

COMMERCIAL PROPERTY REPORT

# 23041 Savi Ranch Pkwy, Yorba Linda, CA 92887



Presented by

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Salik Real Estate & Development

# 23041 Savi Ranch Pkwy, Yorba Linda, CA 92887

 **FOR SALE**  
 • Active: 2/16/2020

List Price  
**\$62,196,421**  
 List Date: 2/16/2020

## Property Facts

	Public Facts	Listing Facts
Property Type	Commercial	Commercial
Property Subtype	Commercial	Commercial Sale
Lot Size	3.19 acres	15.97 acres
Lot Dimensions	3.19 AC	-
Year Built	-	1997

## Extended Property Facts

### Interior Features

**Water** Public

### Exterior Features

**Occupant** Tenant

**Lot Size Features** Lot Over 40000 Sqft, Sprinkler System

### Exterior Details

**Lot Size - Square Feet** 138771 sq ft

**Lot Size - Acres** 3.186 ac

### Location Details

**Directions to Property** Savi Ranch Pkwy/Weir Canyon Road at 91 Fwy

### Miscellaneous Details

**Cap Rate** 4

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Tenant Data – Total Tenants Found: 3

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
<b>BED BATH &amp; BEYOND</b> -	-	-	Retail Stores NEC	8/11/2014
<b>BED BATH &amp; BEYOND OF CALIFORNIA LIMITED LIABILITY</b> -	-	-	Retail Stores NEC	8/11/2014
<b>BEDNA BATH &amp; BEYOND #186</b> CHRIS BAKER 7136257015	-	-	Retail Stores NEC	-

# Listing Facts and Details

## Listing Details

**Listing ID:** PW20034435

**Listing Source:** California Regional MLS (Matrix)

**Original List Price:** \$63,429,555

**Original List Date:** 2/16/2020

**Current List Price:** \$62,196,421

**Listing Agreement Type:** Exclusive Right to Sell(ER)

**Age:** Existing

**Occupants:** Tenant

**Details:**

Fee simple, Savi Ranch Power Shopping Center, Yorba Linda, Orange County, CA. Yorba Linda is one of the Orange County's wealthiest cities with average household income in excess of \$165,000 annually. Address: 23021-23081 Savi Ranch Pkwy, Yorba Linda, CA 92887. Offering Price: \$62,196,421.00 - Cap Rate: 4.75%. Owners are willing to carry a short-term loan. Freeway Visible to 91 Freeway with 233,000 cars per day. Land Size: +/- 15.97 Acres - Building Size: +/- 160,773sqft - +/- 912 Parking Spaces. Net Rental Income: \$2,954,330.00/year, Absolute NNN. Rent Increase: See lease abstract. UBS CMBS assumable loan: \$24,750,000.00 @ 5.0085%, 30-yr amortization, due in 10 years. Assumption fee: (a) NONE in connection with the first such Transfer, (b) one-half of one percent (0.5%) of the Outstanding Principal Balance in connection with the second such Transfer and (c) one percent (1%) of the Outstanding Principal Balance in connection with each Transfer thereafter. Special Request: Please do not disturb tenants. Broker Co-Op: Flat fee of \$350,000.00.

**Legal:**

P BK 314 PG 14 PAR 6

## Price Change History

Change Date	Description	New List Price	% Change
5/10/2020	Active	\$62,196,421	-1.94%
2/16/2020	-	\$63,429,555	-

# Public Facts

## Owner Information

<b>Owner Name</b>	Savi Ranch 1690 Inc
<b>Mailing Address</b>	3333 New Hyde Park Rd STE 100 New Hyde Park NY 11042-1205
<b>Mail Care-Of Name</b>	Property Tax Department
<b>Vesting</b>	Company/Corporation

## Legal Description

<b>APN:</b> 352-231-04	<b>Tax ID:</b> -	<b>Zoning:</b> -	<b>Census Tract:</b> 060590219.243002	<b>Abbreviated Description:</b> P BK 314 PG 14 PAR 6	<b>City/Municipality/Township:</b> Yorba Linda, CA 92887
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## Assessed Values

