

WHO'S BUILDING ORANGE COUNTY

CUSTOM CONTENT • September 8, 2025

Rendering of the Sun Family Campus



Newport Center



Pacific Arts Plaza



The Joe C. Wen & Family Center for Advanced Care





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Why Owning Your Building is the Best Investment Your Company Can Make!



Businesses that buy their own buildings gain stability, control, and long-term financial benefits that leasing can't provide. Owning a property eliminates dependency on a landlord and transforms a recurring expense into a valuable asset.

STABILITY & CONTROL

One of the most significant advantages of ownership is the **stability and control** it provides. When you own your building, you're free from a landlord's decisions, eliminating the risk of unexpected evictions or steep rent hikes that can disrupt your operations. Unlike a fluctuating lease, a fixed-rate mortgage offers predictable principal and interest payments for the life of the loan. This cost predictability allows for more accurate long-term budgeting.

Ownership also gives a company the freedom to **customize the space** without needing a landlord's approval. This lets you make improvements or renovations to perfectly tailor the property to your business's specific needs, making your workspace as efficient and functional as possible.

FINANCIAL & INVESTMENT BENEFITS

Beyond operational control, owning a commercial property offers powerful **financial and investment benefits**. Every mortgage payment you make contributes to building equity in the asset, which increases your company's net worth over time. Unlike rent, which is a pure expense, a mortgage payment is a form of forced savings, turning a recurring cost into a valuable investment.

Commercial real estate in Southern California, for example, has a historical tendency to **appreciate in value** over the long term. This appreciation can lead to a significant profit if you sell the property in the future. The concept of **leveraged equity** further enhances this benefit. By making a down payment, your business can control a valuable asset that grows in value, allowing your initial investment to grow at a much faster rate. Additionally, owners can often take advantage of **tax deductions** on property-related expenses, such as mortgage interest, property taxes and accelerated depreciation, which can lead to substantial tax savings.

STRATEGIC ADVANTAGES

Owning your building also provides important **strategic advantages**. It enhances your company's brand and image, signaling stability and a long-term commitment to a location. Most importantly, the property becomes a **tangible, long-term asset** that can be held, sold, or even used as collateral for future business ventures. This transforms your real estate from a mere expense into a core component of your financial portfolio, contributing to the overall health and resilience of your business.



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±83,106 SF



3707 Garden Grove Blvd, Orange
±26,405 SF



5 FWY Frontage @ Euclid, Anaheim
±61,855 SF



405 Fwy Frontage @ MacArthur Blvd, Irvine
±16,002 SF



140 S State College Blvd, Brea
±77,522 SF



17323 Ventura Blvd, Encino
±35,000 SF



Medical Use Possible, Santa Ana
±14,945 SF



Education, Medical, Hospitality HQ, San Diego
±216,175 SF



540 Golden Circle, Santa Ana
±36,940 SF



6820 Santa Monica Blvd, Hollywood
±14,366 SF



1720 Adams Ave, Costa Mesa
±13,504 SF



2000 E 4th St, Santa Ana
±33,121 SF



1313 W 8th St (ACLU), Los Angeles
±39,543 SF



1913 E 17th St, Santa Ana CONDO
±735 SF



428 S Brea Blvd, Brea
±1,918 SF



If you're an owner occupier looking to sell, purchase or trade, give us a call, we'll make it happen! +1 714 371 9333



