

565 North Tustin Street

Orange, CA

OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

565 N Tustin Street presents a rare opportunity to acquire a highly improved freestanding commercial building in one of Orange County's most established and desirable business corridors. Offered at \$4,950,000, the property consists of approximately 14,392 square feet situated on a 0.44-acre parcel with 18 secured parking spaces, monument signage, gated access, loading capabilities, and immediate occupancy potential.

The property underwent an extensive renovation with approximately \$800,000 invested in improvements, including a new roof, upgraded electrical and plumbing systems, commercial elevator installation, modern storefront improvements, and significant interior upgrades. The result is a turnkey facility capable of supporting a wide range of commercial uses without requiring substantial additional capital investment.

Strategically positioned along N Tustin Street, the property benefits from exposure to approximately 40,000 vehicles per day and offers convenient access to State Route 55, State Route 22, Chapman University, Old Towne Orange, and numerous national retailers. Opportunities to acquire a renovated freestanding building of this scale and quality are increasingly limited throughout Orange County.

Whether for an owner-user seeking a flagship headquarters location or an investor pursuing a long-term value-add opportunity, 565 N Tustin Street offers exceptional functionality, visibility, and long-term value in a supply-constrained market.

\$4,950,000

OFFERING PRICE

14,392 SF

BUILDING SIZE

\$343.94

PRICE PER SF

\$800,000

RECENT CAPEX

565
NORTH TUSTIN STREET
ORANGE, CA

E Orange Grove Ave

N Tustin St



PROPERTY OVERVIEW AND LOCATION DETAILS

PROPERTY/BUILDING INFORMATION

Property Address	565 N Tustin St
Property Type	Freestanding Retail
Year Built	1965/2019
Building Size	14,392
Lot Size	19,166

LOCATION INFORMATION

City, State, Zip	Orange, CA 92867
Market	North Tustin / East Orange retail corridor

AREA OVERVIEW

Nearest Airport	John Wayne Airport (SNA)
Nearest Fire Service	Orange County Fire Authority (OCFA)
Nearest Police Service	Orange Police Department (OPD)
Highways	I-5, I-405, CA-55, CA-22, CA-57



PROPERTY HIGHLIGHTS



OWNER-USER OPPORTUNITY

Delivered 100% vacant, this 14,392 SF property offers a rare opportunity for an owner-user to immediately occupy a 14,392 SF freestanding building without inheriting tenant rollover risk. Buyers can establish a flagship headquarters, showroom, medical facility, educational use, or specialty commercial operation from day one.



HIGH-EXPOSURE LOCATION

Positioned along N. Tustin Street, the property benefits from approximately 40,000 vehicles per day and exceptional frontage. Less than one mile from SR-55 and SR-22, the site provides convenient regional access throughout Orange County.



\$800,000 + IN RECENT IMPROVEMENTS

Ownership invested approximately \$800,000 in renovations, transforming the property into a highly functional, move-in-ready commercial facility. Improvements include a new roof, upgraded electrical, modern storefront enhancements, significant interior renovations, and the installation of a commercial elevator. These capital improvements substantially reduce future ownership costs and create a turnkey opportunity.



STRONG DEMOGRAPHICS

The surrounding trade area is supported by dense residential neighborhoods, major employment centers, Chapman University, and a 5-mile average household income exceeding \$115,000



RARE FREESTANDING BUILDING

Containing approximately 14,392 SF with 18 secured parking spaces, gated access, loading capabilities, monument signage, and elevator service, the property offers functionality rarely found in comparable Orange County buildings.



HEADQUARTERS OR SHOWROOM POTENTIAL

The building's combination of visibility, parking, ceiling heights, showroom space, mezzanine offices, and flexible floor plan make it suitable for corporate headquarters, medical users, furniture and design companies, educational facilities, fitness concepts, and specialty retail operators.

MARKET OVERVIEW

Orange County, a vibrant hub in Southern California, is known for its strong business sectors, including healthcare, finance, and retail, alongside its stunning beaches and popular attractions like Disneyland. The county attracts both residents and businesses with its high quality of life, excellent schools, and diverse recreational opportunities, making it a highly sought-after location for commercial investments.

