

CASE STUDY



1010 N. OLIVE STREET, ANAHEIM, CA

Voit
REAL ESTATE SERVICES

CARGILE
COMMERCIAL GROUP

1010 N. OLIVE STREET, ANAHEIM | ± 15,562 SF

REPRESENTED THE BUYER OF A FREESTANDING INDUSTRIAL BUILDING

CHALLENGE:

A long-time client of Loren and Mike Cargile with the Cargile Commercial Group desired to purchase a freestanding industrial building in North Orange county and hired Loren and Mike to help with the purchase. At the time of this requirement (late 2023), the commercial real estate market had been softening but there was not a lot of inventory in the size range this client desired, especially with large fenced yards which this client needed.

SOLUTION:

Loren and Mike identified a building that was very suitable for the client in the submarket they wanted to be located within. Unfortunately, a different buyer acted quickly to tie up the property. However, Loren and Mike stayed in communication with the listing brokers of the property and were eventually informed that the other buyer cancelled escrow due to an inability to obtain financing. Loren and Mike's client was an all-cash buyer and leveraged that deal point to secure mutually agreed upon deal terms with their client and the seller shortly after the other escrow was terminated.

RESULTS:

Loren and Mike leveraged their client's ability to purchase the property without financing to quickly secure mutually agreed upon deal terms between their client and the seller shortly after the other escrow was terminated.

CLIENT:

LINDLEY FIRE PROTECTION

TRANSACTION TYPE:

INDUSTRIAL BUILDING PURCHASE

LOCATION:

ANAHEIM, CA

TOTAL CONSIDERATION:

\$4,692,500.00



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