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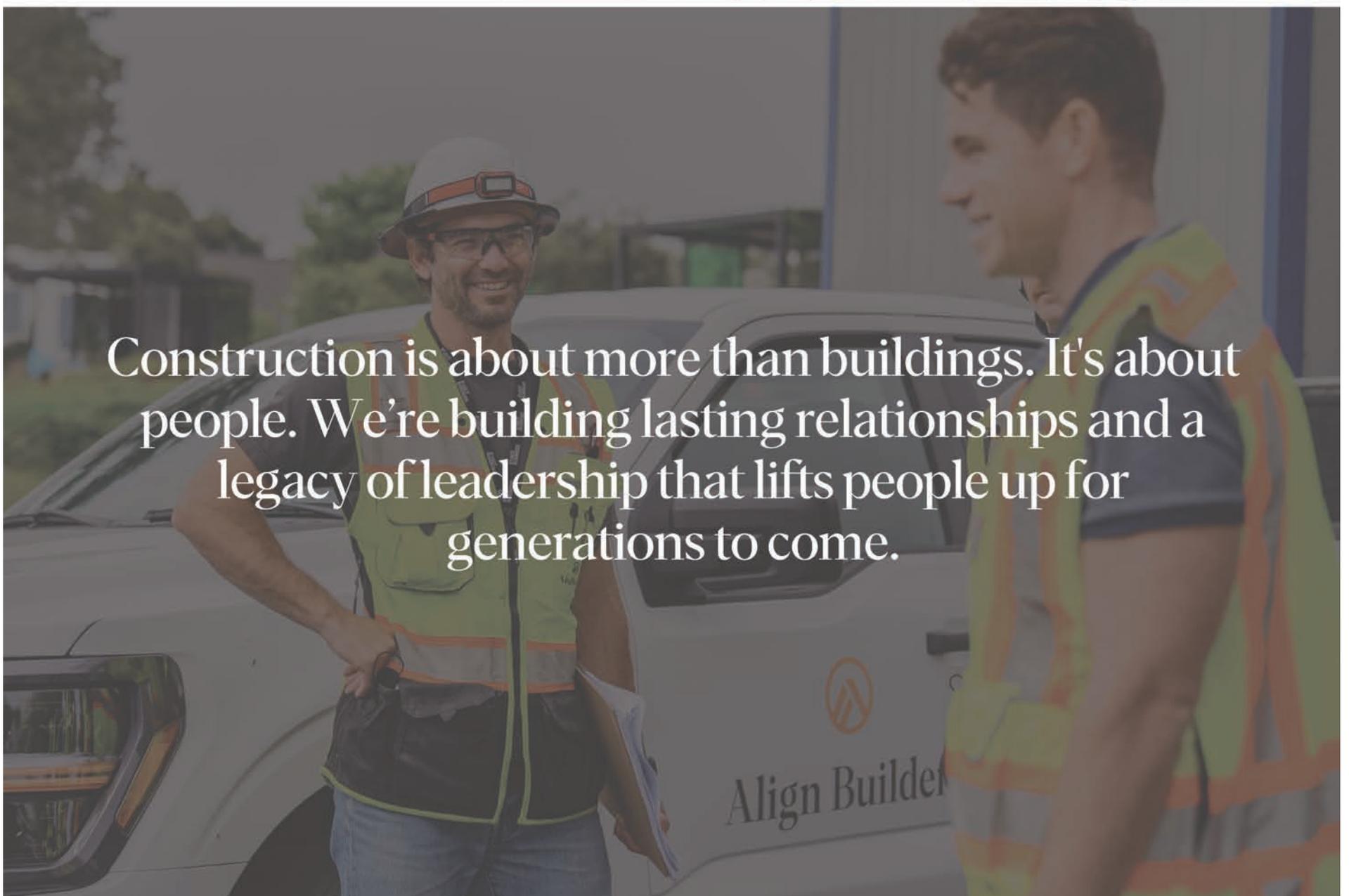
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