Date	Improvements	Land	Total	Tax
2019	-	-	-	\$84,429
2018	\$2,597,425	\$4,870,177	\$7,467,602	\$83,909
2017	\$2,546,496	\$4,774,683	\$7,321,179	\$80,433
2016	\$2,496,565	\$4,681,062	\$7,177,627	\$78,434
2015	\$2,459,065	\$4,610,748	\$7,069,813	\$77,687
2014	\$2,410,896	\$4,520,430	\$6,931,326	\$75,981
2013	\$2,400,000	\$4,500,000	\$6,900,000	\$75,794
2012	\$2,886,405	\$2,674,067	\$5,560,472	\$61,663
2011	\$2,829,809	\$2,621,635	\$5,451,444	\$60,443
2010	\$2,808,660	\$2,602,042	\$5,410,702	-
2009	\$2,815,333	\$2,608,224	\$5,423,557	-
2008	\$2,760,131	\$2,557,082	\$5,317,213	-

Deed Records

Recording Date	10/2/2012
Document Type	Grant Deed
Sales Price Code	Document states that Price/Transfer Tax is not a matter of public record.
Buyer Name	SAVI RANCH 1690 INC
Buyer ID	Company or Corporation
Seller Name	JOHNSON TRACTOR CO, THE COURTYARD AT PLAZA SEVILLE
Seller ID	Company or Corporation
Document #	2012000580563
Contract Date	9/25/2012

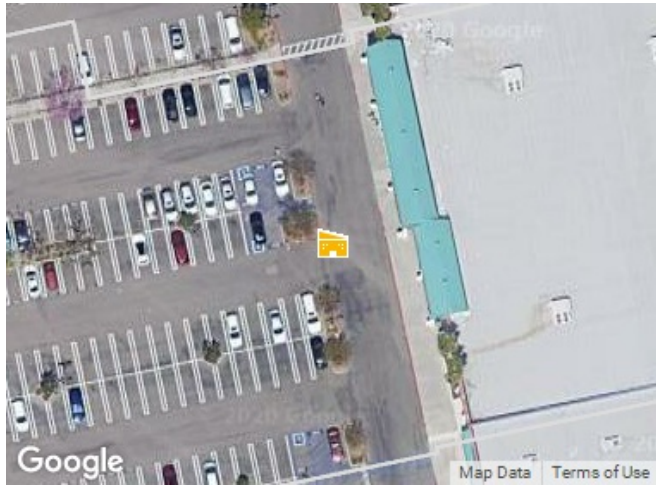
Mortgage Records

Recording Date	2/28/2006
Borrower Name	,
Vesting Type	Tenants in Common
Lender Name	NATIONMDE LIFE INSURANCE CO
Lender Type	Not Known
Loan Amount	\$16,200,000
Document Number	2006000134338
Loan Type	Commercial
Contract Date	2/28/2006

# Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property



# Property Photos







# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**  
**279,000**  
2014 Est. daily traffic counts

Street: Riverside Fwy  
Cross: S Weir Canyon Rd  
Cross Dir: W  
Dist: 0.62 miles

Historical counts

Year	Count	Type

**2**  
**3,300**  
2008 Est. daily traffic counts

Street: Old Canal Rd  
Cross: Savi Ranch Pkwy  
Cross Dir: N  
Dist: 0.06 miles

Historical counts

Year	Count	Type

**3**  
**13,396**  
2018 Est. daily traffic counts

Street: La Palma Ave  
Cross: Old Village Rd  
Cross Dir: SE  
Dist: 0.14 miles

Historical counts

Year	Count	Type
2014	▲ 15,000	AWDT
2008	▲ 16,000	ADT
2006	▲ 19,300	ADT
2004	▲ 17,221	ADT

**4**  
**44,695**  
2018 Est. daily traffic counts

Street: E Santa Ana Canyon Rd  
Cross: N Riverview Dr  
Cross Dir: E  
Dist: 0.18 miles

Historical counts

Year	Count	Type
2009	▲ 50,000	ADT
2008	▲ 47,800	ADT
2006	▲ 53,100	ADT
2004	▲ 48,500	ADT

**5**  
**3,300**  
2014 Est. daily traffic counts

Street: Old Canal Rd  
Cross: Eastpark Dr  
Cross Dir: NE  
Dist: 0.1 miles

Historical counts

Year	Count	Type

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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