

**FOR SALE
OWNER/USER OR
INVESTOR
OPPORTUNITY**



Tiffanie Wang

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565 N Tustin Street Orange, CA



<https://www.loopnet.com/Listing/565-N-Tustin-St-Orange-CA/31313308/>



565 N Tustin Street is a 14,392-square-foot freestanding storefront retail building in Orange, California. This two-story building offers 10,392 square feet on the first level and a 4,000-square-foot mezzanine space. The interior was completely renovated in 2020 for approximately \$800,000. A commercial elevator, storefront façade, updated electrical and plumbing, and a new roof were added to meet today's tenants' needs. Other property specifications include 8'- to 16' foot ceilings, a private gated entry, and 18 parking spaces in the rear parking lot.

This striking storefront receives exceptional visibility and exposure with excellent frontage on Tustin Avenue, which is traveled by over 33,874 vehicles daily. Strategically located, 565 N Tustin Street is neighbored by a plethora of local and national retailers, including AutoZone, Taqueria HOY!, McDonald's, Planet Fitness, Dollar Tree, Stater Bros Markets, Winchell's Donut House, Chase Bank, and Super Pets. Residents and their families can easily access the standalone retail site via State Routes 55 and 22, less than a mile away.

Orange, California, is a tranquil and historic enclave in Southern California between Anaheim, Huntington Beach, and the mountains. Old Towne Orange is the city's heart, five minutes away from 565 N Tustin Street, offering charming buildings lined with antique shops, art galleries, and restaurants. The prestigious private research institution of Chapman University is one mile away, with over 7,469 undergraduate students attending each year. Surrounded by solid demographics, over 121,074 residents live within a 5-mile radius drive of the property, representing an average household income of approximately \$115,939 per year.

RENT ROLL

Tenant	Building Size	Mezzanine	% Of Total	Monthly Base Rent	Lease Exp	Option	Note
California Design Center	10,392	4000	100%	\$24,058.06	Feb 2025	0	NNN

NOTE: Tenant Agrees For Early Lease Termination With Two Months Lease Back After COE



PROPERTY HIGHLIGHTS

Offering Price: \$5,538,000
Property Type: Retail
Property Subtype: Freestanding
Sale Type: Owner User/Investor
Building Class: B
Gross Leasable Area: 14,392
Lot Size: .44 AC
No. Stories: 1
Mezzanine: Yes
Year Built: 1965/Renovated 2019
Tenancy: Single
Parking Ratio: 1.3/1000 SF
Clear Ceiling Height: 8 FT, 12 FT, 16 FT
Rolling Doors/Loading: 1
Zoning Description: C
Parking Spacing: 18
Commercial Elevator: 1



565 N Tustin Street Orange, CA
\$5,288,000



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PROPERTY DETAIL

565 N Tustin Street is an excellent owner/user or investment opportunity to purchase a freestanding boutique storefront with recent renovations.

Located on Orange's busiest street, 565 N Tustin Avenue boasts high visibility, expansive frontage, and easy egress/ingress to the rear parking lot.

Formerly used as a designer showroom, the property features luxurious fixtures, an elevator, a new roof, 18-foot ceilings, and mezzanine space.

In a desirable Southern California suburban setting with affluent demographics and surrounding shopping, entertainment, and dining amenities.

View the full listing here: <https://www.loopnet.com/Listing/565-N-Tustin-St-Orange-CA/31313308/>

