

PREMIUM SCREEN PRINTING

Equipment Like NEW



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DRE# 01851484



OFFERING SUMMARY

Location

Premium Screen Printing

583 Explorer St
Brea, CA 92821

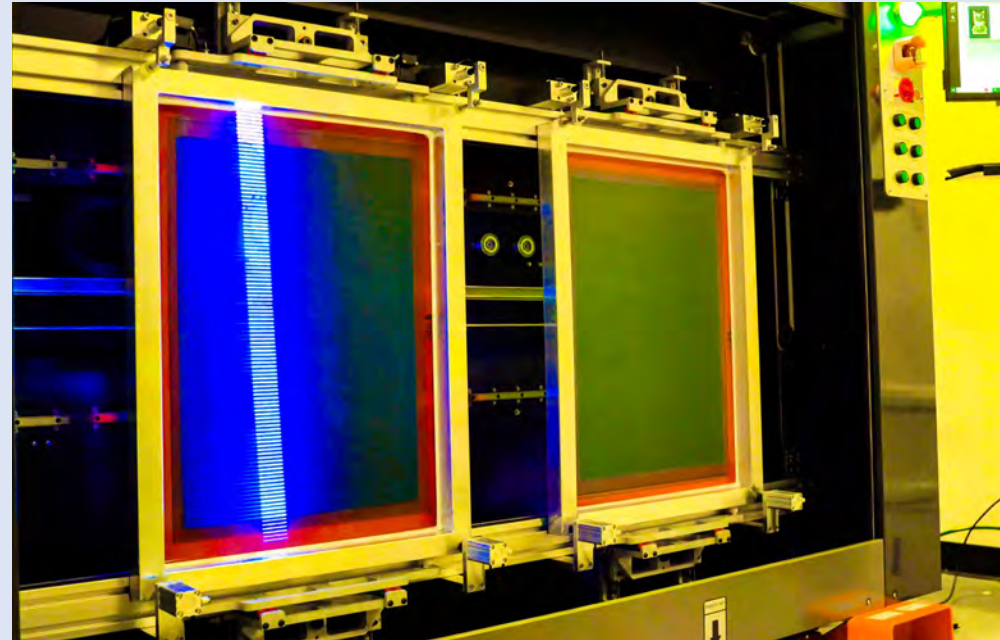
Offering Summary

Price	\$1,200,000
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Rent	\$10,542
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Lease Term	3 year
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**Purchase price includes all equipment
and 2 weeks training**



Premium Screen Printing Facility

Equipment Nearly New, Established in 2023

This is your chance to own a state-of-the-art screen-printing facility, established in 2023 and outfitted with like-new, top-tier equipment. Located in a prime Orange County area to serve both Los Angeles and Orange County, this facility is perfect for an entrepreneur or established business looking to expand into the screen-printing industry.

Why This Facility Stands Out:

Modern, High-Performance Equipment

- **16-station 3 flashed system**
- **Fully automated Screen Washer**
- **Saati LTS and automatic coating system**
- **12 ft Natural gas dryer And accessories and related equipment**

Equipment Like New and Well Maintained:

All equipment was purchased and installed in 2023 and has been meticulously maintained to ensure optimal performance. It's essentially like walking into a brand-new facility that's ready to operate at full capacity from day one.

