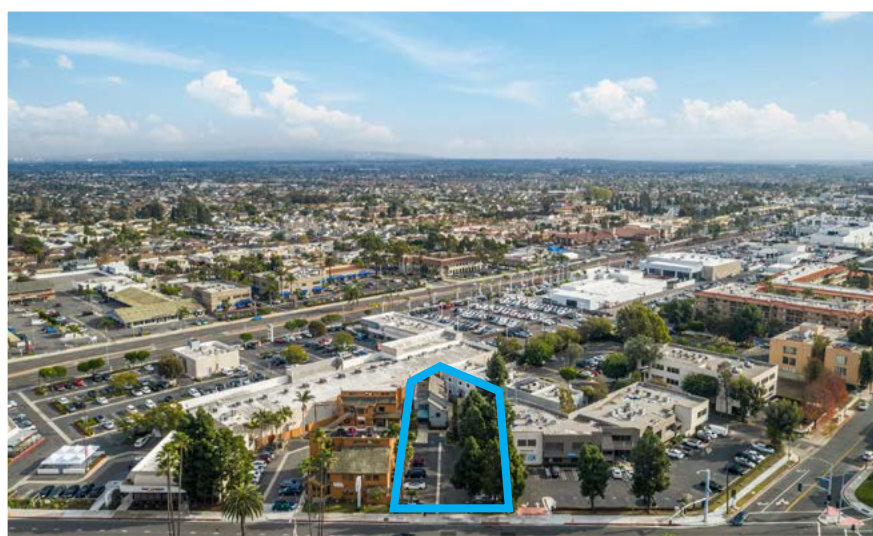


RARE BOUTIQUE OFFICES FOR SALE & LEASE // TOGETHER OR INDIVIDUALLY ± 2,456 SF - 5,776 SF



18586 & 18592 MAIN ST.
Huntington Beach, CA

Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to be able to exclusively provide the opportunity to purchase or lease one or both properties located at 18586 & 18592 Main St., Huntington Beach, CA 92648. The properties are located on separate but adjacent parcels. This opportunity is perfect for an owner-user to fully occupy, lease a portion and/or hold onto for future redevelopment. Both buildings feature beautifully improved oak highlights with fireplaces in the main offices, excellent patios/backyards for employee amenities and provides a full kitchen, multiple restrooms, and even a shower. 18592 Main St. also offers a bonus freestanding garage. The property also offers a bonus freestanding garage. These rare properties is nearest the intersection of Main St. and Beach Blvd. and across from major retail amenities like 5 Points Plaza.

PROPERTY HIGHLIGHTS

- Owner-User, Partial User, Investor/Developer
- Vacant Upon Close of Escrow or Possible Partial Leaseback
- Parking Ratio is 3.46 Per Thousand
- Extremely Hard to Find Small User Buildings
- Superior Location - Strong Demographics and First in Class Retail Amenities
- Redevelopment Possible, Mixed-Use/Residential
- Properties Offer Rare and Desirable Live/Work Style Amenities Like: Fireplaces, Kitchens, Showers, Patios, Garage with a Lift
- Flexible Zoning - Live Work, Esting and Drinking Establishments, Medical, Professional Services, Lodging, Personal Enrichment, Residential (Conditional) (*Please Verify)

