

REQUEST FOR PROPOSAL (RFP)

1465 NORTH BATAVIA STREET  
ORANGE, CA

Responses must be received no later than  
October 24, 2025 by 12:00pm

Submit Response Via Email To:

[mvogt@lee-associates.com](mailto:mvogt@lee-associates.com) / [jhearne@lee-associates.com](mailto:jhearne@lee-associates.com)

Questions or Clarifications:

All questions must be submitted in writing, via email to:

[mvogt@lee-associates.com](mailto:mvogt@lee-associates.com) / [jhearne@lee-associates.com](mailto:jhearne@lee-associates.com)

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES, INC. – ORANGE

**Office Advisory Group®**

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Corporate ID: 01011260



## 1. REQUEST FOR PROPOSALS

### 1.1. Purpose

By way of this Request for Proposals (“RFP”), Lee & Associates | Orange (“Lee-Orange”) on behalf of the Rancho Santiago Community College District (“District”), is requesting Proposals (“Responses”) from qualified occupants (“Lessee”) to lease the property located at 1465 North Batavia Street, Orange, CA 92865 (“Property”). The purpose of this RFP is to obtain information that will allow the District to select a qualified Lessee to occupy the Property at a rate, term and use acceptable to the District.

### 1.2. RFP Schedule

Event / Occurrence	Deadline
Lee-Orange/District issue RFP	October 1, 2025
Deadline for questions	October 17, 2025
<b>Deadline for Lessee to submit Responses</b>	<b>October 24, 2025, by 12:00pm</b>
Lee-Orange/District to interview Lessee(s)	To be Decided
District Board of Trustees approves successful Lessee	November/December 2025

## 2. PROPOSAL REQUIREMENTS

All Responses will be evaluated as per the proposal requirements described below. All prospective Lessees shall be advised of the policies applicable to contract award if selected.

### 2.1. Requirements

Although not necessarily exhaustive of the criteria to be utilized, the District intends to use the following evaluation criteria in selecting the Lessee.

- Lessee:** Provide the full entity name and supporting documentation.
- Premises:** Approximately 5.45 acres (approximately 237,234 square feet) of land commonly known as 1465 North Batavia Street, Orange, California. Premises shall be delivered in its “AS IS” condition.
- Term:** Provide the maximum lease term, no more than five (5) years.
- Commencement Date:** Provide the earliest date to commence the lease.

<b>Use:</b>	<p>Specify the proposed use of the Premises. Lessee's use and occupancy of the Premises shall be in compliance with: (i) all applicable laws, ordinances, rules or regulations; and (ii) applicable District Board Policies and Administrative Regulations.</p> <p>The property is available for lease for storage and parking of motor vehicles or other similar uses as approved by the District and subject to City of Orange permit approvals as appropriate.</p>
<b>City Permits:</b>	<p>Lessee shall be responsible for attaining all required City and/or Agency Permits as may be necessary to operate at the Premises.</p>
<b>Insurance Requirements:</b>	<p>Lessee will be required to obtain and maintain policies of insurance required by the District.</p>
<b>Monthly Base Rent:</b>	<p>Propose your most competitive Monthly Base Rent and annual escalations.</p>
<b>First Month's Rent / Security Deposit:</b>	<p>Lessee shall be required to deliver a check to the District for the first month's base rent and a security deposit in an amount equal One Hundred Percent (100%) of the last months' rent. <b><i>Final Security Deposit amounts shall be subject to District's review of Lessee's comprehensive financial statements.</i></b></p>
<b>Remediation Report:</b>	<p>Lessee acknowledges that, as required by applicable law: (i) the District shall provide Lessee with a copy of the Remedial Action Workplan prior to execution of a Lease; (ii) the Remediation Report discloses, describes and identifies the nature and extent of Hazardous Materials at the Premises; (iii) the Remediation Report describes the nature of activities and actions at the Premises to remediate the Hazardous Materials described therein.</p> <p>District shall continue to have access to its environmental remediation equipment for maintenance purposes.</p>
<b>Option to Extend:</b>	<p>Specify the requested number of Option(s) to Extend and requested terms, no more than five (5) additional years.</p>
<b>Right to Terminate:</b>	<p>The District shall have the Right to Terminate the Lease at any time during the Lease Term or any Option(s) to Extend with One Hundred Eighty (180) days prior written notice to Lessee if the District determines the Premises are necessary for the District's academic purposes.</p>
<b>Sublease / Assignment:</b>	<p>Lessee shall not have the right to sublet or assign the Premise or any portion thereof.</p>

**Broker  
Representation:**

The District and Lessee acknowledge Lee-Orange (Marshal Vogt & Jaimeson Hearne) represents the District and both parties consent thereto.