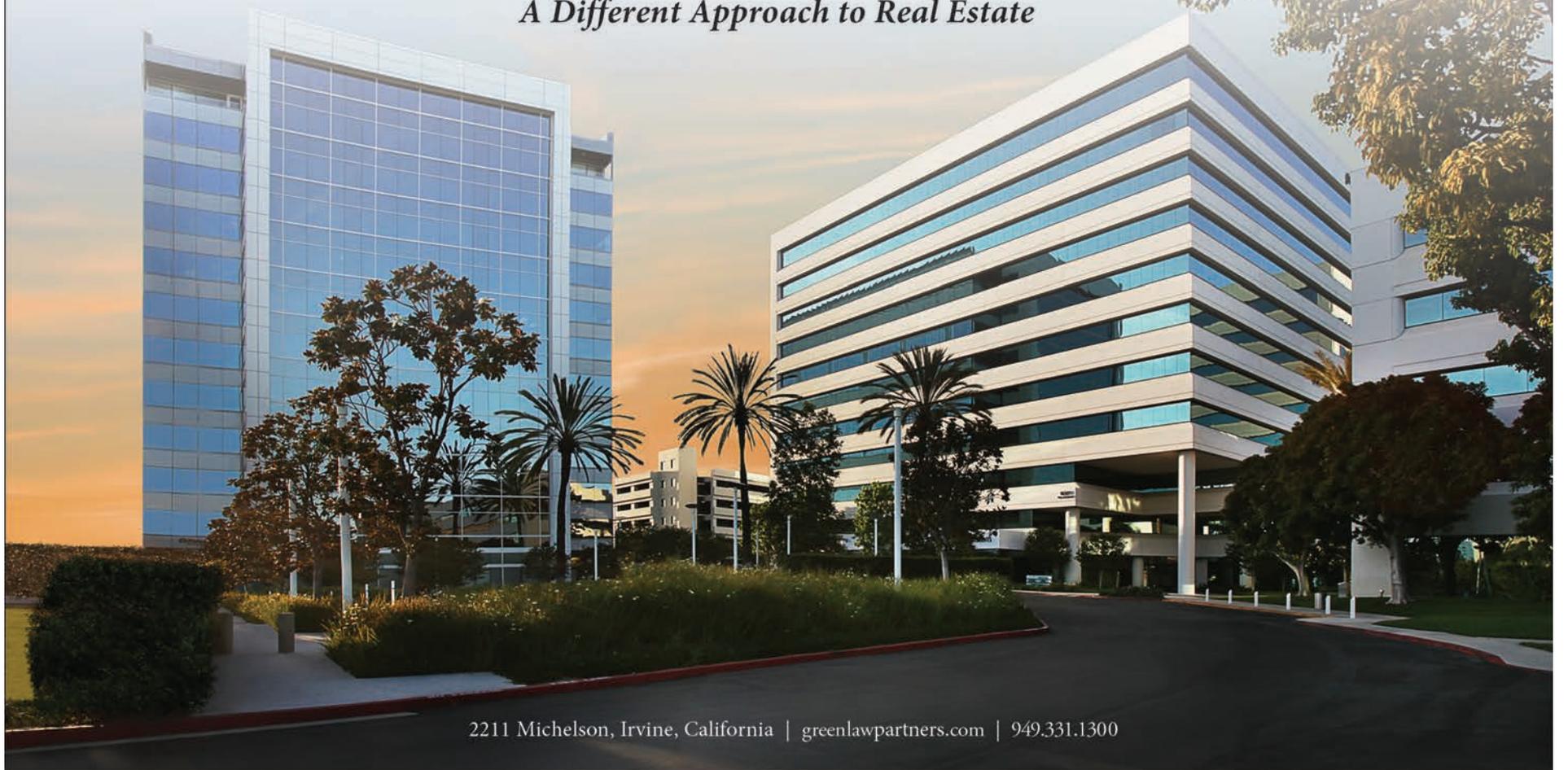
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Outdated Spaces Cost You More Than You Think.