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565 N Tustin Street



Monument Signage on High-Traffic Street

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Serene Fountain at Entrance



Windows Floor-to-Ceiling

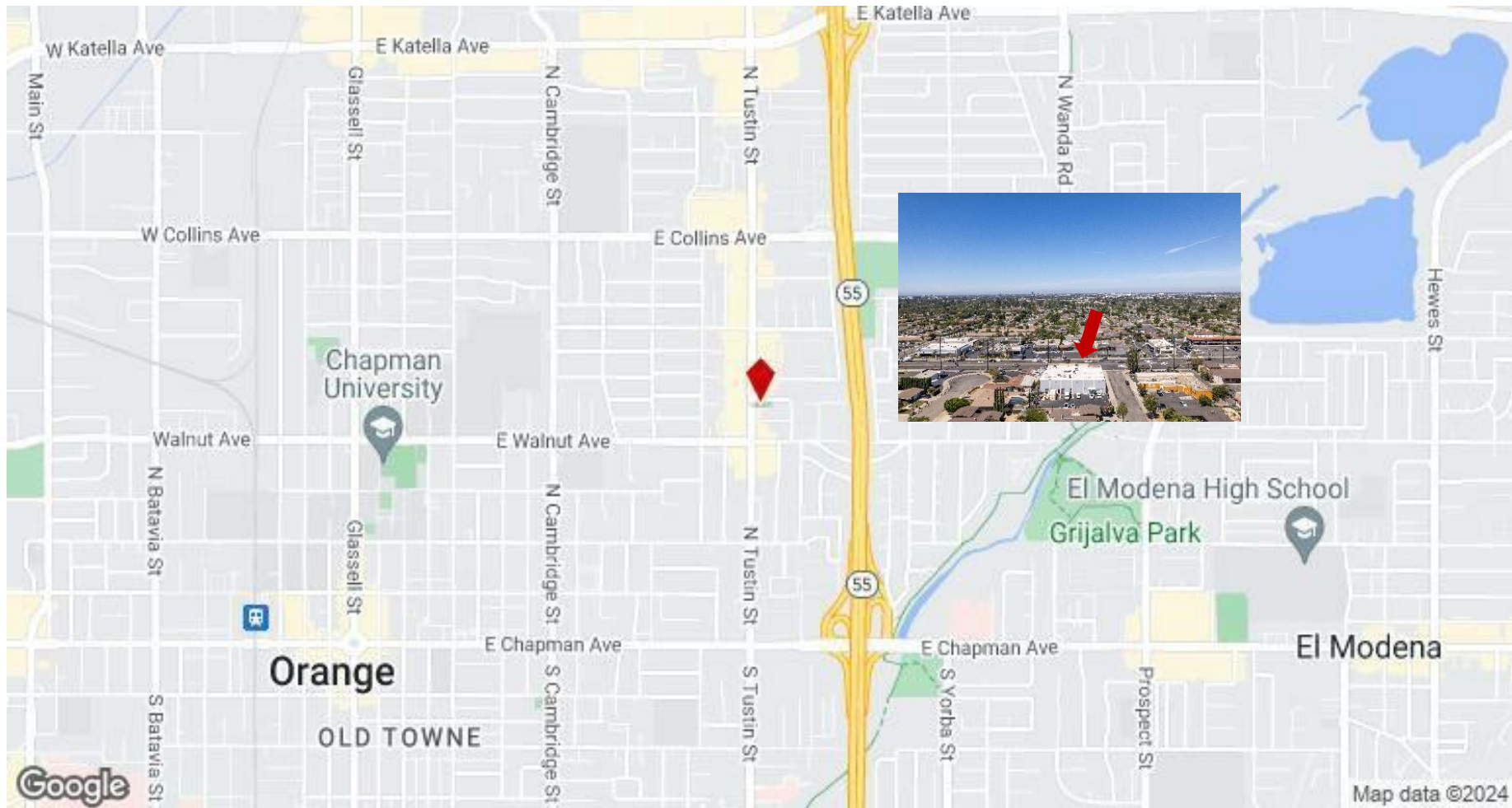
