.)
 Owner: Safco Capital Corporation



Subject Property

8030 Dale St

44,100 SF / Vacancy Rate 0%
Rent/SF - \$1.30 - \$1.60 (Est.)
 Owner: Sun Shim



14 7101 Lincoln Ave

22,680 SF / Vacancy Rate 0%
Rent/SF - \$1.00 - \$1.30 (Est.)
 Owner: City of Buena Park



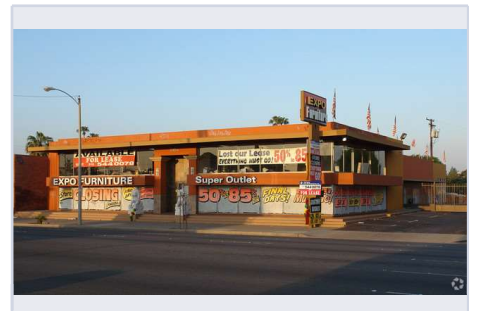
15 UFC Gym

14920 La Mirada Blvd
 45,388 SF / Vacancy Rate 0%
Rent/SF - \$1.00 - \$1.20 (Est.)
 Owner: Kimco Realty



16 Indoor Swap Meet Of Stanton

10401 Beach Blvd
 40,242 SF / Vacancy Rate 0%
NNN Rent/SF - \$1.20
 Owner: -



17 845 N Euclid St

26,720 SF / Vacancy Rate 0%
Rent/SF - \$0.80 - \$1.00 (Est.)
 Owner: Two Tes Property Management

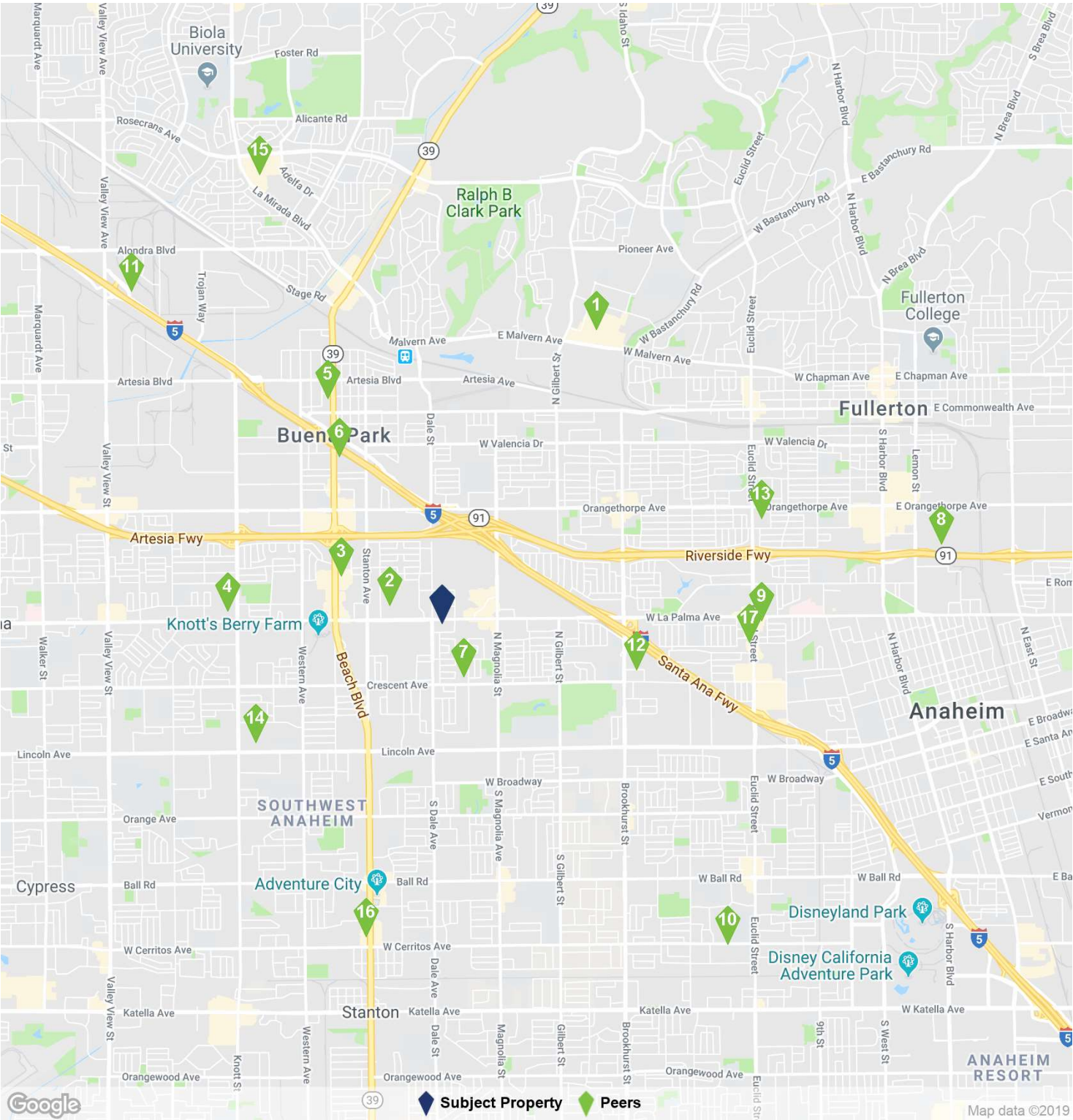


Rent Summary Map

8030 Dale St

No. Peers	NNN Market Rent Per SF	Availability Rate	Vacancy Rate
17	\$1.88	0.2%	0.2%

PEER LOCATIONS



FOR SALE OR LEASE

3.81 ACRE LAND



JOHN SON

Principal

CalDRE #01069091

714.564.7183

json@lee-associates.com

8030
DALE STREET
BUENA PARK, CA

Former OSH Site

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1004 W. Taft Avenue, Suite 150 | Orange, CA 92865
Office: 714.647.9100 | Fax 714.543.5285
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