The Santa Ana-Orange single-tenant retail submarket has shown exceptional strength in early 2026, with 445,601 square feet of positive net absorption and a decrease in vacancy rates to under 4%. A severe lack of new supply, combined with strong demand for premium spaces, particularly along high-traffic corridors like North Tustin Street, is driving market activity. With high land costs limiting new construction, modern build-outs with high ceilings are dominating leasing trends, giving renovated properties a competitive edge over older spaces.

The Santa Ana-Orange corridor benefits from its affluent consumer base, with over 613,000 residents and an average household income of \$146,000. The area's strong traffic, with up to 40,000 vehicles per day on North Tustin Street, and rising rents—averaging \$2.52 to \$2.60 per square foot NNN—make it a prime location for high-value retailers and luxury showrooms. These factors position the region as a top destination for retail investment.

\$116,289

Median Household Income (Approx.)

\$1,197,200 – \$1,255,983

Median Home Property Value (Approx.)

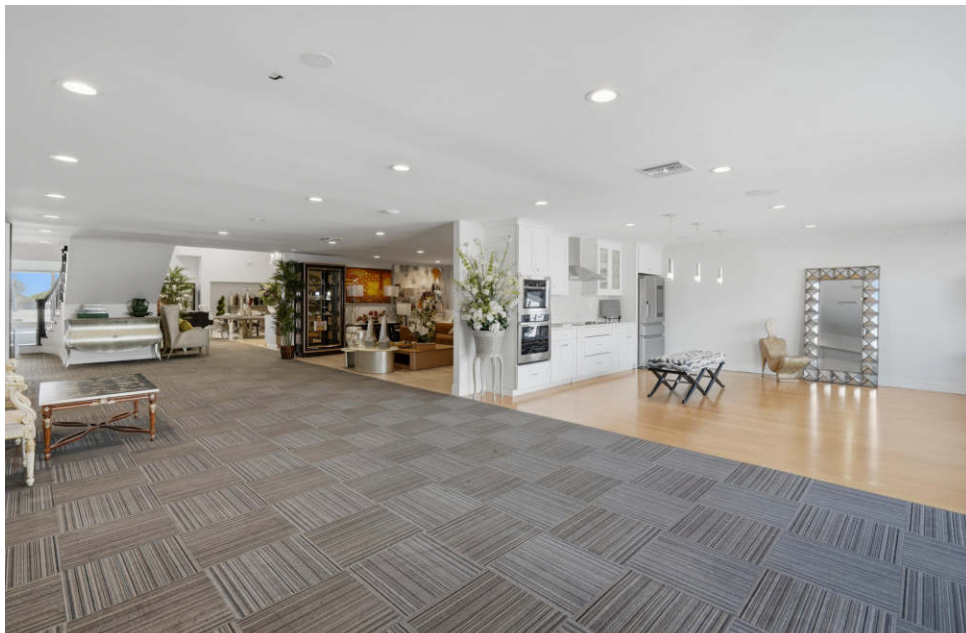
\$3,155 / month

Market Rent (Approx.)

