

SINGLE TENANT 100% LEASED NNN

Office/Lab Investment Opportunity

Stabilized NNN Asset with Secure Cash Flow Through 12/2029



2743 Dow Avenue
TUSTIN, CA

ACTUAL SITE



EXCLUSIVELY MARKETING BY

James deRegt

Senior Vice President

SRS Industrial

james.deregt@srsre.com

D: 949.887.2010

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PROPERTY PHOTO



INVESTMENT SUMMARY



SRS Industrial is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in 2742 Dow Avenue, a fully leased NNN office/lab investment property located in the heart of Tustin, California, one of Orange County's most sought-after commercial submarkets. The property is leased to Memorial Health Services through December 2029, with a coterminous sublease in place to Doctor's Best Inc., offering stable cash flow and limited landlord responsibilities. Both leases are structured as NNN, with tenants responsible for all taxes, insurance, and maintenance, creating a true management-free investment ideal for passive or out-of-state investors.

The building totals $\pm 51,588$ square feet and sits on ± 2.80 acres, featuring tilt-up construction, modern finishes, and a favorable $\pm 4.0:1,000$ SF parking ratio. Four sides of surface parking and dual-story buildout provide flexibility for R&D, life sciences, and creative office users.

Strategically located just off the I-5, SR-55, and SR-261 freeways, the property offers superior regional accessibility. It benefits from proximity to Irvine and Santa Ana and sits within a dynamic trade area surrounded by Fortune 500 companies, educational institutions, and affluent residential communities. With limited new office development and continued demand from service and medical users, 2742 Dow Avenue represents a compelling opportunity for investors seeking a stabilized, long-term asset in a premier Southern California location.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$24,928,278
Net Operating Income	\$1,433,376
Cap Rate	5.75%
Tenant	Memorial Health Services
Subtenant	Doctor's Best Inc.
Lease Type	NNN
Landlord Responsibilities	Minimal

PROPERTY SPECIFICATIONS

Rentable Area	±51,588 SF
Land Area	11,968 SF / 2.80 Acres
Property Address	2742 Dow Avenue Tustin, CA 92780
Year Built / Remodeled	1979 / 2020
Parcel Number	432-491-15

RENT ROLL

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Recovery	Market Rate
Memorial Health Services	51,588	07/2007	12/2029					NNN	\$2.33
				01/2025	3.0%	\$119,448	\$2.32		
				01/2026	3.0%	\$123,032	\$2.38		
				01/2027	3.0%	\$126,723	\$2.46		
				01/2028	3.0%	\$130,524	\$2.53		
				01/2029	3.0%	\$134,440	\$2.61		





MEMORIAL HEALTH SERVICES

www.memorialcare.org

Company Type: Tax-Exempt 501 C 3 Nonprofit

Locations: 4 Hospitals with multiple medical group offices

Parent: MemorialCare

2025 Employees: 1,700 physicians

2023 Revenue: \$2.72 Billion

2023 Net Income: -\$182 Million

2022 Assets: \$2.2 Billion

2025 Equity: N/A

Credit Rating: S&P: N/A

Memorial Health Services (operating as MemorialCare) is a prominent nonprofit integrated health system serving Orange and Los Angeles counties. The organization encompasses four hospitals, two medical groups, numerous urgent care, surgical and imaging centers, and offers comprehensive care from primary care and pediatrics to specialty services including orthopedics, oncology, cardiology, rehabilitation, behavioral health, and telehealth.

Source: projects.propublica.org

BRAND PROFILE



DOCTORS BEST INC.

www.doctorsbest.com

Company Type: Wholly-owned subsidiary of Xiamen Kingdomway Group Co.