Voit

REAL ESTATE SERVICES

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PROPERTY DESCRIPTION



Building 1 - *VACANT

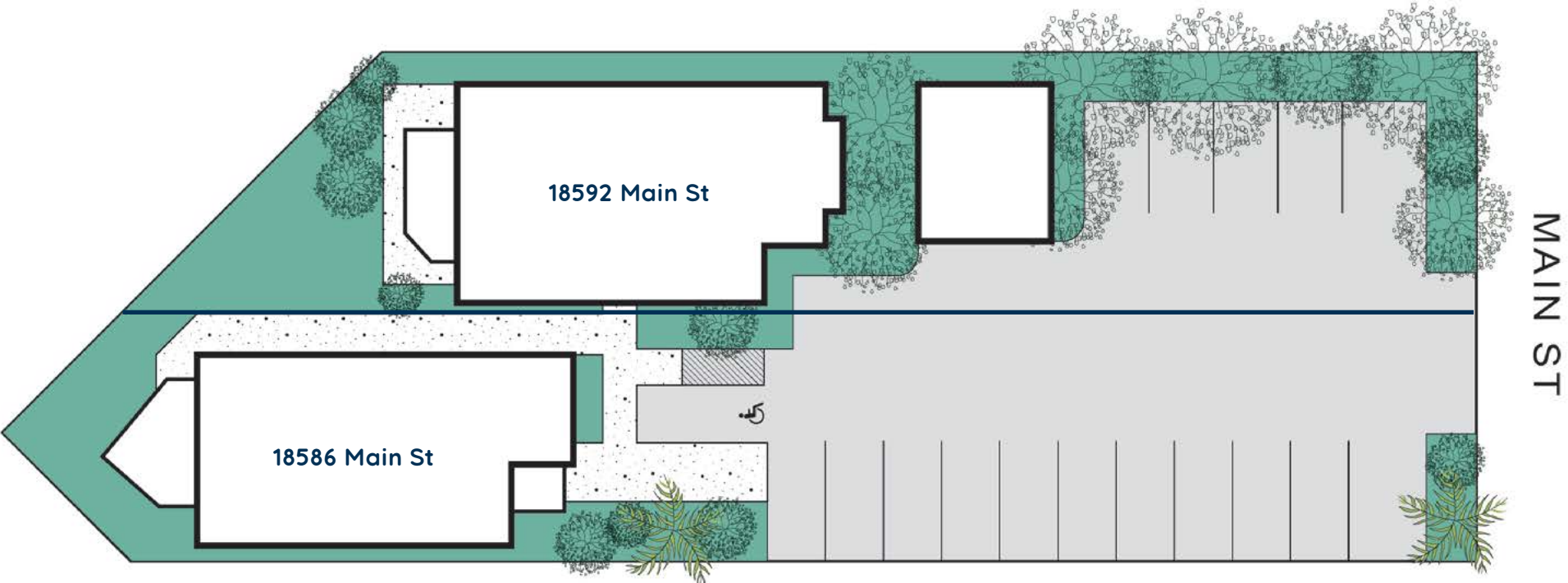
ADDRESS	18586 Main Street
BUILDING SIZE	± 3,320 SF
LOT SIZE	± 8,616 SF
BUILT	1985
FIRE SPRINKLERS	No
ZONING	SP-14 Town Center Neighborhood
PARKING	12 Spaces
APN #	159-102-30



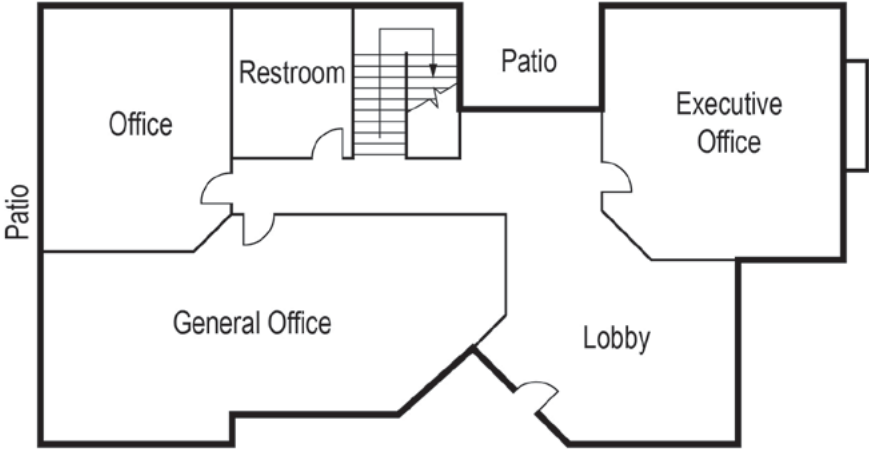
Building 2 - *Do not disturb tenant. Tour upon acceptance of offer.

ADDRESS	18592 Main Street
BUILDING SIZE	± 2,456 SF
LOT SIZE	± 7,820 SF
BUILT	1985
FIRE SPRINKLERS	No
ZONING	SP-14 Town Center Neighborhood
PARKING	8 Spaces
APN #	159-102-29