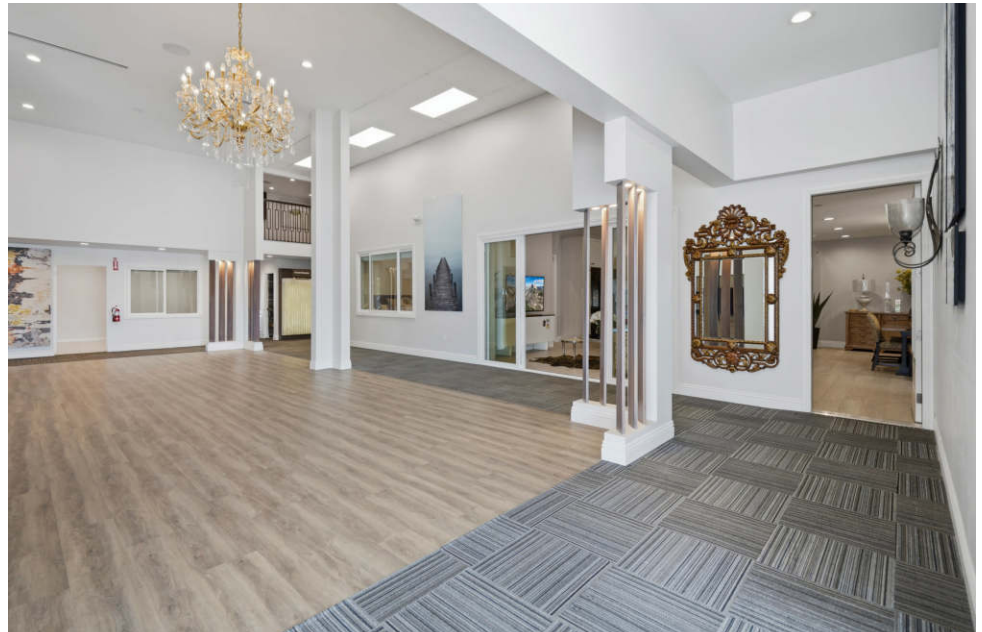
4.0%

Retail Vacancy Rate Decrease (Approx.)