Locations: 1 with additional production & distribution facilities

Parent: Xiamen Kingdomway Group Co

2025 Employees: 100-250 employees in addition to global parent-company staff

2023 Revenue: Not publicly disclosed (estimates \$20-\$30M)

2023 Net Income: \$N/A

2022 Assets: N/A

2025 Equity: N/A

Credit Rating: S&P: N/A

Doctor's Best, Inc. is a science-driven nutritional supplement company founded in 1990 by physician Ken Halvorsrud. Based in Tustin/Irvine, CA, it formulates, manufactures, and distributes over 200 dietary supplements covering areas such as antioxidants, immune support, heart and brain health, digestive function, joint care, and wellness. The brand emphasizes using clinically studied branded ingredients and strict quality standards (cGMP-certified manufacturing) to ensure potency, safety, and transparency

Source: www.prnewswire.com, www.adapt.io/company, www.datanyze.com/companies

INVESTMENT HIGHLIGHTS

100% Leased Through 2029

- The property is fully leased to Memorial Health Services, with a coterminous sublease to Doctor's Best Inc., offering stable, predictable income through December 2029. The long-term tenancy provides security and ease of ownership.

NNN Lease Structure with Minimal Landlord Responsibility

- Both the master lease and sublease are structured as triple-net (NNN), with tenants responsible for property taxes, insurance, and operating expenses. Landlord obligations are minimal, making this a low-touch investment for passive or remote ownership.

\$6 Million in Tenant-Funded Improvements

- Doctor's Best Inc. has spent over \$6 million in capital improvements to the facility, signaling long-term occupancy intent and reducing future capital needs for ownership. One of a kind lab space was added by tenant for current and future use.

Modernized, High-Functionality Construction

- Originally built in 1979 and 1983, the building underwent major renovations in 2007 and 2020. The structure features durable tilt-up concrete panels, dual-tone exterior finishes, glass curtain walls, and a hydraulic passenger elevator.

Above-Market Parking & Flexible Layout

- With ± 206 surface parking stalls ($\pm 4.0:1,000$ SF), the property exceeds standard industrial parking ratios. This supports a wide range of users, including R&D, medical, and office-heavy tenants.

Core Orange County Location

- Centrally located in Tustin with easy access to the I-5, SR-55, and SR-261, the property benefits from proximity to major employment centers, executive housing, and regional transportation corridors.

Attractive Infill Investment Opportunity

- With limited supply of mid-sized flex assets in Orange County and steady tenant demand, the property offers strong long-term upside in one of the region's most competitive industrial markets.

PROPERTY OVERVIEW

LOCATION



Tustin, CA
Orange County
Anaheim-Santa Ana-Irvine, CA

PARKING



The parking ratio is approximately 4.0 stalls per 1,000 SF of leasable area.

