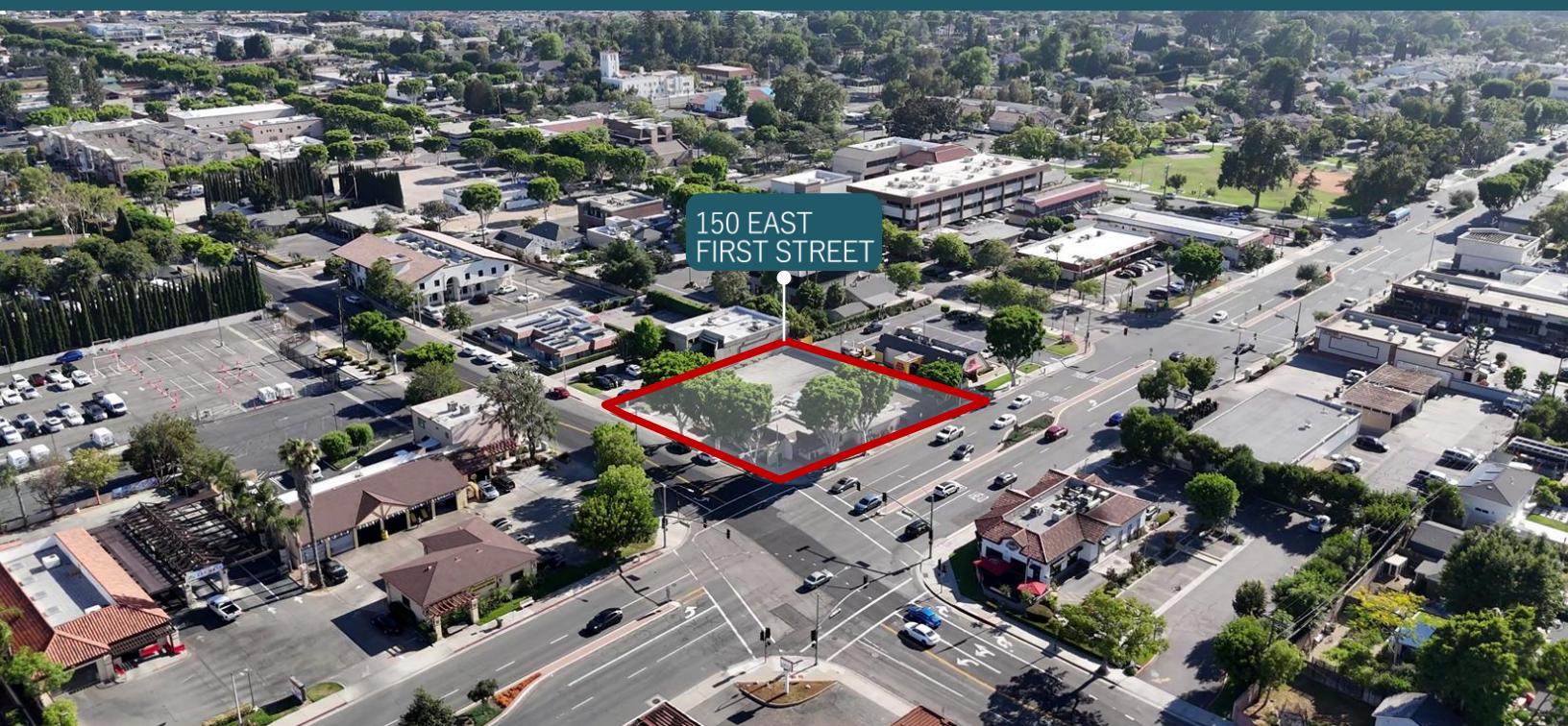


150 E FIRST STREET

TUSTIN, CA 92780



INVESTMENT HIGHLIGHTS

Strategic Corner Location – ±0.43-acre signalized corner site along 1st Street with ±17,000 vehicles per day, offering excellent visibility and accessibility in the heart of Downtown Tustin.

Walkable Old Town Tustin Corridor – Steps from Peppertree Park and surrounded by a mix of national and local retailers; a revitalized, pedestrian-friendly urban environment with long-term growth fundamentals.

Excellent Regional Connectivity – Just 3 minutes to SR-55, 5 minutes to I-5, and under 10 minutes to John Wayne Airport, providing seamless access to major transportation arteries.

City-Owned Site with Entitlement Vision – The City of Tustin seeks a qualified development partner to deliver a high-impact project that advances the goals of the Downtown Commercial Core Specific Plan (DCCSP).

The information supplied herein is from sources PRES deems reliable. It is provided without any representation, warranty, or guarantee, expressed or implied, as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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