INTERIOR



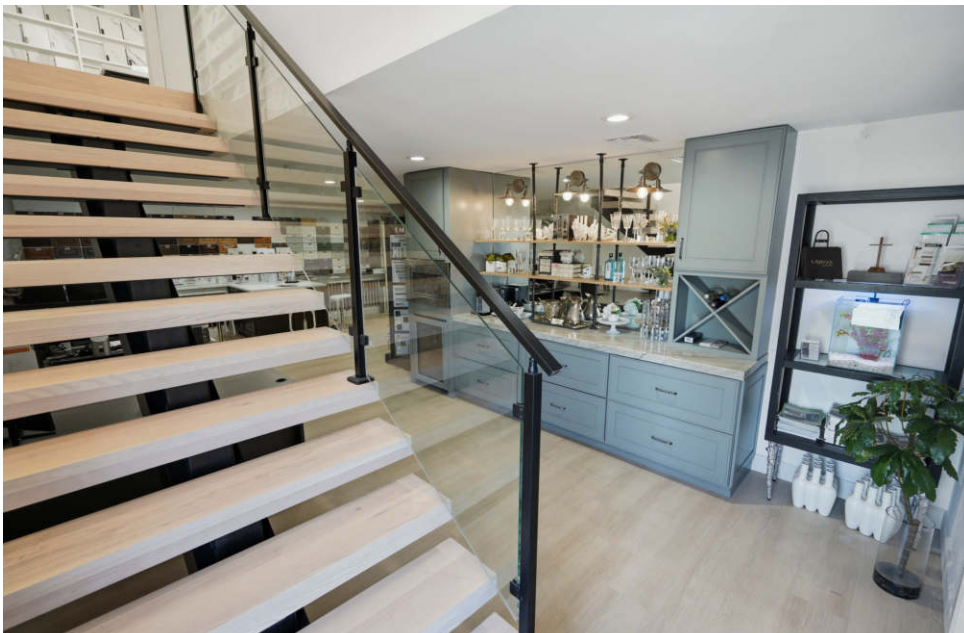
INTERIOR



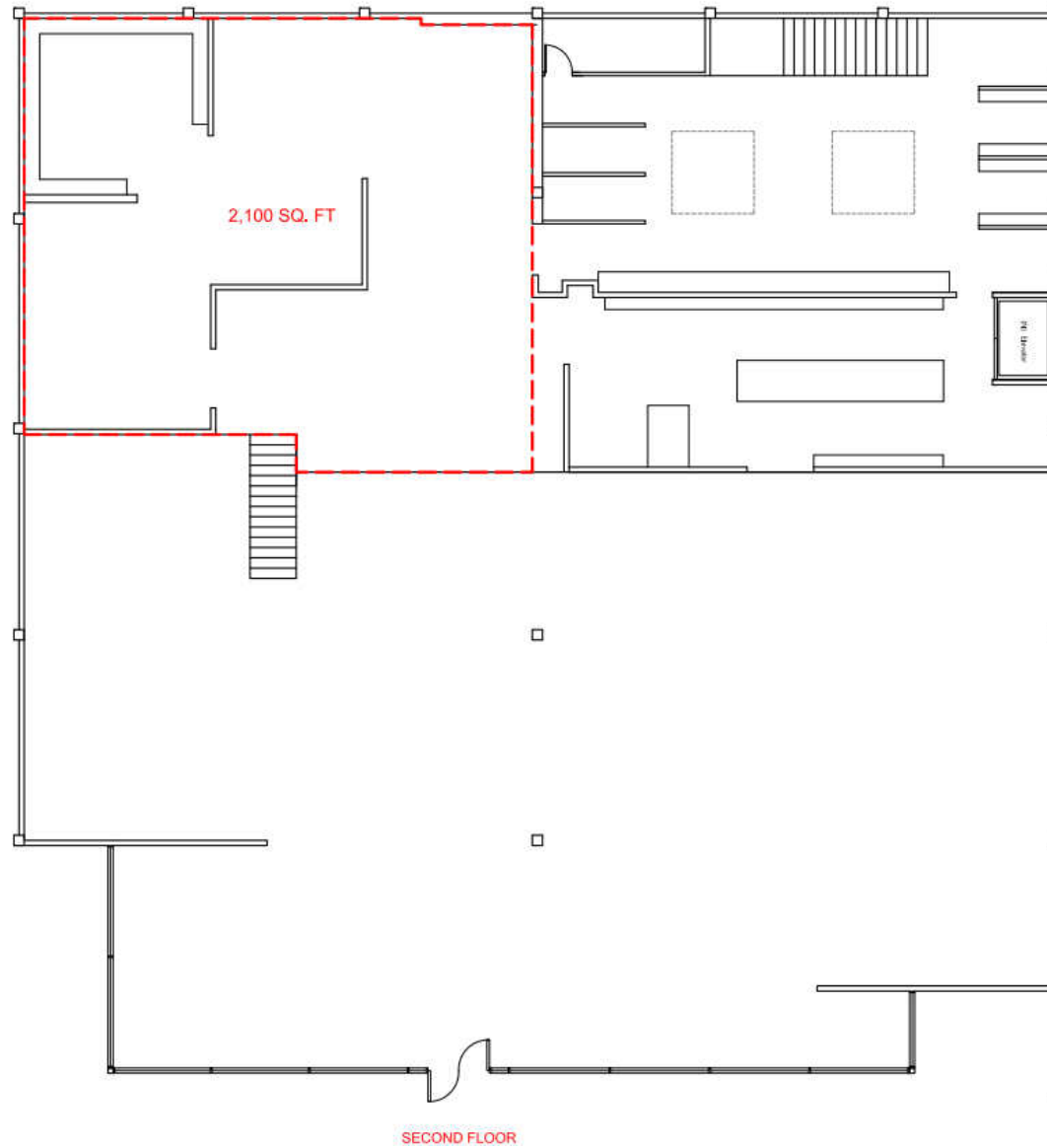
INTERIOR



INTERIOR



FLOOR PLAN



565 North Tustin Street

Orange, CA



SALES COMPARABLES

SALES COMPARABLES



565 N Tustin St, Orange



2075 N Tustin St, Orange



706 N Tustin, Orange

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$4,950,000
Price/Sqft	\$343.94
Price/Sqft LAND	\$258.27
Closing Date	N/A
Days on Market	N/A
Building Size	14,392
Lot Size	19,166
Year Built	1965/2019
Parking Spaces	N/A
Zoning	N/A
Street's Traffic	33,874

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$3,275,000
Price/Sqft	\$341.15
Price/Sqft LAND	\$134.25
Closing Date	12/20/2023
Days on Market	128
Building Size	9,600
Lot Size	24,394
Year Built	1955
Parking Spaces	25
Zoning	C-TR
Street's Traffic	39,000

3,600 SF of Showroom/Office space. 6,000 SF of Warehouse Space. Fenced yard area. 400 Amps of Power. The buyer will occupy the property with their motorcycle business.