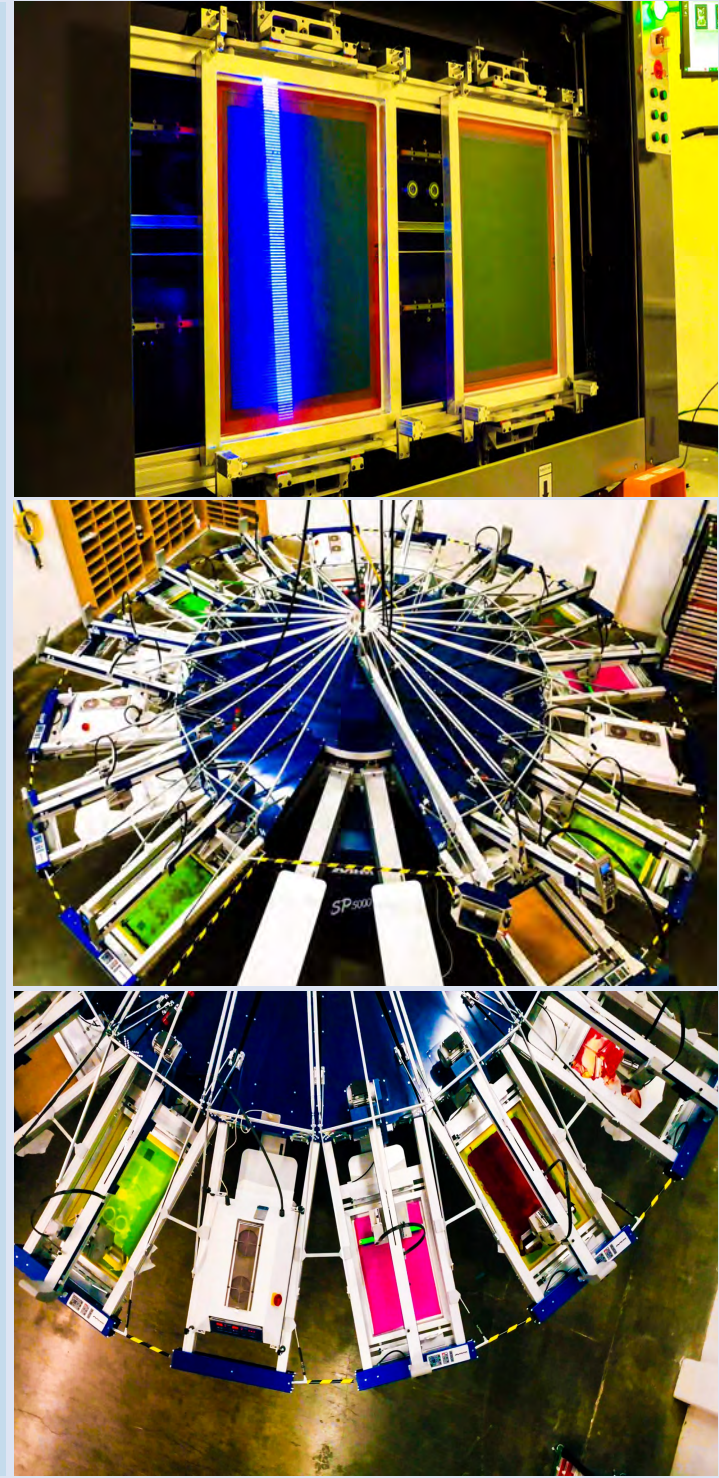
Designed for Growth and Efficiency

- The facility has room for an additional **2-3 screen printing units**, offering immediate growth potential.
- The **electrical and gas and air lines** have been expertly installed for safety and future expansion.

The building itself is **modern and well-maintained**, providing a comfortable and professional environment for your team and clients.

Prime Location – Ideal for Los Angeles & Orange County

Conveniently located between Los Angeles and Orange County, this facility offers quick access to both regions, making it easy to serve a large and diverse customer base. With easy access to major highways, your business can seamlessly connect with local and regional clients.