ACCESS



Walnut Ave/Franklin Ave: 24,000 VPD
Walnut Ave/Myford Rd: 21,000 VPD

PARCEL



Parcel Number: 432-491-15
Acres: 2.8
Square Feet: 11,968

TRAFFIC COUNTS



Tustin Ranch Rd: 32,000 VPD
Edinger Ave: 26,000 VPD

CONSTRUCTION



Year Built: 1979
Year Renovated: 2020

IMPROVEMENTS



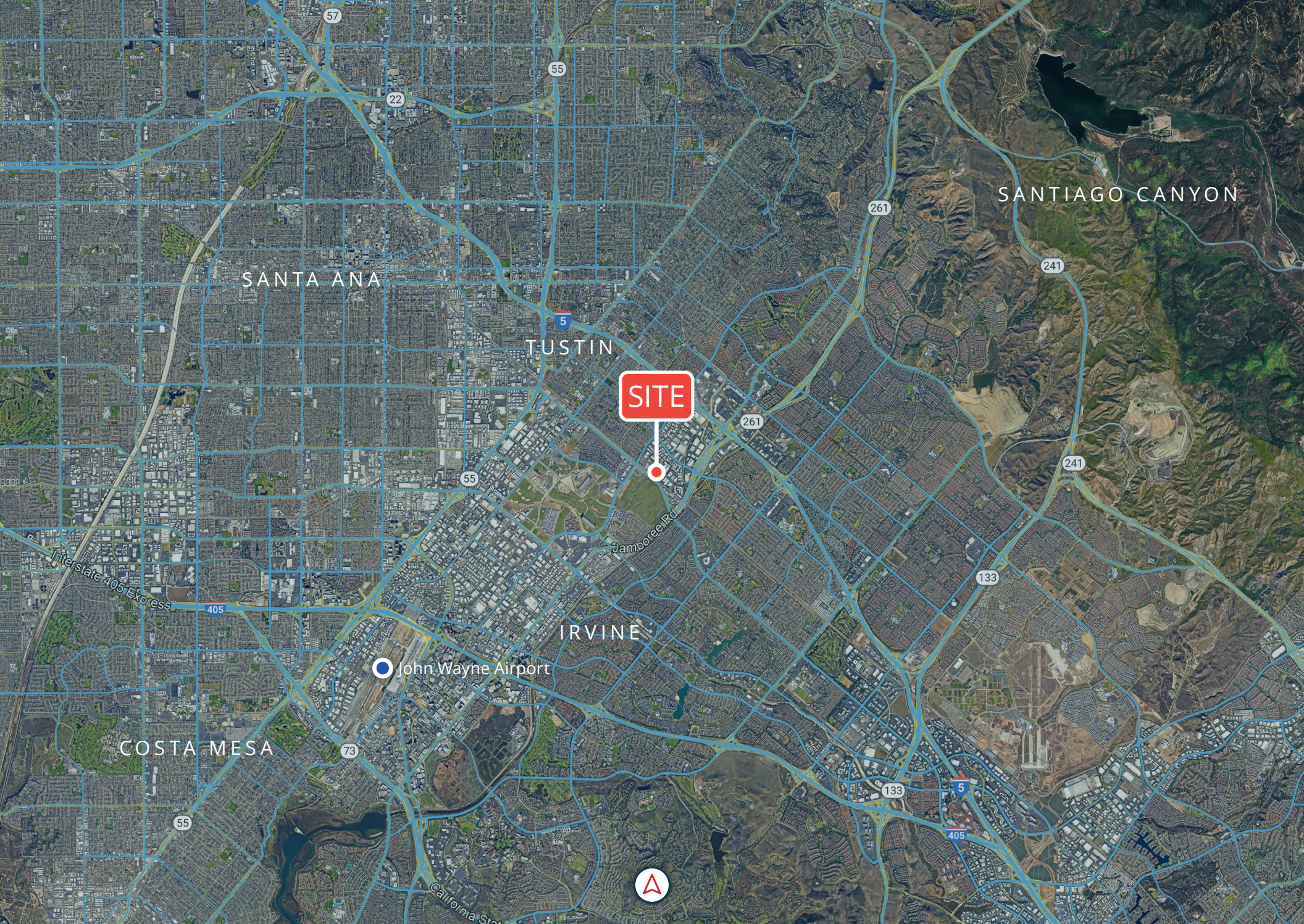
There is approximately $\pm 51,588$ SF of existing building area