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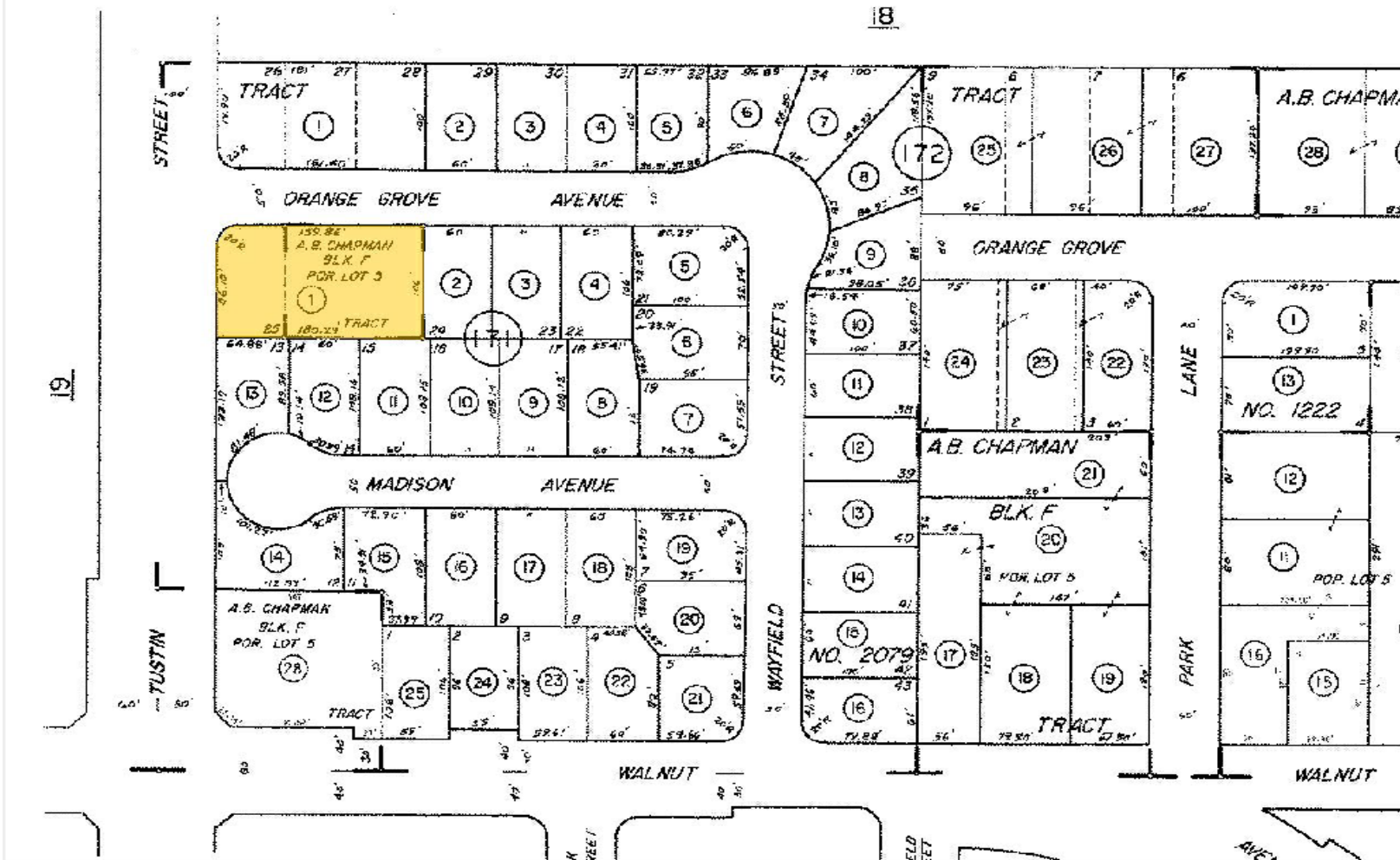
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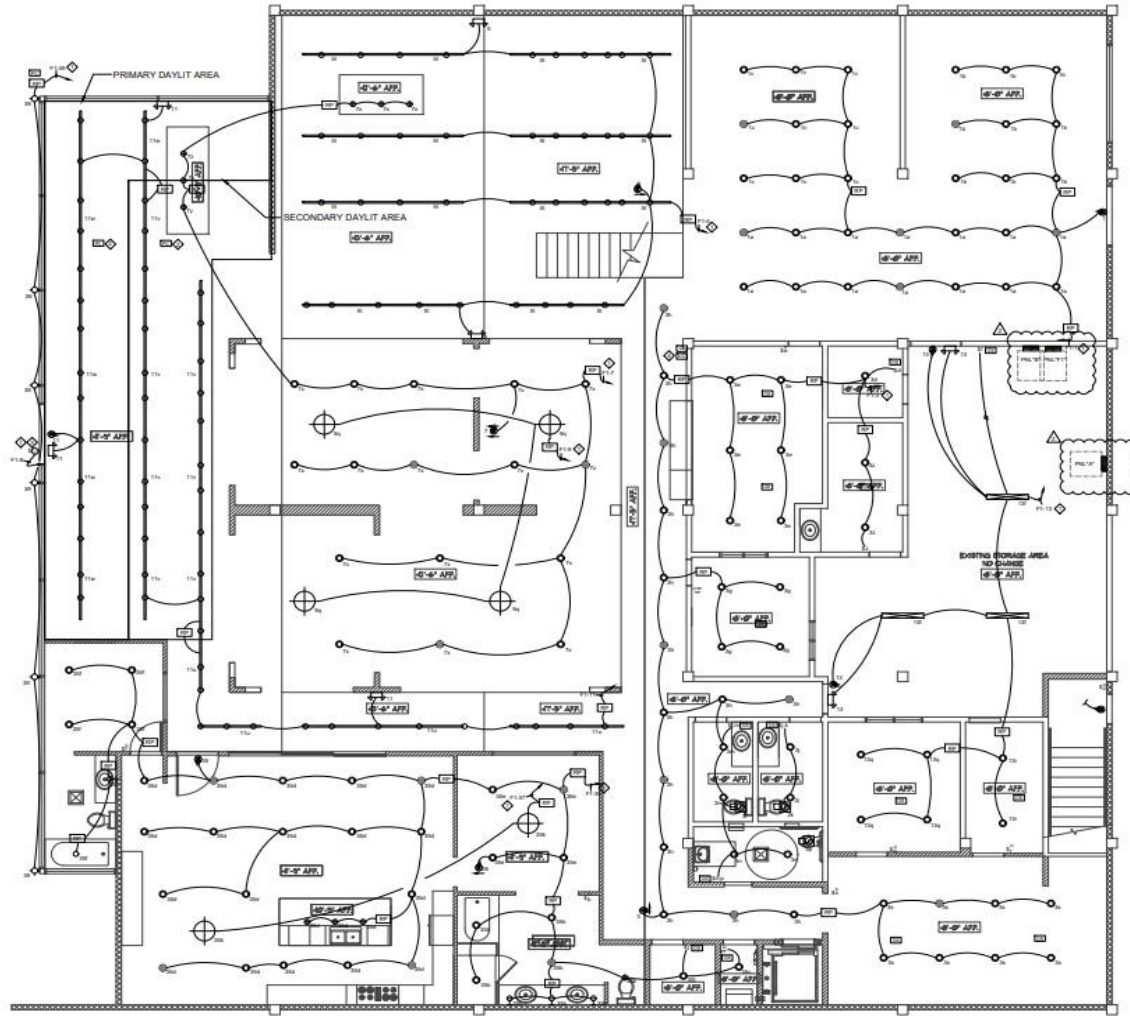
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FIRST FLOOR LIGHTING PLAN
SCALE 1/8\"/>