AERIAL OVERVIEW



AERIAL OVERVIEW



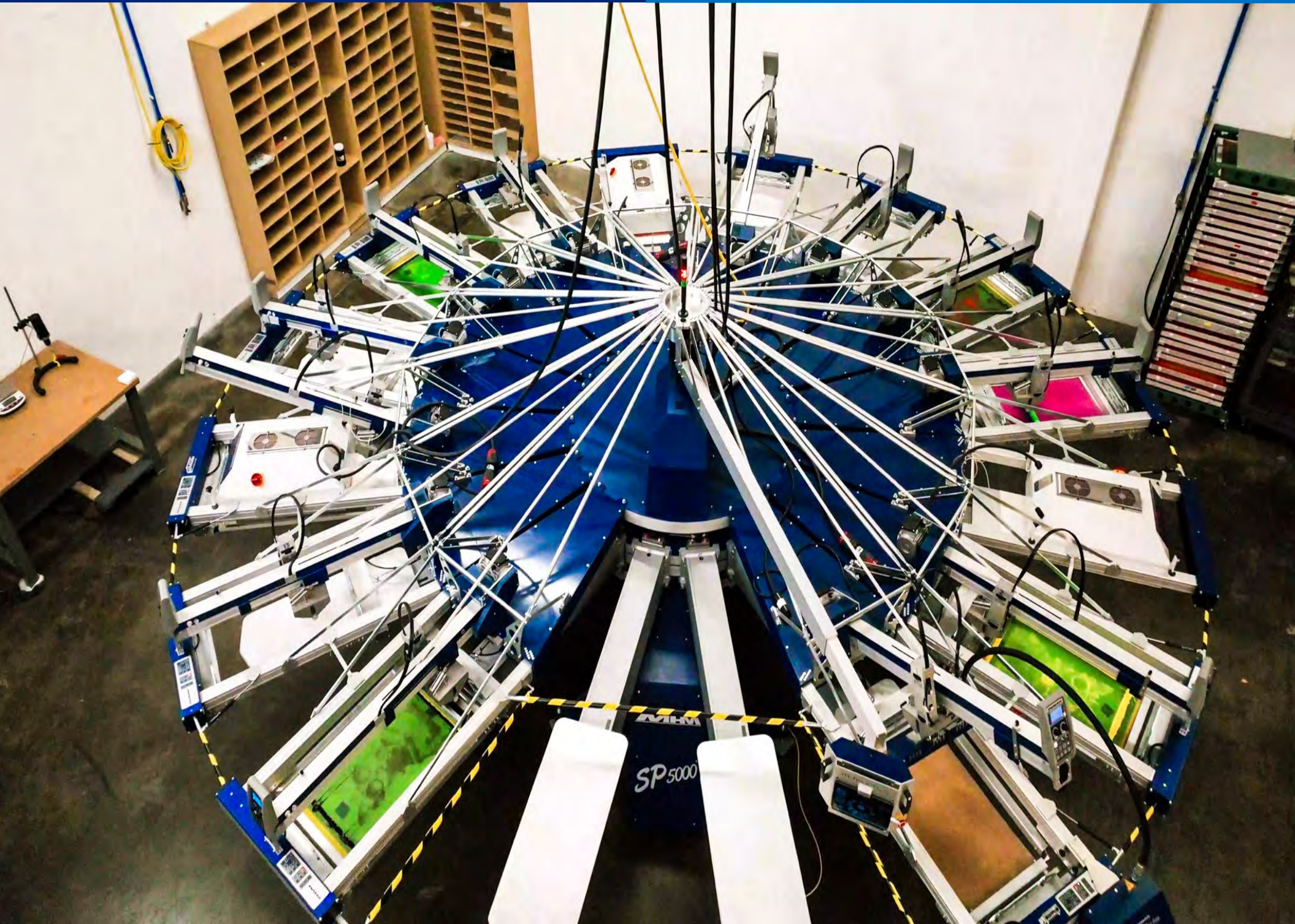
AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	115,751	344,915	1,539,320
	Median Age	40.5	40.7	39.1
	Bachelors' Degree Higher Education	40%	39%	31%
INCOME				
	Average House Income	\$129,970	\$125,242	\$117,193
HOUSING				
	Median Home Value	\$775,812	\$778,952	\$750,724
	Median Home Year Built	1973	1972	1969
HOUSEHOLDS				
	2024 Households	39,023	115,270	470,439
	Average Household Size	2.9	2.9	3.1
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	60%		
	Renter Occupied Households	40%		
TRAFFIC				
	W Central Ave and Site Dr W	30,971	2022	
	W Lambert Rd and Besse Ln W	37,635	2022	
DAYTIME EMPLOYMENT				
	Employees	66,924	165,967	753,863
	Businesses	7,385	19,980	81,336

SNAPSHOT



344,915

POPULATION 5 mile



\$125,242

INCOME 5 mile



\$775,812

HOME VALUE 5 mile



30,971

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

ORANGE COUNTY AND BREA

Orange County (officially the **County of Orange**; often known by its initials **O.C.**) is a county located in the Los Angeles metropolitan area in Southern California, United States. As of the 2020 census, the population was 3,186,989, making it the third-most-populous county in California, the sixth-most-populous in the United States, and more populous than 19 American states and Washington, D.C.^[6] Although largely suburban, it is the second-most-densely-populated county in the state behind San Francisco County.^[7] The county's three most-populous cities are Anaheim, Santa Ana, and Irvine, each of which has a population exceeding 300,000.^[8] Santa Ana is also the county seat. Six cities in Orange County are on the Pacific coast: Seal Beach, Huntington Beach, Newport Beach, Laguna Beach, Dana Point, and San Clemente.

Orange County is included in the Los Angeles–Long Beach–Anaheim Metropolitan Statistical Area. The county has 34 incorporated cities. Older cities like Tustin, Santa Ana, Anaheim, Orange, and Fullerton have traditional downtowns dating back to the 19th century, while newer commercial development or "edge cities" stretch along the Interstate 5 (Santa Ana) Freeway between Disneyland and Santa Ana and between South Coast Plaza and the Irvine Business Complex, and cluster at Irvine Spectrum. Although single-family homes make up the dominant landscape of most of the county, northern and central Orange County is relatively more urbanized and dense as compared to those areas south of Irvine, which are less dense, though still contiguous and primarily suburban rather than exurban.

