



434

S TUSTIN ST, ORANGE

FOR SALE

±3,872 SF VETERINARIAN OFFICE

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LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

434

S TUSTIN ST, ORANGE

SITE PLAN



LOCATION

434 S Tustin St, Orange, CA



VETERINARIAN OFFICE

±3,872 SF Office Building



LAND SIZE

±0.68 AC



IN-PLACE LEASE

11/2027 (Termination Possible)
In-Place NOI: \$108,221



PARKING RATIO

4.06:1,000



YEAR BUILT

1958



FREEWAYS/MAJOR ST FRONTAGE

Close Proximity to the 22 & 55 Fwys & Major Visibility on Tustin Ave



SALE PRICE

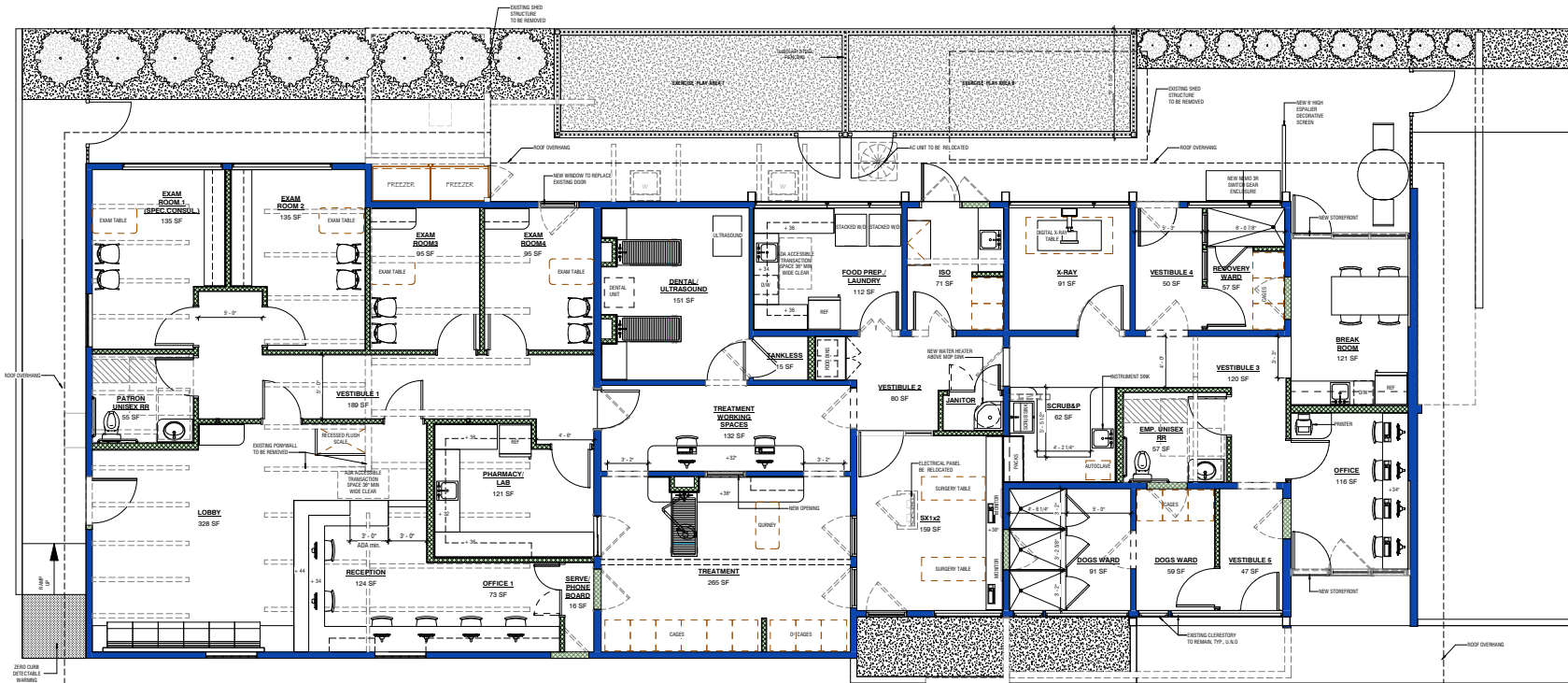
\$3,300,000



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HYPOTHETICAL FLOORPLAN



VET4HEALTHYPET

Advanced Veterinary Care



Since 2015 Vet4HealthyPet has been providing families and their cherished pets with quality, high-end veterinary care. We look forward to seeing you and your pet at our animal clinic!

RELIABLE VETERINARY CARE

As a full-service animal hospital, our veterinary team can provide you with a wide range of comprehensive healthcare services to help your cats and dogs stay happy and healthy, from wellness exams and vaccinations to dental care, allergies, and cardiology. We are also able to perform a range of surgical procedures to help restore and protect the health of your beloved cat or dog.

OUR PET CARE PHILOSOPHY

Our mission is to provide a relaxed experience and high-end care for you and your pet during every visit to our Orange animal hospital. Whether it's a routine check-up or an emergency treatment, our team will respond to your pet's needs as quickly as possible and take the time to explain all findings and procedures in full detail before providing any treatments.

EXPERIENCED VETS

Our team of vets at Vet4HealthyPet Animal Hospital are available to help pets in need. We strive to provide your pet with the highest quality of veterinary care, in a relaxed and welcoming environment. We also offer urgent care for veterinary emergencies during our usual hours of operation.

IN-HOUSE LAB & VETERINARY PHARMACY IN ORANGE

We perform tests and get results quickly in our in-house veterinary laboratory so that we can diagnose your pet's symptoms and begin treatment as soon as possible.

Our pet pharmacy in Orange is stocked with a range of prescription diets and medications, providing us with quick access to any medications your pet may need while in our care.

OUR VET DIAGNOSTIC SERVICES

With our in-house veterinary diagnostics lab we are pleased to offer advanced diagnostic testing to allow our vets to provide an accurate diagnosis of your pet's medical issues.

- Radiography (Digital X-Rays)
- Ultrasound
- Echocardiogram
- Bloodwork
- Urinalysis
- Parasite Screening
- ECG/EKG
- Digital Dental X-Rays

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NEARBY AMENITIES

