

# BREA

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## CORPORATE PLAZA

ORANGE COUNTY, CALIFORNIA



STABILIZED MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY ADJACENT TO BREA'S BEST AMENITIES  
\$32,000,000 | \$265 PSF | 6.50% CAP RATE | 85% LEASED

EXECUTIVE SUMMARY

*Jones Lang LaSalle Americas, Inc. ("JLL") is a real estate broker licensed with the California Department of Real Estate, license #01223413.*





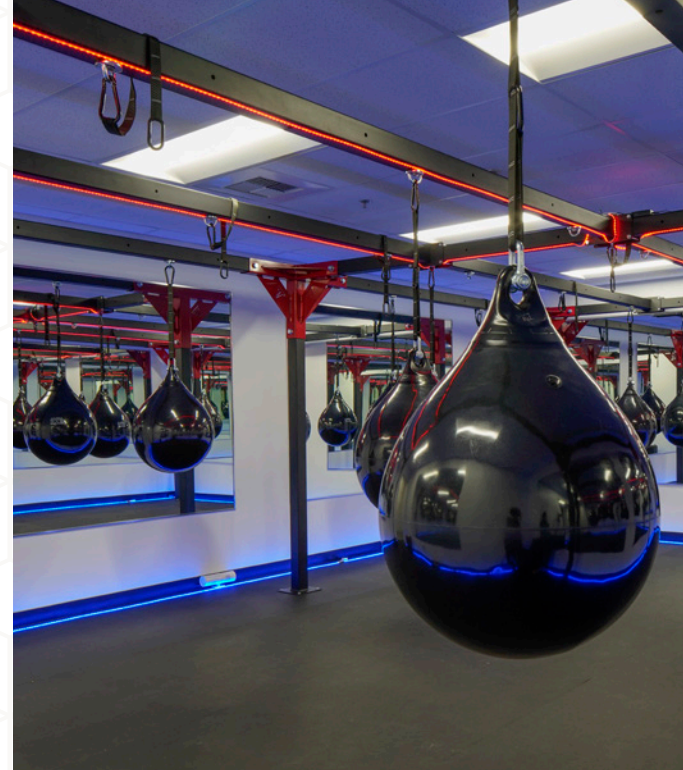
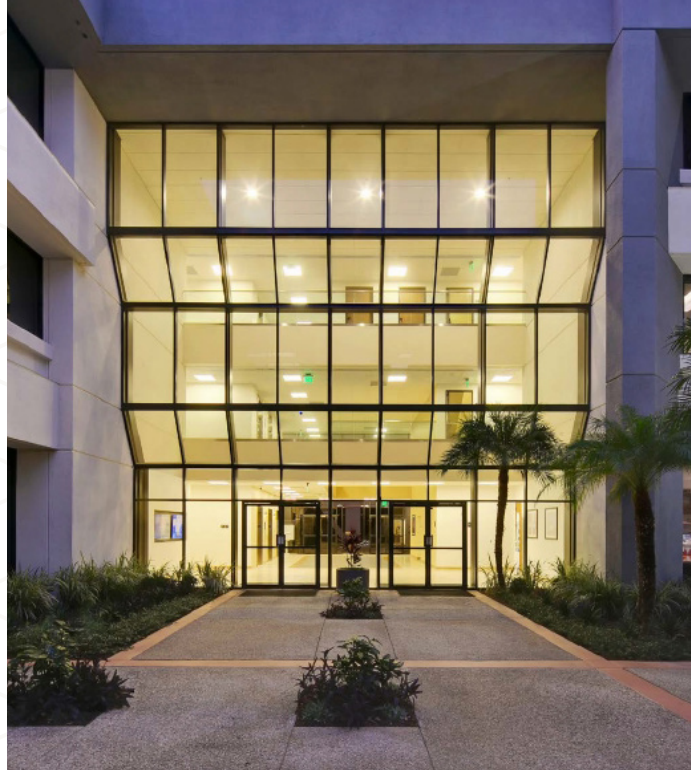
## // THE OFFERING

JLL, as exclusive advisor, is pleased to present Brea Corporate Plaza (the “Property”), a three-story, 85% leased office investment opportunity totaling 121,092 rentable square feet. The Property is leased to a diverse and notable roster of 20 total tenants including Sedgwick Claims Management (a Carlyle Group company), Nestle and GSA - Social Security Administration, with well-staggered lease expirations. The Property has a favorable weighted average lease term of more than 4 years remaining.

Brea Corporate Plaza provides investors the opportunity to own an institutional quality office asset with a strong tenant base at a pricing level that achieves immediate attractive investment returns. The Property is well located among North Orange County’s greatest amenities and sits adjacent to a Starbucks Coffee and the Village at La Floresta, a brand new lifestyle center featuring a Whole Foods Market, Mendocino Farms, Urban Plates, and Pearl La Floresta - a 204 unit luxury apartment complex.