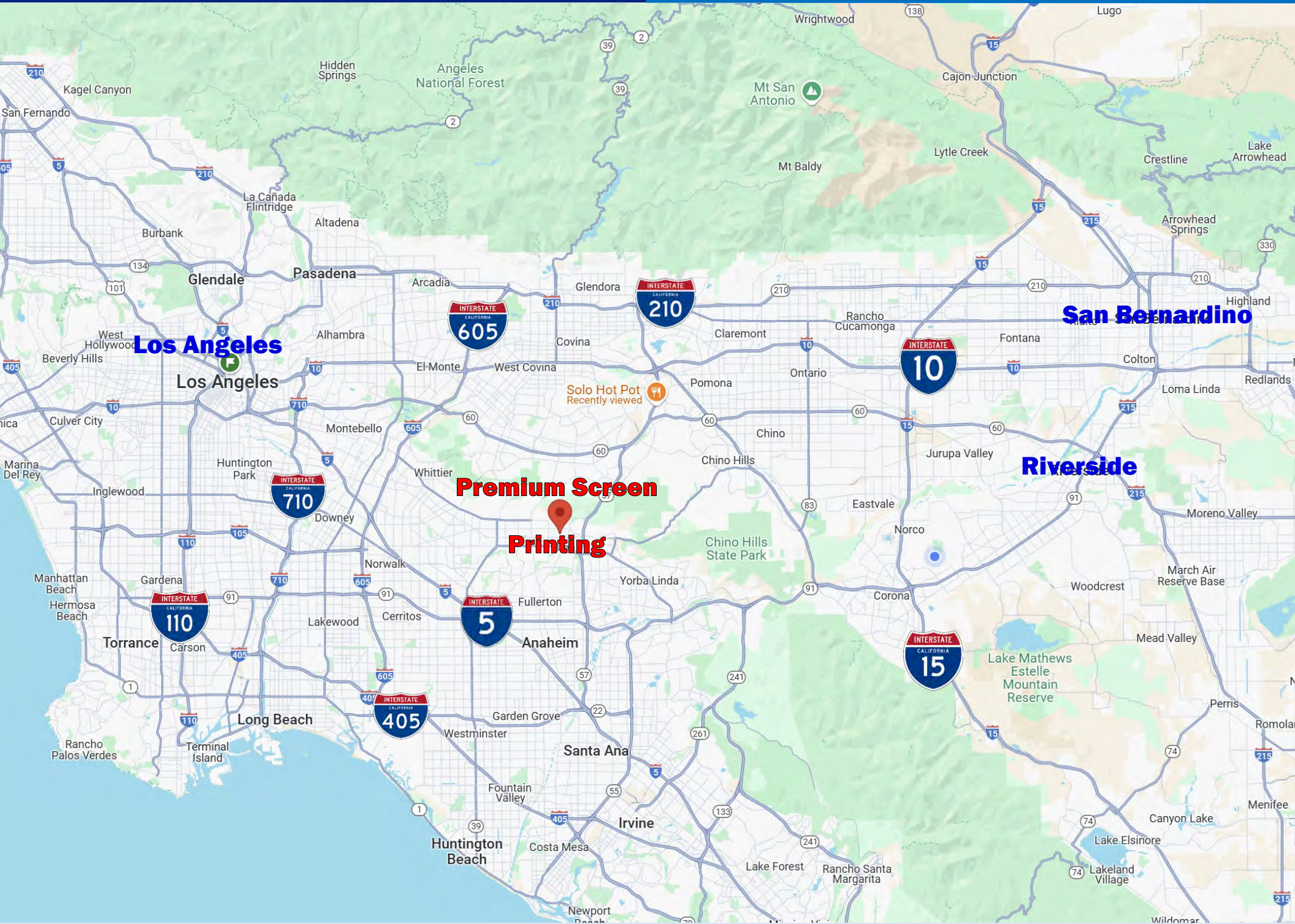
The county is a tourist center, with attractions like Disneyland Resort, Knott's Berry Farm, Mission San Juan Capistrano, Huntington Beach Pier, the Richard Nixon Presidential Library and Museum, Modjeska House, Segerstrom Center for the Arts, Yost Theater, Bowers Museum, Balboa Island, Angel Stadium, Downtown Santa Ana, Crystal Cove Historic District, the Honda Center, the Old Orange County Courthouse, the Irvine Ranch Natural Landmarks, and several popular beaches along its more than 40 mi (64 km) of coastline. It is also home to a major research university, the University of California, Irvine (UCI), along with a number of other notable colleges and universities such as Chapman University and Cal State Fullerton.

Brea (/ˈbreɪə/^[7]; Spanish for 'tar') is a city in northern Orange County, California. It is 33 miles (53 km) southeast of Los Angeles. Brea is part of the Los Angeles metropolitan area.

The city began as a center of crude oil production, was later propelled by citrus production. It is a significant retail center, including the Brea Mall and downtown Brea. The city has an extensive public art program which began in 1975 and continues today with over 140 artworks in the collection placed and located throughout the city.



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

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Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

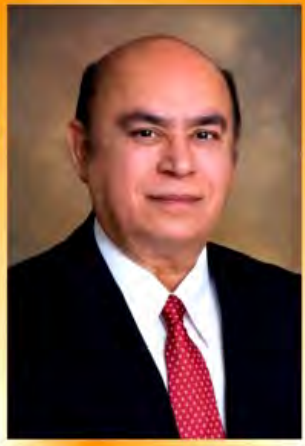
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**AWARD
WINNING
AGENT**



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