LIGHTING NOTES AND LEGENDS:

- N11 IMMEDIATELY LIGHT WITH DIRECT BATTERY BACKUP OR LAMP ISOLATED EMERGENCY INVERTER PROVIDED UNDISTURBED HOT WIRE AS NOTED.
- N12 THE LIGHTING PLAN IS LISTED TO PROVIDE CODE COMPLIANCE AND LIGHTING SYSTEM PERFORMANCE. CONSIDERATION TO LIGHTING CONTROL LAYOUT FROM MANUFACTURER FOR ALL REQUIRED DEVICES & FIXTURES, INCLUDE ALL EXTENDED WIRE IN SCHEDULE.
- N13 PROVIDE IF UP PLACE BATTAL WIRE FROM INVERTER ABOVE EACH FIXTURE TO EACH LIGHTING FIXTURE.
- N14 PROVIDE BATTERY BACKUP BATTERY BACKUP FOR EXIT SIGN, PROVIDE LOOP LEVEL EXIT SIGN AS REQUIRED BY THE DEPARTMENT OF CALIF. 9016.1 & 9017.1.
- N15 EXISTING SHALL HAVE BATTERY BACKUP WITH SPECIFIC AND BATTERY WIRE LAMP SHALL BE ENERGY SAVED TYPE I LED.
- N16 VERIFY WITH OWNER OR ARCHITECT FOR NIGHT LIGHT MANAGEMENT.
- N17 LIGHTING SWITCH TO BE 20\"/>

CONTROL DEVICES LEGEND:

- 1 BATTERY PACK SYMBOL SWITCH 30\"/>

SYMBOL	DESCRIPTION	QUANTITY	UNIT	MANUFACTURER	NOTES
[Symbol]	4' SQUARE RECESSED LIGHT	1000	RECESSED	OSRAM	LED, 40W, 4000K
[Symbol]	6' SQUARE RECESSED LIGHT	1000	RECESSED	OSRAM	LED, 40W, 4000K
[Symbol]	4' SQUARE RECESSED LIGHT	1000	RECESSED	OSRAM	LED, 40W, 4000K
[Symbol]	6' SQUARE RECESSED LIGHT	1000	RECESSED	OSRAM	LED, 40W, 4000K
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[Symbol]	6' SQUARE RECESSED LIGHT	1000	RECESSED	OSRAM	LED, 40W, 4000K

SPACE	LIGHTING TYPE	CONTROL TYPE	DESCRIPTOR
OFFICE AREA	4' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	6' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	4' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	6' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	4' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	6' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	4' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	6' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	4' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	6' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	4' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	6' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	4' SQUARE RECESSED LIGHT	ON/OFF	OSRAM
OFFICE AREA	6' SQUARE RECESSED LIGHT	ON/OFF	OSRAM

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565 N. TUSTIN STREET
ORANGE, CA 92667

T.I. (FURNITURE STORE)

565 N. TUSTIN ST.
ORANGE, CA 92667

PROJECT:

SHEET TITLE:

FIRST FLOOR LIGHTING PLAN

JEFFREY WANG, P.E.