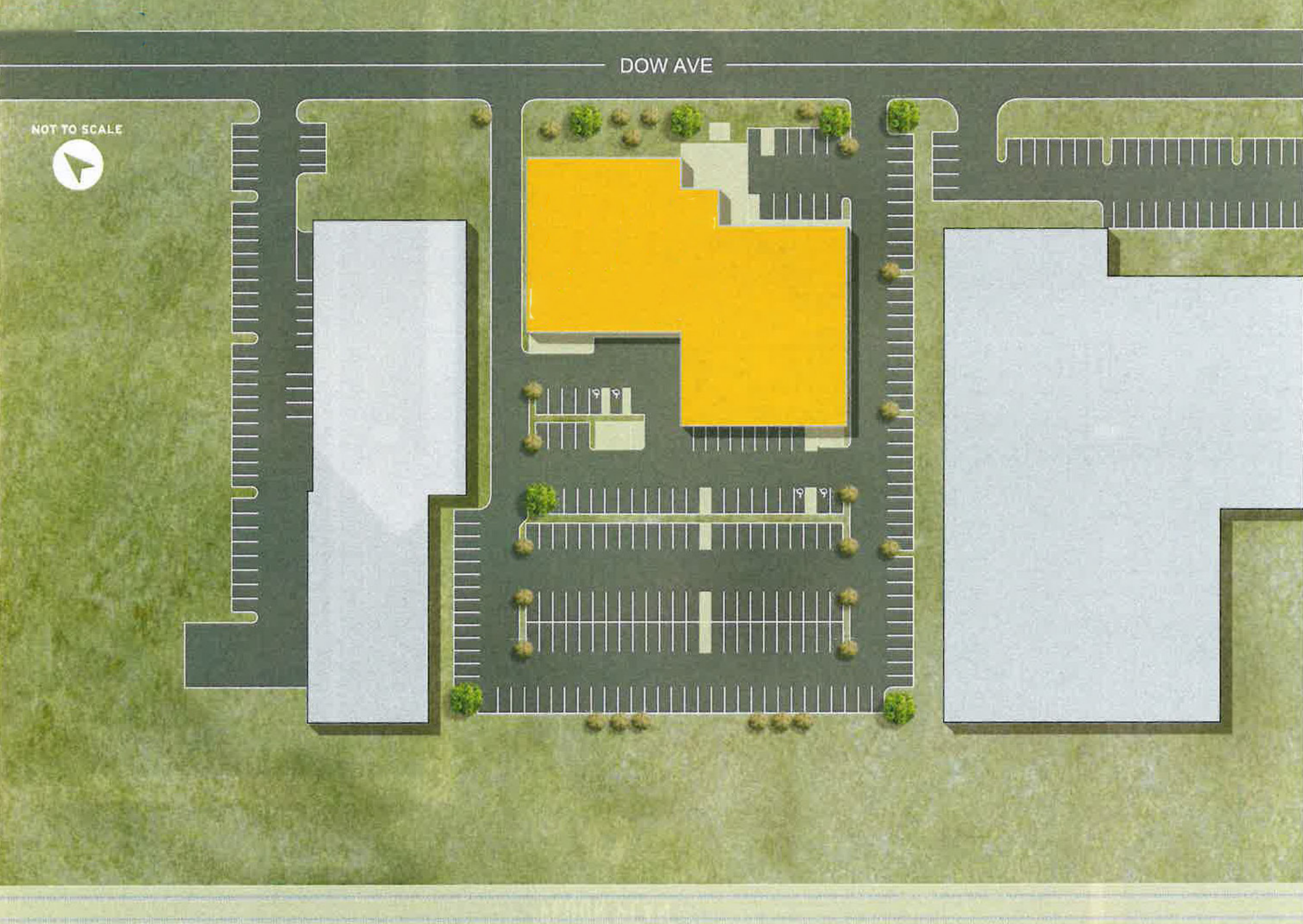
ZONING



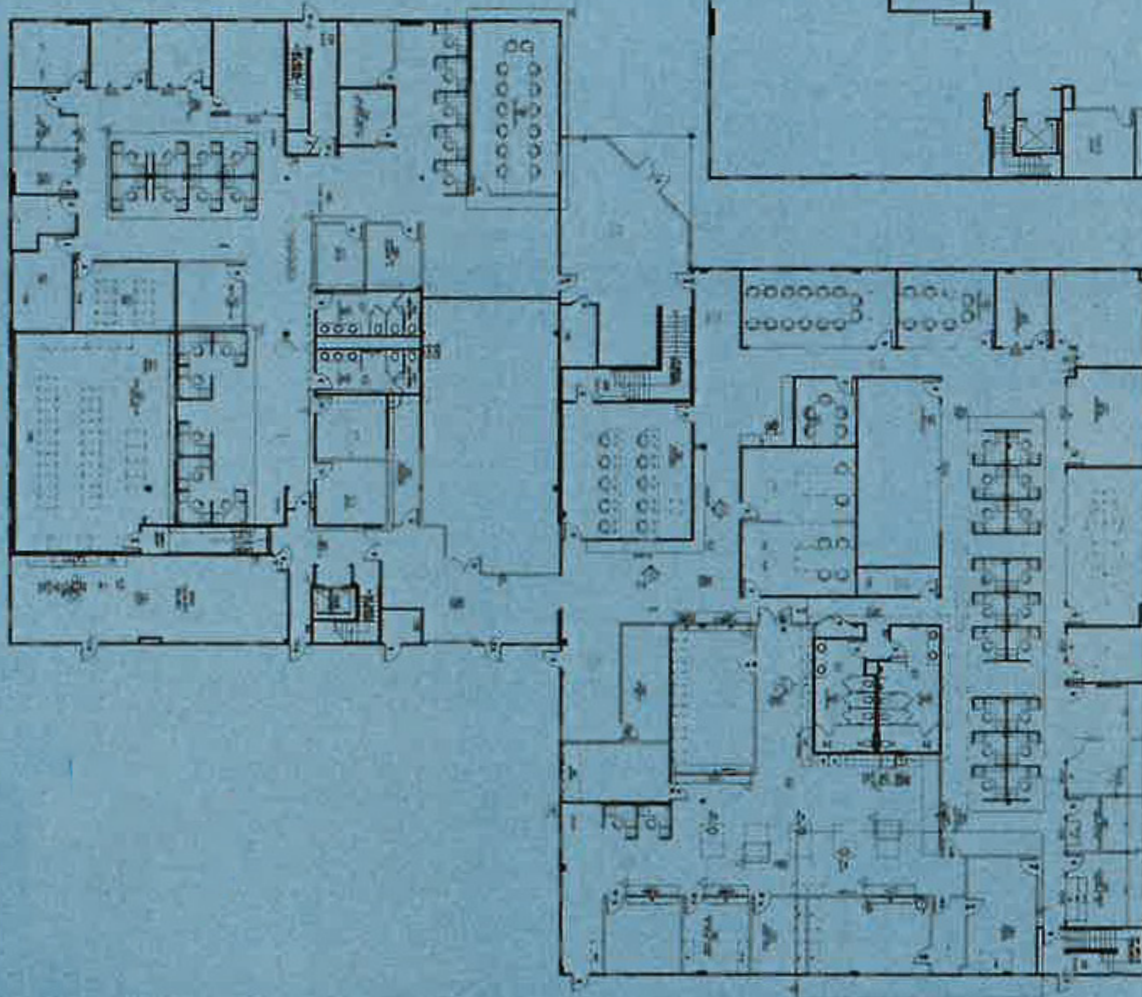
PC, Tustin



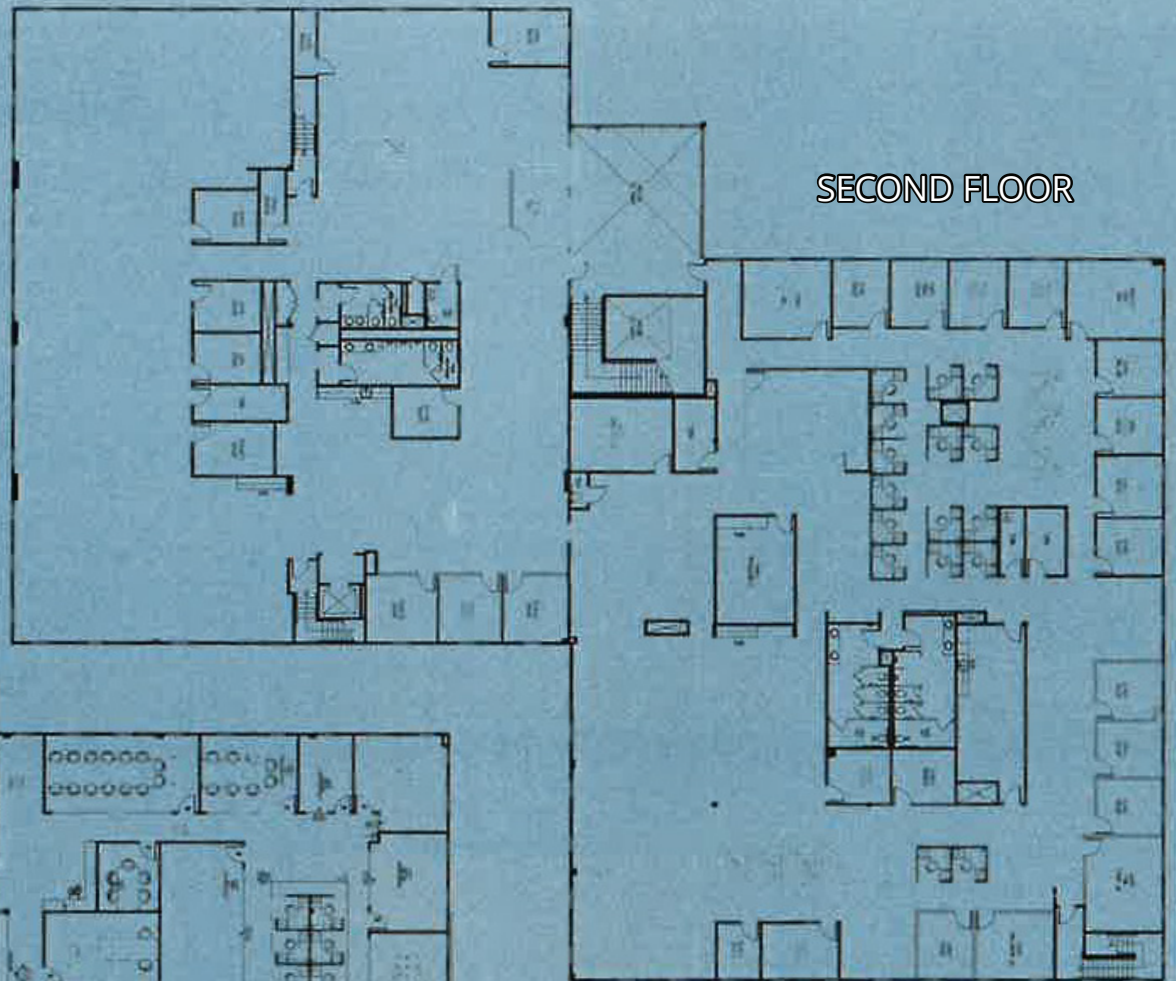




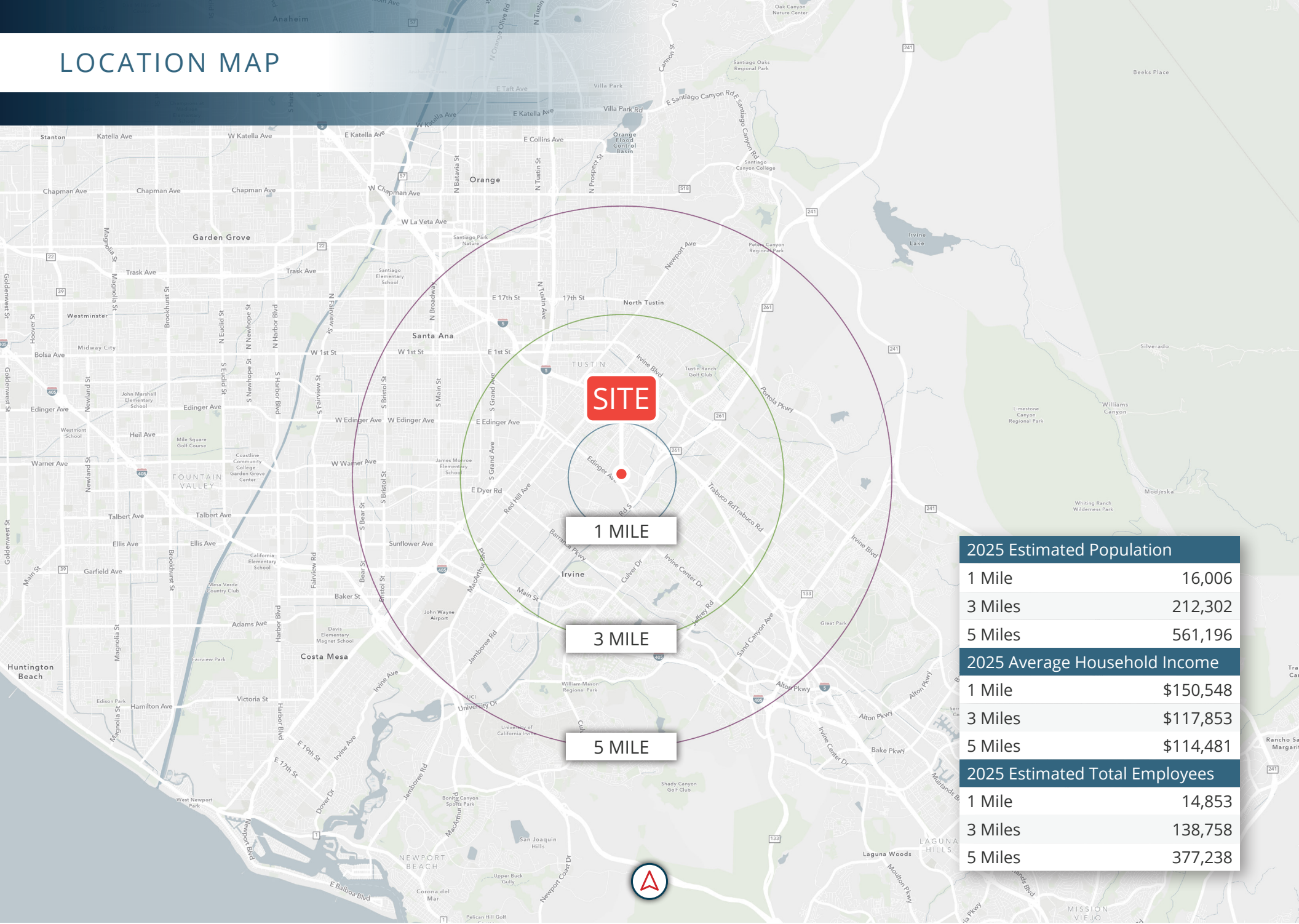
FIRST FLOOR



SECOND FLOOR



LOCATION MAP



2025 Estimated Population	
1 Mile	16,006
3 Miles	212,302
5 Miles	561,196
2025 Average Household Income	
1 Mile	\$150,548
3 Miles	\$117,853
5 Miles	\$114,481
2025 Estimated Total Employees	
1 Mile	14,853
3 Miles	138,758
5 Miles	377,238



TUSTIN, CA

The Orange County industrial market, particularly the Tustin submarket, remains one of Southern California's most resilient and strategically positioned regions. The area's appeal stems from its proximity to major transportation corridors, including the I-5, SR-55, and SR-261, providing efficient access to Los Angeles, Inland Empire, and coastal ports. Demand for industrial, flex, and office/warehouse spaces remains strong, driven by e-commerce, logistics, and manufacturing users seeking well-located facilities with modern amenities.

Vacancy rates in the region remain historically low, driving continued rental rate growth and compressing cap rates. Investors are drawn to the area's stable tenant base and limited new industrial construction. The increasing scarcity of developable land further enhances property values.

Tustin's business-friendly environment, coupled with ongoing revitalization efforts in nearby Irvine and Santa Ana, supports steady leasing velocity and a diverse tenant mix. As of mid-2025, market fundamentals point toward continued strength, though macroeconomic uncertainty and evolving industrial user needs could moderate short-term activity.

