

# FOR SALE



**14101 Yorba St, Tustin, CA 92780**

Owner-User Office Building with Prominent 55 Freeway Exposure





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- **Images.** Here you'll find attractive interior and exterior photographs and floor plans. **Pages 7-13**
- **Market.** This section includes sale comps and highlights why 14101 Yorba St is a solid value. **Page 14**

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# SUMMARY

**Offering & Address**

Two-story 9,176-square-foot office building built in 1980 on two parcels totaling approximately 0.57-acres (no association).

14101 Yorba St, Tustin, CA 92780

**Sale Price**

\$3,665,000 (±\$399 per square foot)

**Square Footage An Owner-User Buyer Can Occupy:****Ground Floor:**

±650 SF – MTM tenant

±577 SF – Vacant

±720 SF – MTM tenant, Doctor's Office Buildout

**2<sup>nd</sup> Floor:**

±846 SF – MTM tenant

±1,708 SF – MTM tenant

±880 SF – MTM tenant, Doctor's Office Buildout

±760 SF – MTM tenant

**An owner-user can occupy a total of ±6,141 SF (well over 51% of the building, which qualifies for an SBA loan)**

**Rent roll available to qualified buyers upon request.**

**Parking**

There are 29 parking stalls exclusive to this building for a ratio of ±3.2 stalls per 1,000 square feet.

**Condition**

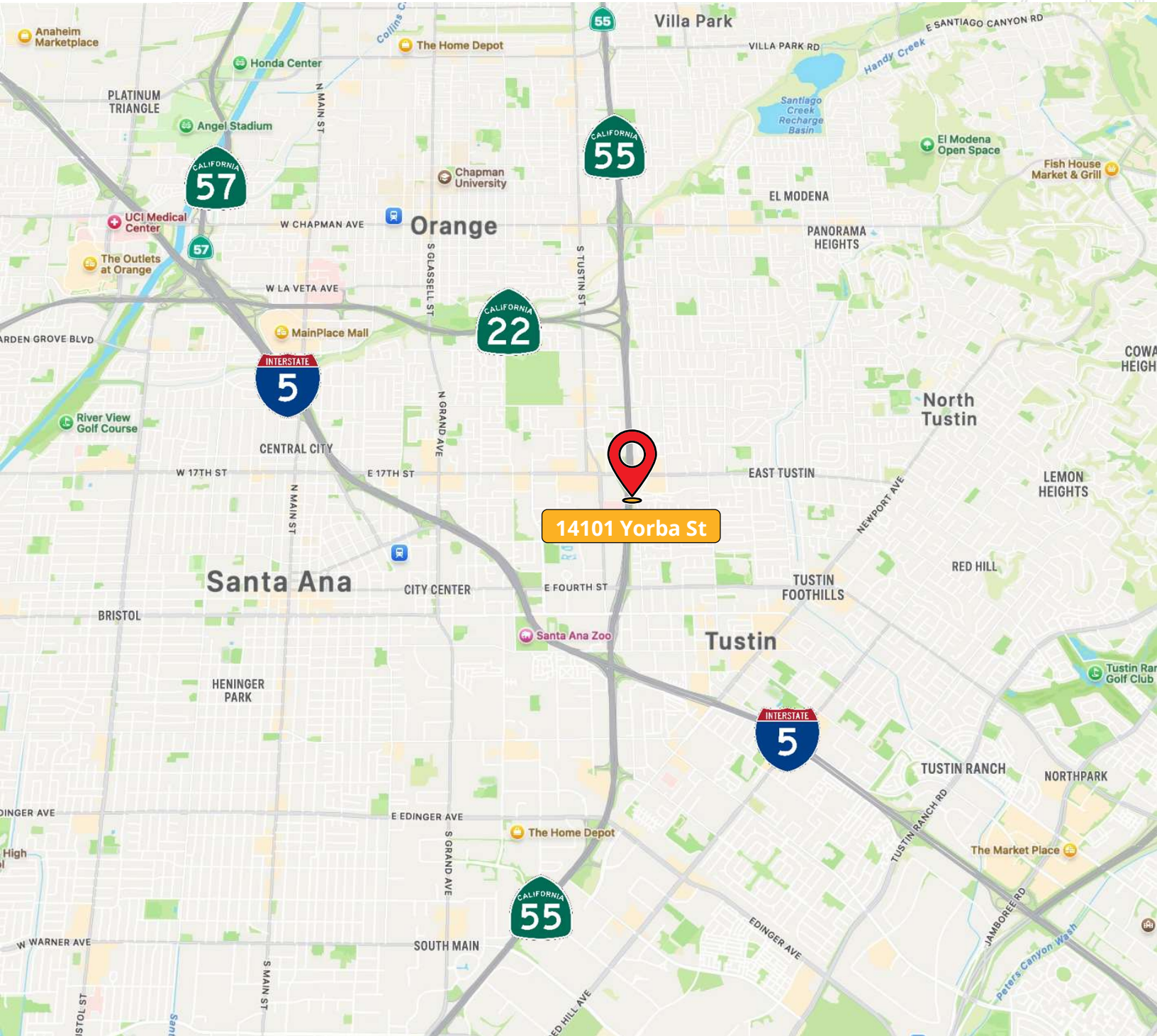
There are 8 HVAC units that were replaced six years ago, and the roof was redone three years ago.

