

WHO'S BUILDING ORANGE COUNTY

CUSTOM CONTENT • August 31, 2026



Presented by

SPERRY  **SPERRY**
EQUITIES COMMERCIAL

EQUITY SP

PROVEN PERFORMANCE. PROVEN PARTNERS.
\$104M Acquired in the last 18 Months



PORTAGE INDUSTRIAL

Portage, IN

Purchase Price: **\$16,500,000**
Cap Rate: **6.40%**
Building Size: **166,510 SF**



ARAPAHOE RIDGE

Erie, CO

Purchase Price: **\$13,500,000**
Cap Rate: **7.3%**
Building Size: **76,889 SF**



NORTH RIVER COMMERCE

Chattanooga, TN

Purchase Price: **\$28,750,000**
Cap Rate: **6.50%**
Building Size: **192,773 SF**



SUNDOME PLAZA

Sun City West, AZ

Purchase Price: **\$17,400,000**
Cap Rate: **7.06%**
Building Size: **135,259 SF**



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PARTNERS FOR 2026/27

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R R Y T T L E S

JOIN OUR 2026/27 SUCCESS
18% Annual Returns • \$141M Sold



SPERRY
COMMERCIAL

**DISCIPLINED STRATEGY. STRONG PARTNERSHIPS.
SUPERIOR RESULTS.**



Sperry - Commercial



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HEMBREE
Roswell, GA

ROI:	24% over 11 yrs
Building Size:	315,152 SF
Sold Price:	\$43,700,000



WILLOW CREEK
Glenview, IL

ROI:	14% over 5 yrs
Building Size:	181,024 SF
Sold Price:	\$33,650,000



SHOPPES AT LEGACY
Mesa, AZ

ROI:	118% over 5.5 yrs
Building Size:	54,161 SF
Sold Price:	\$14,125,000



LINDSAY GROVES
Plano, TX

ROI:	15% over 5 yrs
Building Size:	16,187 SF
Sold Price:	\$4,875,000



Align Builders



Full Circle: Hybrid OR Updates 15 Years Later

Fifteen years ago, Align Builders built the Hybrid Operating Room at Hoag's Heart and Vascular Institute. This room was among the first hybrid operating rooms in the region designed for minimally invasive heart valve surgery. The procedures were so new that most health systems hadn't yet committed to them. Hoag did, and we built the room that made it possible.

This year, Hoag invited us back to renovate that same room. It is now cutting edge once again with the latest Philips imaging technology.

In the years between, we built the laboratories, cleanrooms, and manufacturing space for the local heart valve manufacturer which produced the very valves the OR was designed around. Align worked on both ends of the same technology: the campus where the valve is made, and the room where it is implanted.

Renovating an active OR inside a working heart institute demands precision: infection control, schedule protection, and zero disruption to patient care. That sort of trust isn't won in a proposal. It's earned through years of partnership, proactive leadership, and faithful execution project by project.



Align Builders



ALIGNBUILDERS.COM

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Orange County Tenant Improvement Experts

As demand for quality commercial space continues, Orange County tenant improvement contractors who can deliver on schedule and within budget are in high demand. Caliber Construction Inc. specializes in Orange County commercial construction and tenant improvements for owners, tenants, and brokers who need their projects done fast and with a small punch list.

Caliber Construction Inc.'s work across Orange County and neighboring markets includes turnkey warehouse industrial manufacturing conversions, fast lighting upgrades, specialized hazmat emergency alarm systems, ESFR upgrades, complete commercial tenant improvements that range from standard office and warehouse improvements to new commercial kitchens, restrooms upgrades, and ADA accessibility features. Our company specializes in taking a conceptual lease plan into a refined stamped set of drawings approved by any required jurisdiction and from there to a certificate of occupancy for a new tenant.

Every Orange County tenant improvement project requires tight coordination with landlords, architects, and city inspectors, as well as the ability to navigate the permitting process. Caliber Construction treats said items along with Title 24 compliance, RFIs, retention rules, and occupied-building protection/cleanliness as standard practice. A general contractor who stays on site, is aggressive about hitting dates, manages the trades directly, and keeps the owner informed reduces schedule delays and change-order surprises that typically plague commercial construction projects.

Our repeat business and client referrals have been the main driver to Caliber Construction Inc.'s growth. Some projects have had unrealistic timelines, but our crack team of project managers bring a wealth of experience and have been able to meet our objective timeframes and contribute to our clients' success in not having the stress or penalties associated with late projects. In a competitive Orange County commercial construction market, speed, efficiency, reliability, and finish



quality matter more than the lowest bid. Caliber has built its reputation by finishing what it starts and by maintaining a trusted network of subcontractors who perform sterling work and who get the job done.

Orange County continues to add and reposition commercial space. The companies that will shape the next wave of tenant improvements and commercial construction success are the ones that execute on the ground, hit milestones when expected, and navigate the permitting process. Caliber Construction Inc. is here to be that contractor: a focused Orange County tenant improvement partner for owners who need their spaces built right the first time and under budget.

We build for the work that builds **ORANGE COUNTY**

For decades, Orange County businesses have turned ideas into reality, ambition into growth, and hard work into lasting impact. **Caliber Construction** is proud to build the offices, warehouses, and commercial spaces that help make that work possible.



Proudly building Orange County since 1992 | caliberconstructioninc.com

Caliber
CONSTRUCTION, INC.
(714) 255-2700



License # B-036842



GREENLAW

A Different Approach to Real Estate



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Coastline Development Inc. (CDI) is an Orange County based general contractor that has been in business since 1985. We work all across California as well as Arizona, Nevada and Utah. Coastline specializes in tenant improvements, value engineering, design build and capital improvements repositioning properties in all asset categories. We pride ourselves on our professionalism, integrity, expertise and comprehensive competitive pricing. CDI truly appreciates and would like to thank all of our loyal customers many of which have been working with us for decades.

CA Lic#485187 AZ Lic#3254367 UT Lic#11343661-55017 NV Lic#0084959

Phone 714.265.0250 | www.coastlinedevelopment.com



Building Value Through Experience and Expertise

Since 1985 Coastline Development Inc. (CDI) has been delivering exceptional commercial construction services built on professionalism, integrity, and proven expertise. Based in Orange County and licensed in California, Nevada, Arizona, and Utah, we are a trusted general contractor serving property owners, tenants and asset managers throughout the Southwest.



Our specialties include tenant improvements, capital improvement projects, value engineering, and asset repositioning. Whether modernizing an existing property, optimizing project costs, or transforming commercial spaces to maximize value, we provide practical solutions tailored to your goals.

Every project is approached with meticulous planning, transparent communication and a commitment to quality craftsmanship. Our comprehensive, competitive pricing ensures clients receive outstanding value without compromising on quality of service.

For more than four decades, we've built lasting relationships by consistently delivering projects on time, on budget and to the highest standards. When experience, reliability, and results matter, choose a contractor dedicated to protecting your investment and exceeding your expectations.