DATE: 02/01/2018

OWNER CHANGE: MAY 11, 2018

REV CHANGE: NOV 18, 2018

SHEET NUMBER:

E-4

HYC CONSULTING ENGINEERS, INC.

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Bright Waiting Area



Excellent Frontage Exposure

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Recently Renovated



Tall 12- to 16-Foot Ceilings

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Formerly Used as a Design Center



10,392-SF First Floor

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KELLERWILLIAMS.

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Fit to Meet the Demand of Today's Tenants



Bright Spaces with Ample Florescent and Natural Light

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4,000-SF Mezzanine Space



Expansive Storage & Office Space

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Built-In Shelving



Top-Notch Fixtures

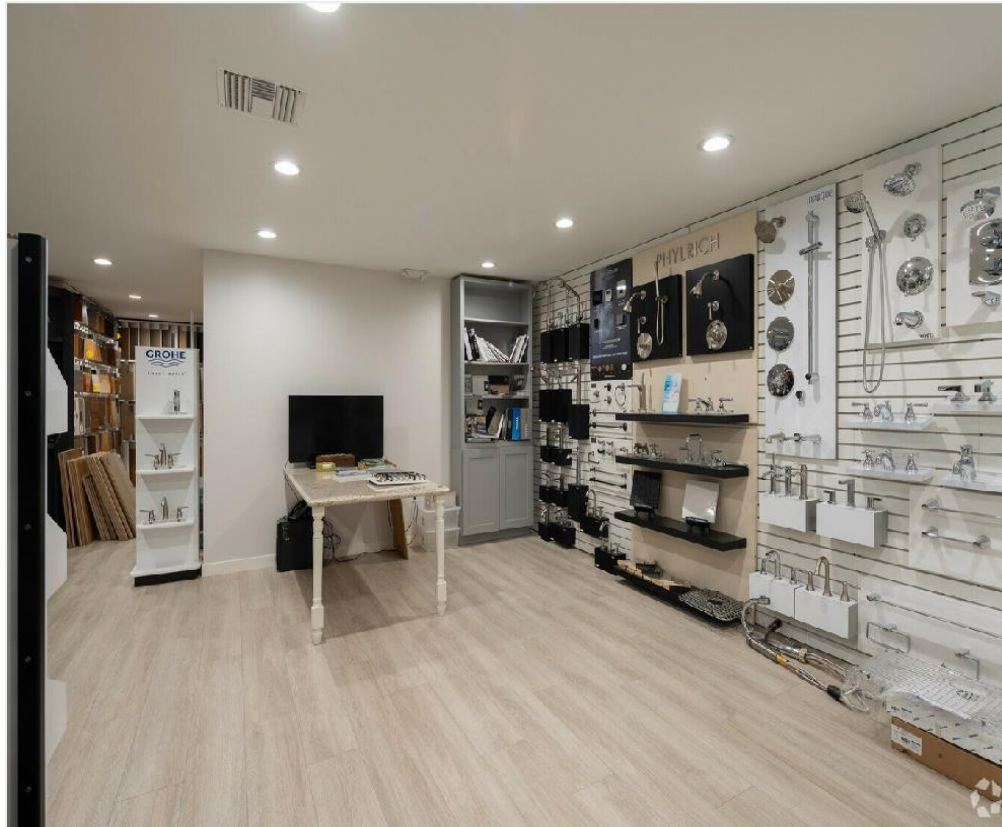
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Large Showroom or Office Space



Updated Electrical and Plumbing

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Well-Maintained Bathrooms



Elevator-Served Building

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Employee Break Area



Loading Dock Area for Deliveries

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Back Entry from Parking Lot



Private Gate

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Secure Gated Parking



18 Spots for Employees and Visitors

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Easy Egress and Ingress



On High-Traffic Tustin Avenue

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State Route 55 and 22 Less than a Mile Away



Freestanding Storefront

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kw PREMIER
PROPERTIES
KELLERWILLIAMS.

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Phillips Ranch, CA 91766