# HIGHLIGHTS

- This building can be purchased by an owner-user, occupying space on the 1<sup>st</sup> and 2<sup>nd</sup> floor. A user occupying over 51% of the building can qualify for an SBA loan with only a 10% down payment.
- The building is currently configured for multiple office tenants and has 10 rentable suites. It is a walkup building with multiple restrooms, a centrally located courtyard, and a private parking lot.
- Medical use may be allowed as The City of Tustin allows up to 4,000 SF of medical office with 4:1 parking.
- For a user, lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates.
- If a buyer were to occupy  $\pm 67\%$  of the building, the existing income on the  $\pm 33\%$  of the building currently occupied produces  $\pm \$3,571$  per month ( $\pm \$42,852$  annually). Rent roll is available upon request to qualified buyers.
- Restaurants and amenities are within the immediate vicinity of this building as can be seen on the amenities map (Page 6), and the building enjoys prominent 55 Freeway exposure.
- Priced to sell, at \$399/sf this offering is a clear value compared to sale comps described on Page 14.



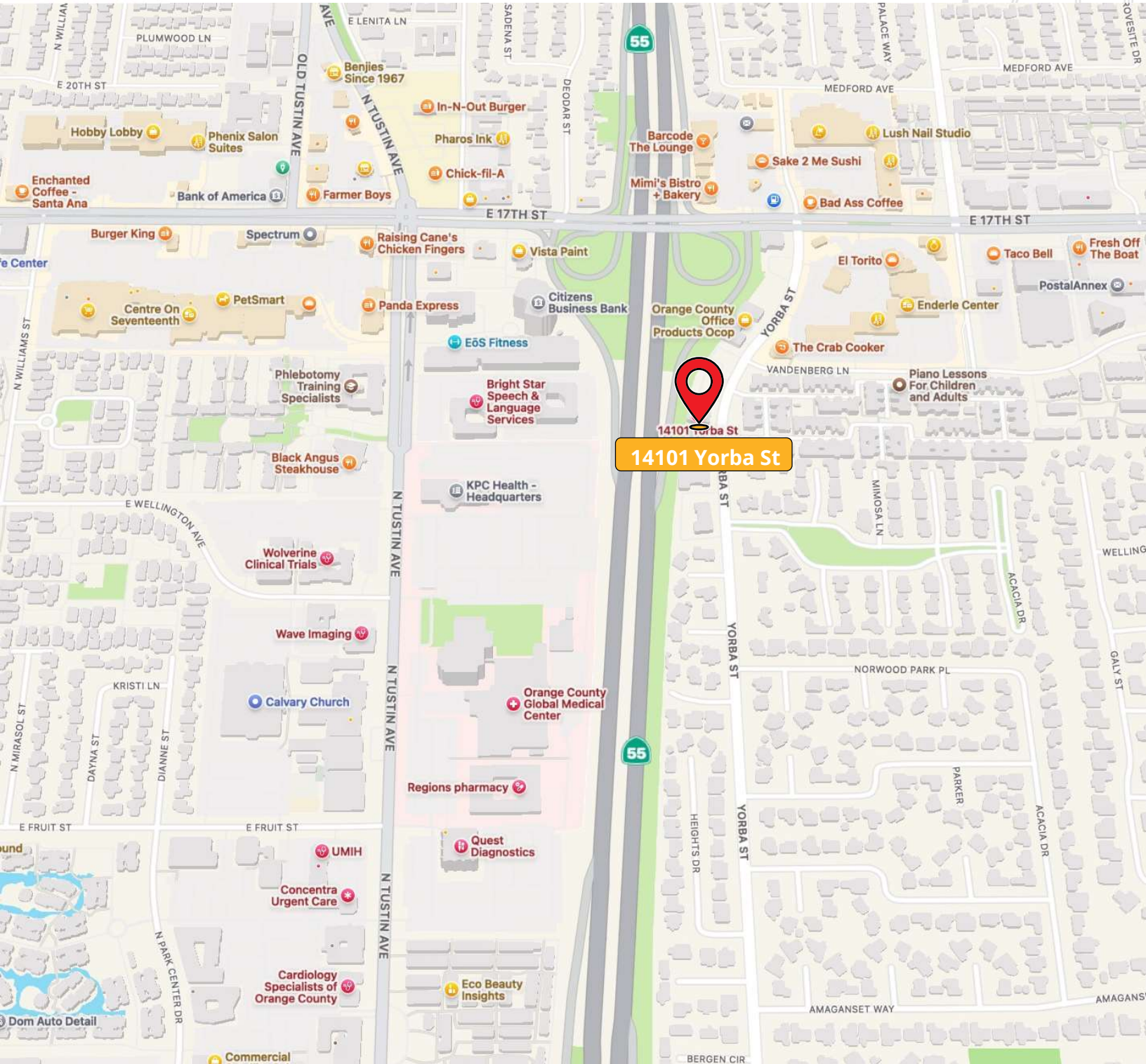
# LOCATION





Property

# AMENITIES





Images

# PHOTOGRAPHS



Two-Story Freestanding  
Office Building

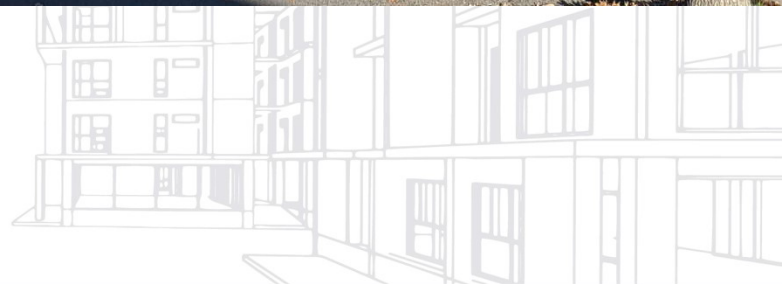




