

AMWAY SALE-LEASEBACK SOUTH CAMPUS

5600 BEACH BLVD, BUENA PARK, CA



INFILL 3-YEAR SALE LEASEBACK OPPORTUNITY WITH INDUSTRIAL REDEVELOPMENT POTENTIAL
±370,031 SF OF CORPORATE HEADQUARTERS & MANUFACTURING FACILITY ON ±13.75 ACRES

THE OFFERING

JLL Industrial Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee-simple interest in Amway’s South Campus (the “Property”) located at 5600 Beach Blvd. The corporately owned manufacturing facility spans across ±13.75 gross acres with two connected buildings totaling ±370,031 s.f situated along the Union Pacific Railroad in Buena Park, an incorporated city located in Orange County, CA.

Amway has occupied the site since 1948 with the North and South Campus completed in 1980 and has continued improvements over the past 40 years. Amway plans to remain on site via a 3 - year sale leaseback transaction providing investors the ideal combination of near-term contractual cash flow and future business plan flexibility. With adequate time and potential for industrial redevelopment, an investor can capture the value of this ground zero logistical location and historically high rent growth for new class A industrial construction in Orange County and Southern California alike.

The Property sits one mile north of the I-5 freeway along CA-39, located at the NE corner of Beach Blvd. and Dr Sam Way. The extensive Southern California freeway system offers same-day connectivity to major airports including Los Angeles International Airport along with the 25+ million residents of Southern California.

The sale-leaseback of Amway’s South Campus offers investors the opportunity to acquire an infill Southern California industrial site with immediate freeway and seaport connectivity at the “center of gravity” reaching the largest metropolitan area in the U.S., home to an estimated 25+ million residents.



PROPERTY SUMMARY

ADDRESS	5600 Beach Blvd
CITY, STATE	Buena Park, CA
MARKET	Orange County

2 CONNECTED BUILDINGS	10 DH 5 GL DOCK COUNT	0.54 BUILDING FAR	22' CLEAR HEIGHT
±370,031 RENTABLE SQUARE FEET	±13.75 LAND SIZE (GROSS ACRES)	± 146,084 SQUARE FEET OF OFFICE SPACE	
1980 YEAR BUILT	100% OCCUPIED	3 FLOORS	3 YEAR SALE-LEASEBACK



BUENA PARK CITY



METROLINK

**PERRIS VALLEY LINE
ORANGE COUNTY LINE**

BEACH BLVD

DR SAM WAY

INVESTMENT SUMMARY

PROPERTY HIGHLIGHTS



Strategic & Unique Southern California Location – The Property is located in Buena Park, part of the North Orange County submarket, a primary infill location in between two of the strongest industrial markets across the country, Los Angeles and Orange County. Increasing tenant demand and a need for updated infrastructure in both Orange and Los Angeles Counties further drives demand for future industrial redevelopment in a land constrained market, marking the Property as an attractive opportunity for industrial investors on both a national and global scale.



Attractive Opportunity for Potential Redevelopment – The Property consists of 1980's construction, nearly 690,862 square feet of land, and a zoning designation of light industrial (ML). With an allowable FAR of 0.42 based on zoning regulations, the Property offers an attractive redevelopment opportunity for investors and developers alike.



Sale-Leaseback Option With Credit Tenancy – The Property is currently owned and occupied by Amway Corporation, a private Forbes 100 company, which will leaseback the entire facility at a market rent of \$1.65 psf/mo NNN. As the No. 1 direct selling business in the world, Amway specializes in health and wellness, generating \$8.1 B in annual sales revenue in 2022.



**Skybridge which originally connected Amway's North and South campus has since been removed*

LOCATION HIGHLIGHTS



Population Center – The Property is strategically located in the North County sub-market of Orange County, providing access to Southern California’s growing population of over 25 million.



Abundant Workforce – Orange County boasts an ample and well-educated workforce with over 1.6 million workers.



Strategic Access to Major Transportation Corridors, Critical Distribution, and Logistics Hubs –

- > Surface – The Property boasts exceptional access to all points throughout Orange County, Los Angeles, and the greater southwestern United States via I-5, I-405, CA-39, CA-57, CA-91, and CA-55.
- > Ports – The Property stands roughly 30 miles from the Port of Los Angeles and Port of Long Beach, the nation’s largest and busiest container port complex where 40% of cargo from overseas enters the United States.
- > Rail – Eight Union Pacific and BNSF inter-modal rail yards within a 1-hour drive from the Property.
- > Airport – The Property is just 30 miles southeast from Los Angeles International Airport, the fourth busiest airport in the world, second busiest in the United States, and single busiest origin-destination airport globally.

ORANGE COUNTY MARKET HIGHLIGHTS



Resilient Leasing Momentum – Leasing activity remains strong across Orange County amidst normalization in Q4 2023.

- > Orange County leasing activity totaled approximately 2.7 million s.f., slightly exceeding the trailing five years quarterly average and representing a nearly 17% increase quarter-over-quarter.
- > Total leasing volume for the year also achieved a marginal 1% growth year-over-year despite a slowdown in summer.



Consistently Low Vacancy – Due to persistently strong demand, vacancy continues to maintain pace with previous quarters, remaining remarkably low at 2.8%. Although Orange County’s vacancy rate has slightly increased from previous quarters, this industrial market still boasts the lowest vacancy across the Southern California industrial region.