An antiquated workspace can drive away clients, employees, *and* opportunities. Don't let your space hold your business back. A functional redesign ensures your space works for you—not against you.

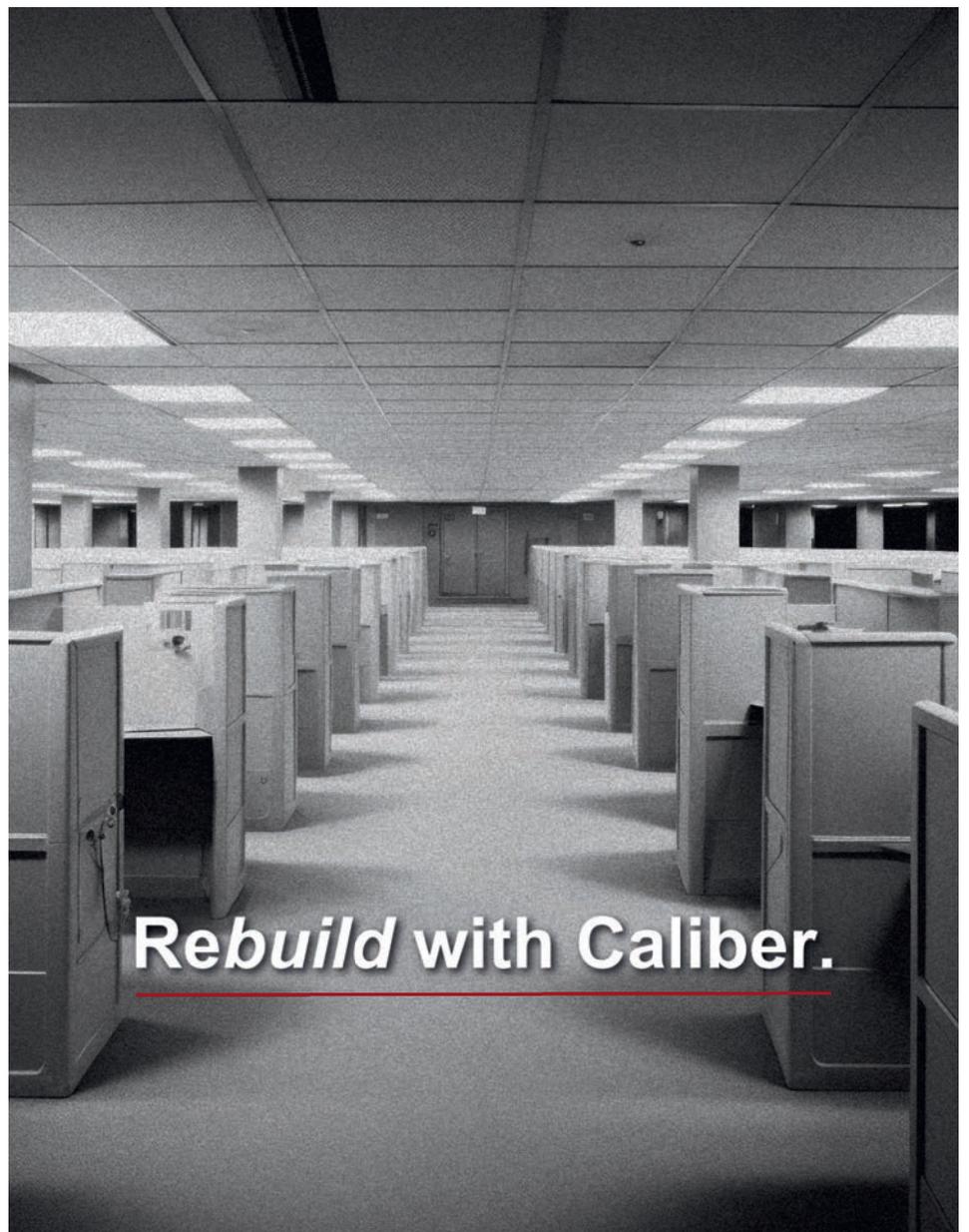
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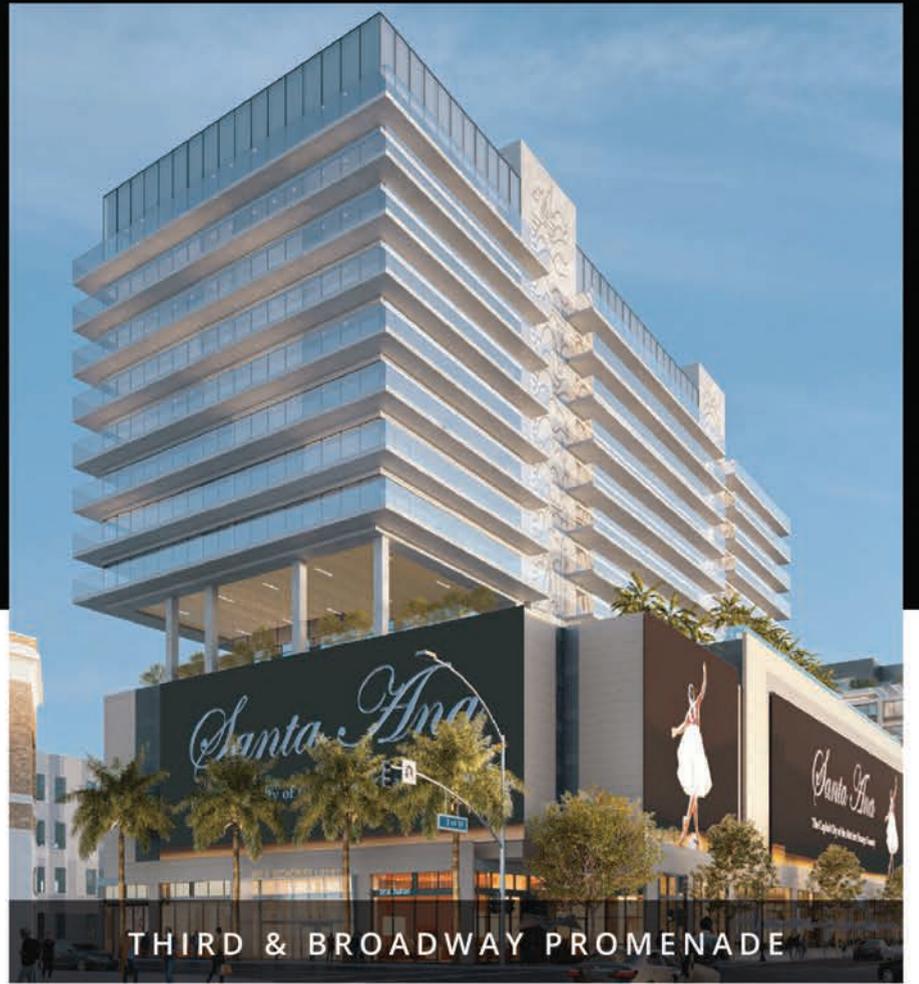
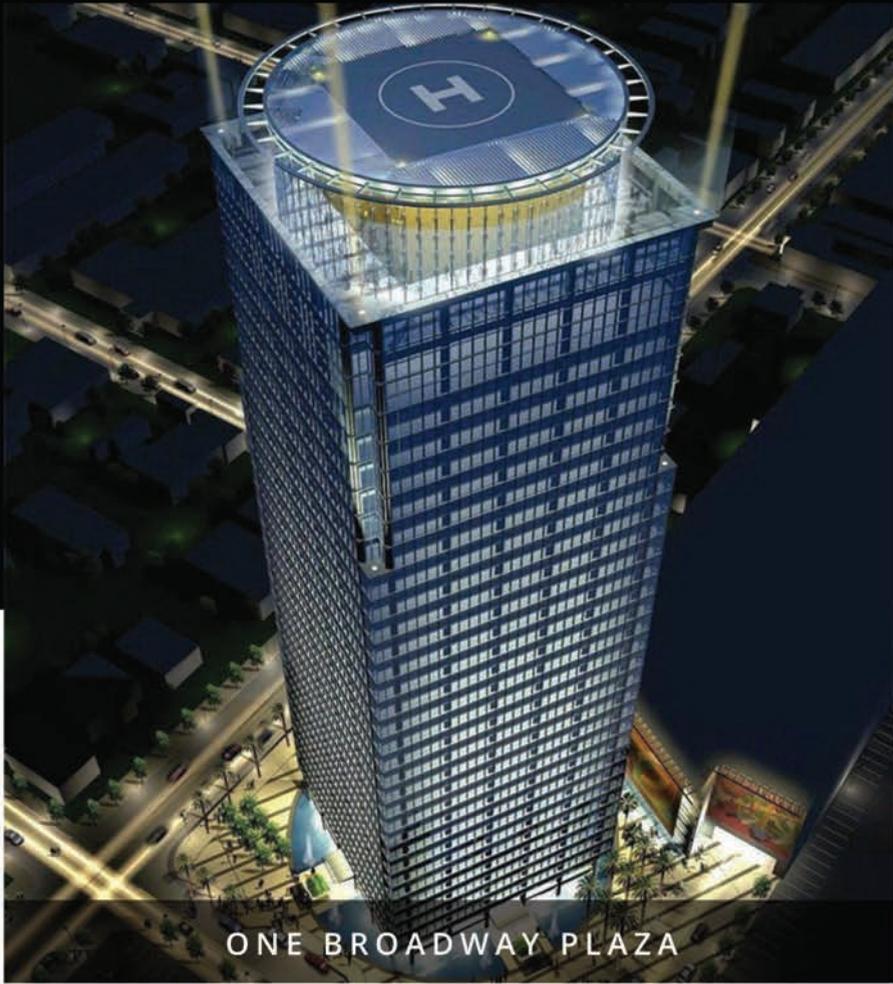
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