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$1,950,000
Price/Sqft	\$271.44
Price/Sqft LAND	\$194.63
Closing Date	8/10/2025
Days on Market	N/A
Building Size	7,184
Lot Size	10,019
Year Built	1962
Parking Spaces	10
Zoning	N/A
Street's Traffic	39,000

Formally owned by All-Pro remodeling a general contractor showroom. Sold to Orange Lutheran High School

SALES COMPARABLES



500 W La Habra Blvd, La Habra



11732 Rosecrans Ave, Norwalk



17791 Fitch Ave, Irvine,

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$2,280,000
Price/Sqft	\$220.46
Price/Sqft LAND	\$124.62
Closing Date	2/3/2026
Days on Market	N/A
Building Size	10,342
Lot Size	18,295
Year Built	1954/2017
Parking Spaces	19
Zoning	C-P
Street's Traffic	25,000

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$3,500,000
Price/Sqft	\$432.10
Price/Sqft LAND	\$157.54
Closing Date	4/2/2023
Days on Market	N/A
Building Size	8,100
Lot Size	22,216
Year Built	1950
Parking Spaces	25
Zoning	N/A
Street's Traffic	N/A

Formally the Mega Shoe Factory. A wholesale shoe store. The property was sold with some defferd maintenance. The buyer richard purchased this to convert to a large Laundromat.

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$5,925,000
Price/Sqft	\$387.91
Price/Sqft LAND	\$226.70
Closing Date	4/6/2022
Days on Market	N/A
Building Size	15,274
Lot Size	26,136
Year Built	1980/2022
Parking Spaces	N/A
Zoning	5.1 - IBC Multi-Use
Street's Traffic	N/A

565 North Tustin Street

Orange, CA



MARKET COMPARABLES

ON MARKET COMPARABLES



565 N Tustin St, Orange



15250 Whittier Blvd, Whittier



2215 Harbor Blvd, Costa Mesa

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$4,950,000
Price/Sqft	\$343.94
Price/Sqft LAND	\$258.27
Days on Market	N/A
Building Size	14,392
Lot Size	19,166
Year Built	1965/2019
Parking Spaces	N/A
Zoning	N/A
Street's Traffic	N/A

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$3,100,000
Price/Sqft	\$342.01
Price/Sqft LAND	\$137.14
Days on Market	510
Building Size	9,064
Lot Size	22,605.00
Year Built	1959/2016
Parking Spaces	IBC Multi-Use
Zoning	C-TR
Street's Traffic	39,000

Property features a 7,000 sf showroom, 2,000 sf of storage and office space, and a dock-high loading door. 134 feet of street frontage and momument signage alogn side Whittier Blvd.

Product Type	Freestanding Retail
Investment Type	Owner User
Price	\$5,990,000
Price/Sqft	\$446.55
Price/Sqft LAND	\$237.10
Days on Market	526
Building Size	13,414
Lot Size	25,264.00
Year Built	1964
Parking Spaces	N/A
Zoning	N/A
Street's Traffic	50,000