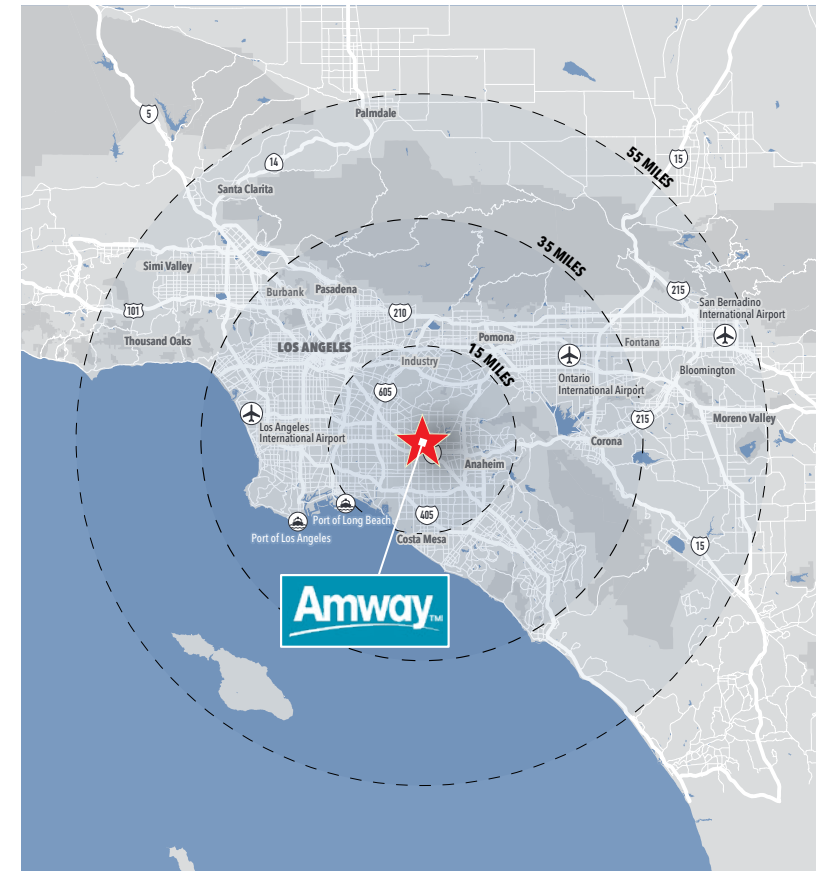
Historically High Asking Rents Remain - Latest asking rents for new completions and the 1.4 million s.f. availability in the pipeline is over \$2.00 p.s.f. NNN on average, which kept the overall asking rents at historical highs over the course of 2023. With that, Orange County is expected to remain one of the most expensive markets in the country for the foreseeable future.



Balanced Market Vitality – The longstanding imbalance between limited supply and high demand will continue to support the vitality of the Orange County market for future quarters.

POPULATION AND EMPLOYMENT SUMMARY

	15 MILES	35 MILES	55 MILES
Population	4,727,544	12,756,056	16,510,582
Households	1,446,687	4,334,230	5,499,285
Average Household Size	3.24	2.90	2.95
Total Businesses	195,805	630,404	764,114
Total Employees	1,902,179	5,782,441	6,974,660
Median Age	35.4	36.5	36.1
Median Household Income	\$83,100	\$86,622	\$86,740



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EXCLUSIVE MARKETING ADVISORS

JLL Capital Markets | Industrial – Western Region

Ryan Spradling

Senior Director

619 518 7580

ryan.spradling@jll.com

CA DRE #01389321

Ryan Sitov

Managing Director

310 595 3806

ryan.sitov@jll.com

CA DRE #01874541

Mark Detmer, SIOR, CCIM

Senior Managing Director

602 448 0900

mark.detmer@jll.com

CA DRE #02001329

Makenna Peter

Director

949 296 3623

makenna.peter@jll.com

CA DRE #02131317

Liz Scott

Analyst

610 513 2657

liz.scott@jll.com

JLL Local Markets | Industrial

Greg Matter

Executive Managing Director

650 480 2220

greg.matter@jll.com

CA DRE #01856260

Louis Tomaselli

Executive Managing Director

949 610 5412

louis.tomaselli@jll.com

CA DRE #00904844

Jeff Karger

Senior Vice President

616 649 3532

jeff.karger@jll.com

CA DRE #01781949

JLL Capital Markets | Finance

Brian Torp

Senior Managing Director

949 798 4118

brian.torp@jll.com

CA DRE #01886645

Samuel Godfrey

Director

848 248 0798

samuel.godfrey@jll.com

CA DRE #1979440



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West Industrial Capital Markets Group

Southern California

Mark Detmer
Patrick Nally
Evan Moran
Ryan Spradling
Matt Mcroskey
Chad Solomon
Makenna Peter

Northern California

Ryan Sitov

PNW & Mountain West

Buzz Ellis
Larry Thiel
Carmon Hicks
Phil Brierley
Cole Macadaeg
David Williams
Robert Key

Phoenix

Greer Oliver
Ben Geelan
Connor Nebeker-Hay

Debt

Brian Torp
Brian Halpern
Taylor Gimian
Kevin Mackenzie
Jason Carlos