# PHOTOGRAPHS



Restaurants Within  
Walking Distance





# PHOTOGRAPHS



Walkup Building With  
Exterior Suite Access

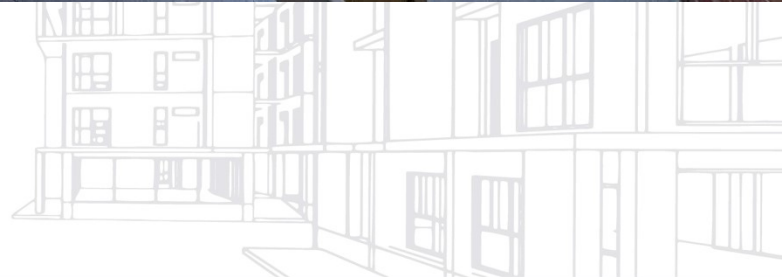




# PHOTOGRAPHS



Centrally Located Courtyard





# PHOTOGRAPHS

55 Freeway Exposure





Images

# PHOTOGRAPHS



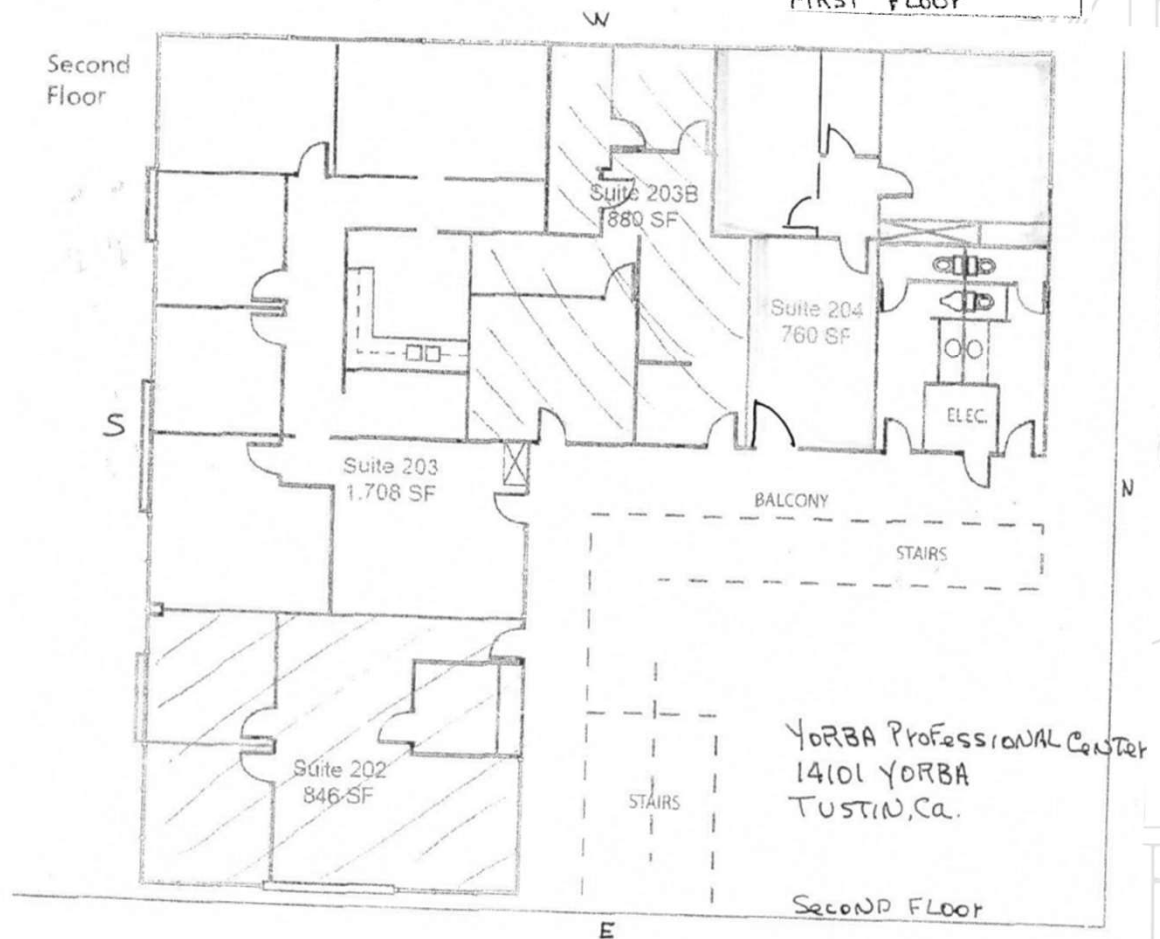
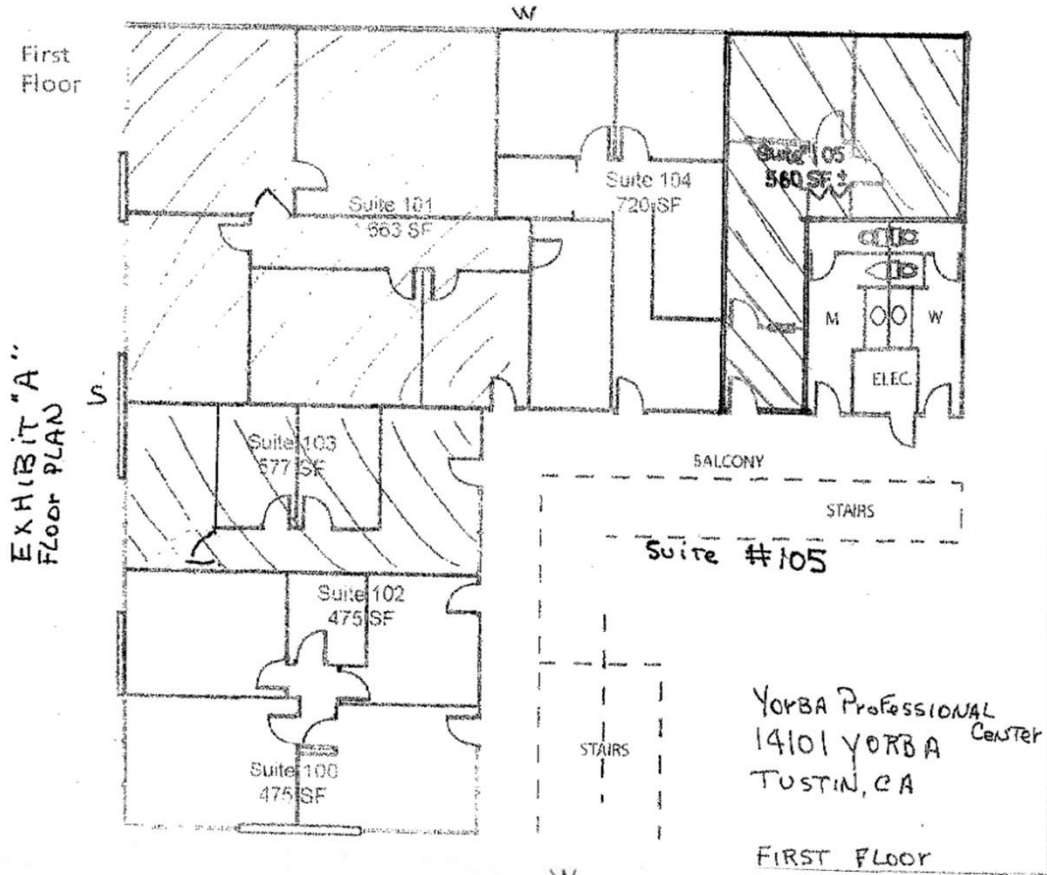
Convenient  
Surface Parking








# FLOOR PLANS

Images





# OFFICE SALE COMPS

Property	Sale Date	Size	Price P.S.F.	Market Insight
 <p>2740 N Grand Ave Santa Ana</p>	Oct 2024	15,570 SF	<u>\$6,150,000</u> \$395	This 1982 office building sold for \$395 per square foot. As a smaller offering of similar age and in a better location, 14101 Yorba St should command a premium but is priced similarly.
 <p>151 S Yorba St Tustin</p>	Apr 2024	5,296 SF	<u>\$2,170,000</u> \$409	A user purchased this 1988 office building with plans to occupy it. This building is similar in age and very close to 14101 Yorba St. 14101 Yorba St is in a better location yet is priced less per foot.
 <p>335 Centennial Way Tustin</p>	Mar 2024	7,291 SF	<u>\$2,830,000</u> \$388	This 1974 office building sold in March of 2024 for \$388 per foot. As a newer building in a better location, 14101 Yorba St should command a large premium but is priced less than 3% higher per foot.





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