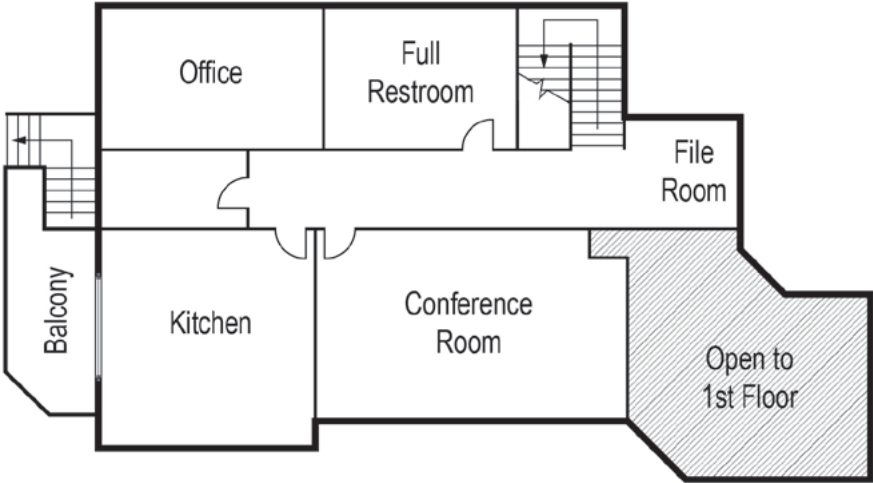
SITE PLAN



Floor Plan of 18592 Main Street



1st Floor



2nd Floor



**18586 & 18592
MAIN ST.**

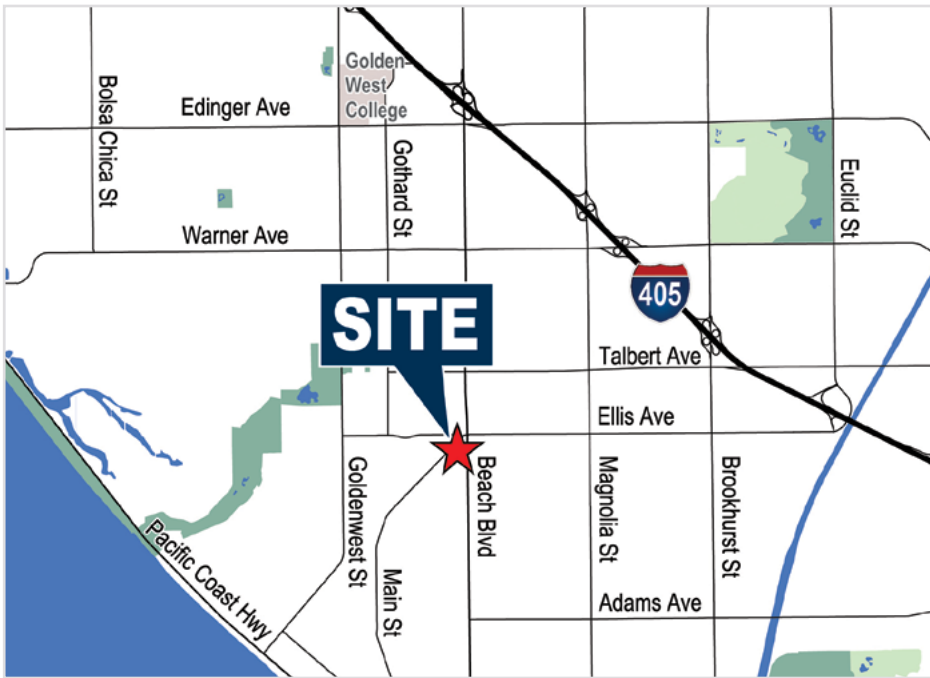


PARTIAL USER - LEASE SCENARIO

Occupy 18586 Main St, Lease 18592 Main St

PREPARED FOR:	Main St. Buyer	
PREPARED BY:	Voit Real Estate Services	
	Total SF:	5,776
	Occupied SF	3,320
	Space Leased Back	2,456
	Purchase Price	
Price Per Square Foot	\$605.96	
Total Purchase Price	\$3,500,000.00	
Down Payment	10%	\$350,000.00
Amount to be Financed		\$3,150,000.00
Years Amortized Over	25	300
Annual Interest Rate		3.25%
Monthly Payment Amount	\$15,350.46	
Lease Payment	N/A	
Est. Property Taxes (1.09833%)	\$3,203.46	
Est. Insurance (\$.01/sf)	\$57.76	
Est. Common Area Mtnce	\$0.020	\$115.52
Gross Monthly Cost	\$18,727.20	
Less Lease-back	\$2.35	\$5,771.60
Adjusted Gross Monthly Cost		\$12,955.60
Gross Annual Cost		\$155,467.24
Potential Tax Deductions*		
Annual Interest (yr 1)	\$101,144.99	
Annual Lease Payment	N/A	
Annual Taxes/Insurance	\$39,134.67	
Annual Operating Expenses	\$1,386.24	
Estimated Depreciation	\$62,820.51	
Less Annual Income Rec'd from Lease	\$69,259.20	
Total Tax Deductions	\$135,227.22	
Tax Bracket	34%	
Tax Savings	\$45,977.25	
Net Annual Cost	\$109,489.99	
Debt (Principal) Reduction (yr 1)	\$83,060.54	
Net Effective Monthly Cost	\$2,202.45	
Effective Mthly. Occupancy Cost/sf	\$0.66	

*These are estimates only for projection purposes and must be verified by a tax attorney or accountant
The information contained herein has been obtained from sources that we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All figures are approximate. You should always contact your accountant and/or your attorney to evaluate any tax or legal consequences.



Voit

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