## Property Summary

<b>ADDRESS</b>	3230 East Imperial Highway Brea, CA 92821
<b>RENTABLE AREA</b>	121,092 SF
<b>PERCENTAGE LEASED</b>	85%
<b>NUMBER OF STORIES</b>	3
<b>YEAR BUILT / RENOV.</b>	1982 / 2018
<b>ACREAGE</b>	±6.03 acres
<b>PARKING RATIO</b>	±3.9/1,000 RSF
<b>APN</b>	336-531-22 336-531-18



## // OFFERING SUMMARY



**\$32,000,000**

Asking Price



**\$265**

Price Per Square Foot



**6.50%**

In-Place Cap Rate

**8.4%**

7-Year Avg. Leveraged  
Cash-on-Cash Return



**85%**

Occupancy



**4.08 Years Remaining**

Weighted Average Lease Term



## // INVESTMENT HIGHLIGHTS

### **INSTITUTIONAL QUALITY MULTI-TENANT OFFICE BUILDING IN ONE OF ORANGE COUNTY'S BEST PERFORMING SUBMARKETS**

- Brea Corporate Plaza is an institutional quality office building featuring a plethora of free surface parking ( $\pm 3.9/1,000$ ), expansive window lines, tall ceiling heights, large floor plates, and great visibility. The Property has been recently renovated with new lobbies, corridors, restrooms, and landscaping. Brea Corporate Plaza has experienced rampant leasing momentum with six leases/renewals executed in 2020 alone, totaling  $\pm 60,000$  SF and 57% of the GLA. Office buildings of this size and quality rarely come to market, especially in the highly sought-after Brea-La Habra office micro market, which boasts a direct office vacancy rate of only 5.6%, the third lowest vacancy rate in Orange County.

### **ON-SITE GYM, WALKABLE AMENITIES, & NEW HOUSING ADJACENT**

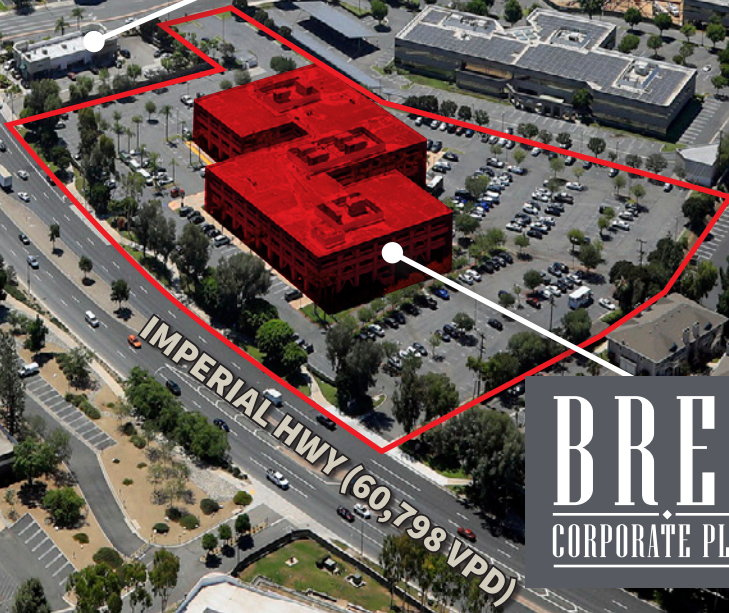
- Brea Corporate Plaza offers a boutique fitness center on-site including speed training, boxing classes, spin/cycle classes, and Zumba classes, amongst others. The Property has a Starbucks coffee adjacent and is catty-corner to the 41-acre master-planned community, La Floresta, offering a breadth of retail and housing options. The Village at La Floresta is a brand new lifestyle center which provides 87,000 square feet of specialty retail and daily needs offerings including Whole Foods Market, Mendocino Farms, Urban Plates, Reborn Coffee, Slapfish, Club Pilates, Corepower Yoga, Floyd's 99 Barbershop, 3 Thirty 3 Nail Bar, Amazing Lash Studio, and Orangetheory Fitness, amongst others. The La Floresta community offers a diverse array of housing options including single-family homes, condos, and apartments, totaling over 1,100 units. In addition, the communities that make up La Floresta host numerous walkways, trails, pools, spas, and other outdoor recreational facilities. The Brea Mall and Brea Union Plaza are both within a 10-minute drive of the asset as well.



Pearl La Floresta  
204 units

CALIFORNIA  
142

VALENCIA AVE (15,401 VPD)



IMPERIAL HWY (60,798 VPD)



FUTURE INDUSTRIAL DEVELOPMENT

**BREA**  
CORPORATE PLAZA

CALIFORNIA  
90

BREA CORPORATE PLAZA

## **STABLE IN-PLACE TENANCY WITH TREMENDOUS UPSIDE**

- The Property is currently 85% leased with 63% of the rental stream consisting of the five largest tenants (Sedgwick Claims, Coury & Buehler Physical Therapy, Ridgeline Telecom, Yellow Box Corp. and GSA – Social Security) which provides a secure and stable income stream for the foreseeable future. Brea Corporate Plaza has a very favorable 4.08 years of weighted average lease term remaining and only 16% rollover in the first two years. Upside can be realized as in-place rents are approximately 18% below market, allowing an investor to increase cash flow significantly as in-place tenants renew. Further upside can be achieved by the lease-up of the remaining vacancy (18,287 square feet).

## **ROBUST MICRO-MARKET FUNDAMENTALS**

- The Brea-La Habra micro market boasts the lowest direct vacancy rate in North Orange County at 5.8% which is the third lowest in all of Orange County behind the micro-markets of Newport Center-Fashion Island (4.1%) and Laguna Niguel-Laguna Beach (5.0%). This highly sought-after office market will continue to see vacancy compression as a result of having no new office construction under development as well as recent office to industrial conversions taking place in the market. Brea can expect to see upward pressure on rental rates and value as the market continues to attract and maintain tenant demand.

## **ATTRACTIVE GOING-IN AND FULLY STABILIZED YIELD WITH ACCRETIVE LEVERAGED INTERNAL RATES OF RETURN**

- Brea Corporate Plaza provides investors an attractive going-in yield of 6.50%, with upside, as it fully stabilizes to a 7.40% cap rate in year two. Through accretive financing options, investors are able to achieve an average leveraged cash-on-cash return of more than 8.4% over a seven year hold period.





3230

COURY & BUEHLER PHYSICAL THERAPY

# BREA

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FEBRUARY 2021

