



PLATFORM TUSTIN

15641-15661 RED HILL AVENUE
TUSTIN, CALIFORNIA



BUILD-TO-SUIT OPPORTUNITY FOR LEASE $\pm 93,372$ SF - $\pm 142,924$ SF

CBRE

PROPERTY OVERVIEW/HIGHLIGHTS

15661 RED HILL AVENUE

- » ±93,372 SF Freestanding Industrial Building
- » Situated on 4.03 Acres
- » ±12,000 SF of Two-Story Office Space (Expandable)
- » Eleven (11) Dock High Doors
- » Two (2) Ground Level Loading Ramps
- » 36' Minimum Warehouse Clearance Height
- » Heavy Power
- » ESFR Sprinklers
- » .95:1,000 SF Parking (89 Auto Stalls) (Expandable)

15641-15661 RED HILL AVENUE

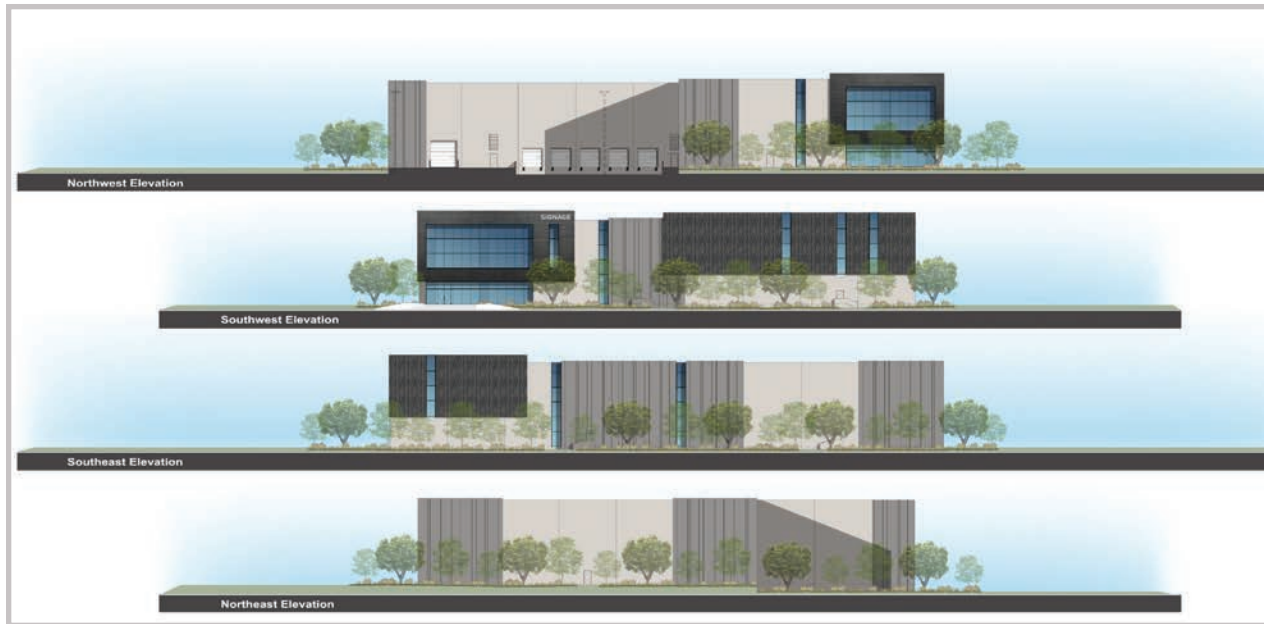
- » ±142,924 SF Total Two (2) Building Build-to-Suit Opportunity
- » Situated on 6.17 Acres
- » ±18,000 SF of Two-Story Office Space
- » Sixteen (16) Dock High Doors
- » Three (3) Ground Level Loading Ramp
- » 36' Minimum Warehouse Clearance Height
- » Heavy Power
- » ESFR Sprinklers
- » 1.01:1,000 SF Parking (144 Auto Stalls)



HYPOTHETICAL SITE PLAN



ELEVATIONS



REGIONAL MAP



DEMOGRAPHICS

2025 STATS	1 MILE	3 MILES	5 MILES
Population	7,284	237,570	628,208
Bachelor's, Graduate or Professional Degree	66.3%	45.7% Riverside Co.	51.3%
# of Households	3,146	77,419	202,796
Avg Household Income	\$149,008	\$133,662	\$143,628
2029 Avg Household Income (Projected)	\$160,523	\$147,030	\$157,684

AREA AMENITIES



1) Village @ Tustin Legacy

Board & Brew
Burger Boss
Chipotle Mexican Grill
Dunkin Donuts
Jamba Juice
Maui Poki
Noah's New York Bagels
Ootoro Bar
Sweetgreen
Toast Kitchen & Bakery
Yogurtland
The Winery
The Yellow Chilli
Whole Foods
Zip Korean BBQ

2) Diamond Jamboree

85C Bakery Cafe
BBQ Chicken
BCD Tofu House
Chubby Cattle
CoCo Ichibanya Curry House
Dun Huang
HaiDiLao Chinese Hot Pot
Kura Revolving Sushi Bar
Marugame Udon
Pepper Lunch
Pho Saigon Pearl
Seven Leaves Artisan Cafe
Somi Somi
The Kickin' Crab
Tim Ho Wan
Yi-Gah Korean Cuisine

3) Hotel Terrace Rd.

Best Western Plus
Del Taco
Embassy Suites
Hampton Inn
Holiday Inn
Spoons Grill & Bar

4) Hutton Centre

Courtyard Marriott
Double Tree Hotel
Juice it Up
Starbucks
Thai Spice
Togo's Eatery
Wasabi Japanese Grill

5) South Coast Plaza

AnQi Bistro
Apple Store
Bloomingdale's
CALO Kitchen + Tequila
Capital Grille
Corner Bakery
Crate & Barrel
Dior
Fendi
John Varvatos
Louis Vuitton
lululemon
Knife Pleat
Mochinut
Morton's Steakhouse

MOULIN

Nike
Ralph Lauren
Rolex
Ruby's Diner
Saks Fifth Avenue
Seasons 52
Sur La Table
Tableau Kitchen & Bar
Tumi
Wahoo's Fish Tacos
Water Grill
West Elm
Westin South Coast Plaza
Williams Sonoma

CORPORATE NEIGHBORS





Red Hill Avenue

Bell Avenue

Warner Avenue

CALIFORNIA
55

CONTACTS

ROSS BOURNE

Lic. # 01436669
T +1 949 725 8537
ross.bourne@cbre.com

DAVE DESPER

Lic. # 01094144
T +1 949 725 8504
dave.desper@cbre.com

NICK SPATAFORE

Lic. # 01353378
T +1 949 725 8657
nick.spatafore@cbre.com

JAKE MARTHENS

Lic. # 02096966
T +1 949 725 8536
jake.marthens@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.