AMENITIES MAP



MEET YOUR AGENT



Investment Adviser

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MINA ALDAYYAT

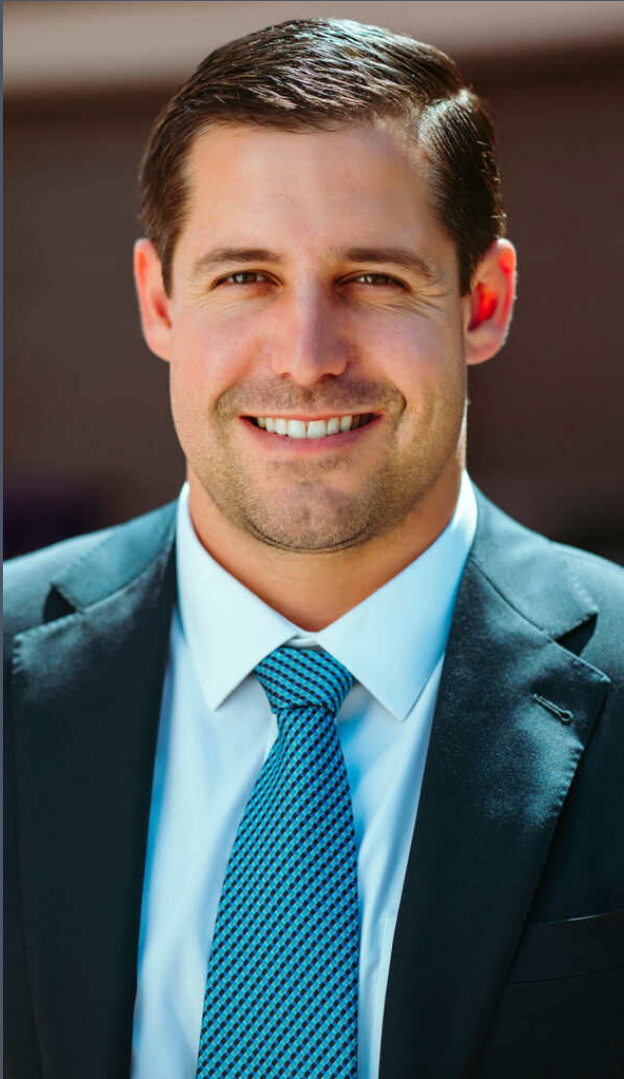
Mina Aldayyat is an Orange County native with deep roots in the community. He graduated from Mater Dei High School in Santa Ana and went on to earn his Bachelor's degree in Business Administration with a concentration in Operations and Supply Chain Management from California State University, Long Beach.

Mina's professional background is rooted in the fast-paced world of food service and real estate. From a young age, he was involved in managing and operating quick-service restaurant (QSR) franchises – most notably Popeyes Louisiana Kitchen – across various cities in Orange County. His responsibilities included everything from site selection and hiring to financial oversight and operational efficiency, providing him with a hands-on understanding of what makes retail real estate perform.

In addition to his restaurant operations experience, Mina served as the property manager of a multi-tenant NNN strip center, where he handled leasing, CAM reconciliations, tenant relations, and capital improvement projects. That role gave him a front-row seat to the challenges and opportunities facing both landlords and tenants, solidifying his desire to focus on commercial real estate full-time.

At Centennial, Mina specializes in retail investment sales, with a focus on the central Orange County markets of Santa Ana, Orange, and Tustin. He works closely with owner-users, investors, and developers to identify strategic retail properties, particularly those with value-add potential. His knowledge of operations, leasing, and property performance helps him advise clients with a long-term, growth-oriented mindset.

MEET YOUR AGENT



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MIKE ALPER

As Centennial Advisers' top multifamily broker in Orange County, Mike's success has been built on helping clients achieve their specific investment goals. Since joining the firm in 2017, Mike has been involved in high-profile investment transactions in Orange, San Diego, and Los Angeles Counties, including acquisitions, dispositions, 1031 Exchanges, and value-add repositioning.

The total consideration of Mike's commercial multifamily transactions with Centennial is in excess of \$200 million. Through comprehensive financial modeling and a detailed understanding of the 1031 Exchange process, Mike has helped numerous clients improve their portfolios. His track record showcases clients who have successfully exchanged into newer buildings, in better locations, that provide increased cash flow, as well as long-term appreciation potential.

Before joining Centennial, Mike earned an undergraduate degree in Business Administration with an emphasis in Marketing from Cal Poly San Luis Obispo. He went on to earn an MBA from Chapman University in Orange County. In his free time, Mike enjoys reading, going to the gym, surfing, and spending time outdoors. He has been a resident of Newport Beach since 2013.



Mina Aldayyat

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