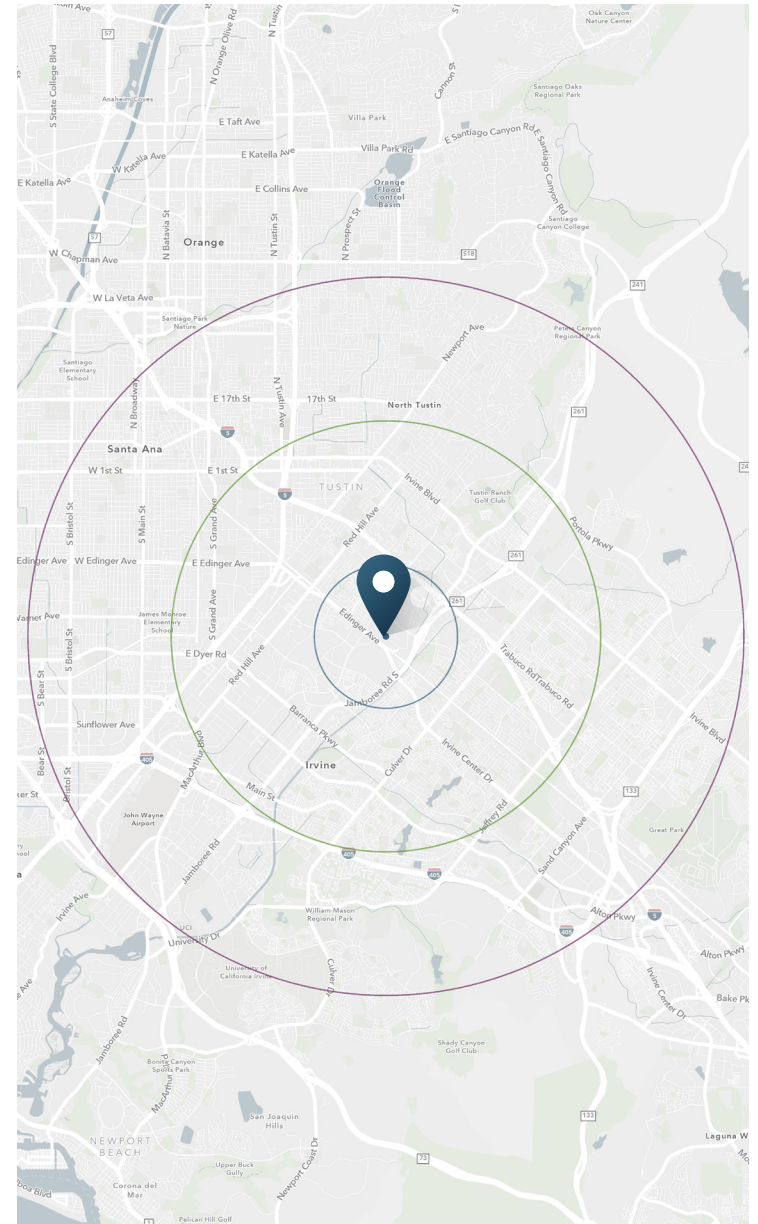
2742 Dow Avenue occupies a strong competitive position in the Tustin industrial/flex market. The property's recent renovations and quality construction distinguish it from many legacy assets in the area, while its adaptable space and abundant parking align with the evolving demands of tech, R&D, and distribution tenants.

Currently, the property is well-positioned to attract tenants seeking centrally located space in Orange County, with close proximity to labor pools, freeways, and lifestyle amenities. However, competition from newer industrial parks in Irvine and legacy industrial conversions in Santa Ana present viable alternatives.

The asset's functional layout, prominent Tustin location, and versatile use profile position it favorably for stable occupancy and rental growth. Continued market demand, paired with a shortage of comparable inventory, supports strong investor and tenant interest.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	16,006	212,302	561,196
2030 Projected Population	15,947	218,117	572,349
Proj. Annual Growth 2025 to 2030	-0.07%	0.54%	0.39%
Daytime Population			
2025 Daytime Population	23,303	250,103	680,563
Workers	15,106	150,460	405,459
Residents	8,197	99,643	275,104
Race & Ethnicity			
2025 Est. White	33%	34%	31%
2025 Est. Black or African American	2%	2%	2%
2025 Est. Asian or Pacific Islander	43%	35%	30%
2025 Est. American Indian or Native Alaskan	0%	1%	2%
2025 Est. Other Races	21%	29%	36%
2025 Est. Hispanic (Any Race)	20%	29%	39%
Income			
2025 Est. Average Household Income	\$181,687	\$154,630	\$152,857
2025 Est. Median Household Income	\$150,548	\$117,853	\$114,481
Household & Growth			
2025 Estimated Households	5,490	76,585	187,480
2030 Estimated Households	5,573	80,735	196,192
Proj. Annual Growth 2025 to 2030	0.30%	1.06%	0.91%





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29+
OFFICES

\$658M+
TRANSACTION
VALUE
since 2022

13M+
TOTAL SQUARE
FOOTAGE
since 2022

376+
TOTAL DEALS
since 2022

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