

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



Tiffanie Wang

Realtor (R)
CADRE# 01792725

626-622-1188
tiffaniewang@kw.com
tiffaniewang.kw.com

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: \$4,999,000
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



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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

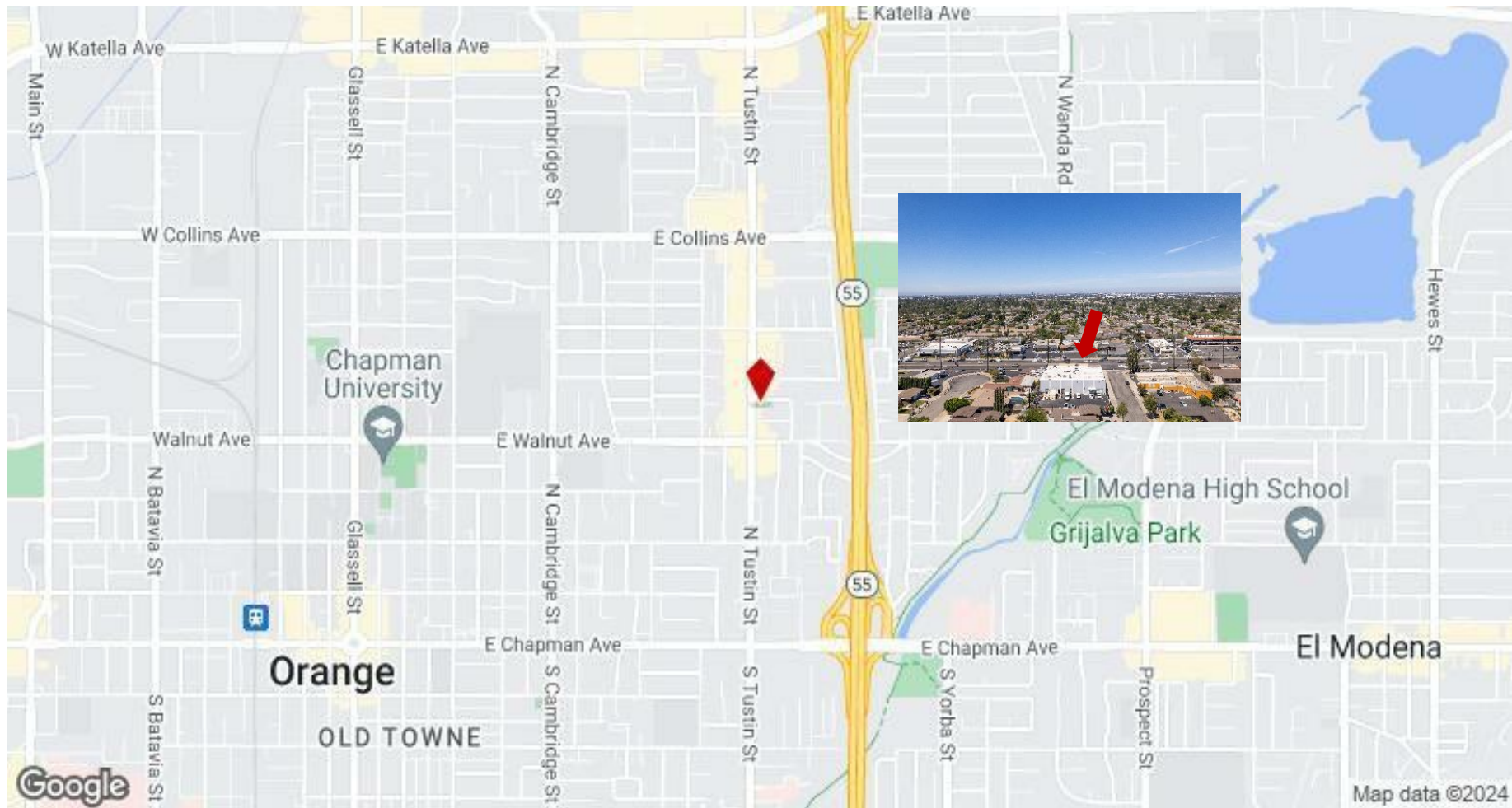
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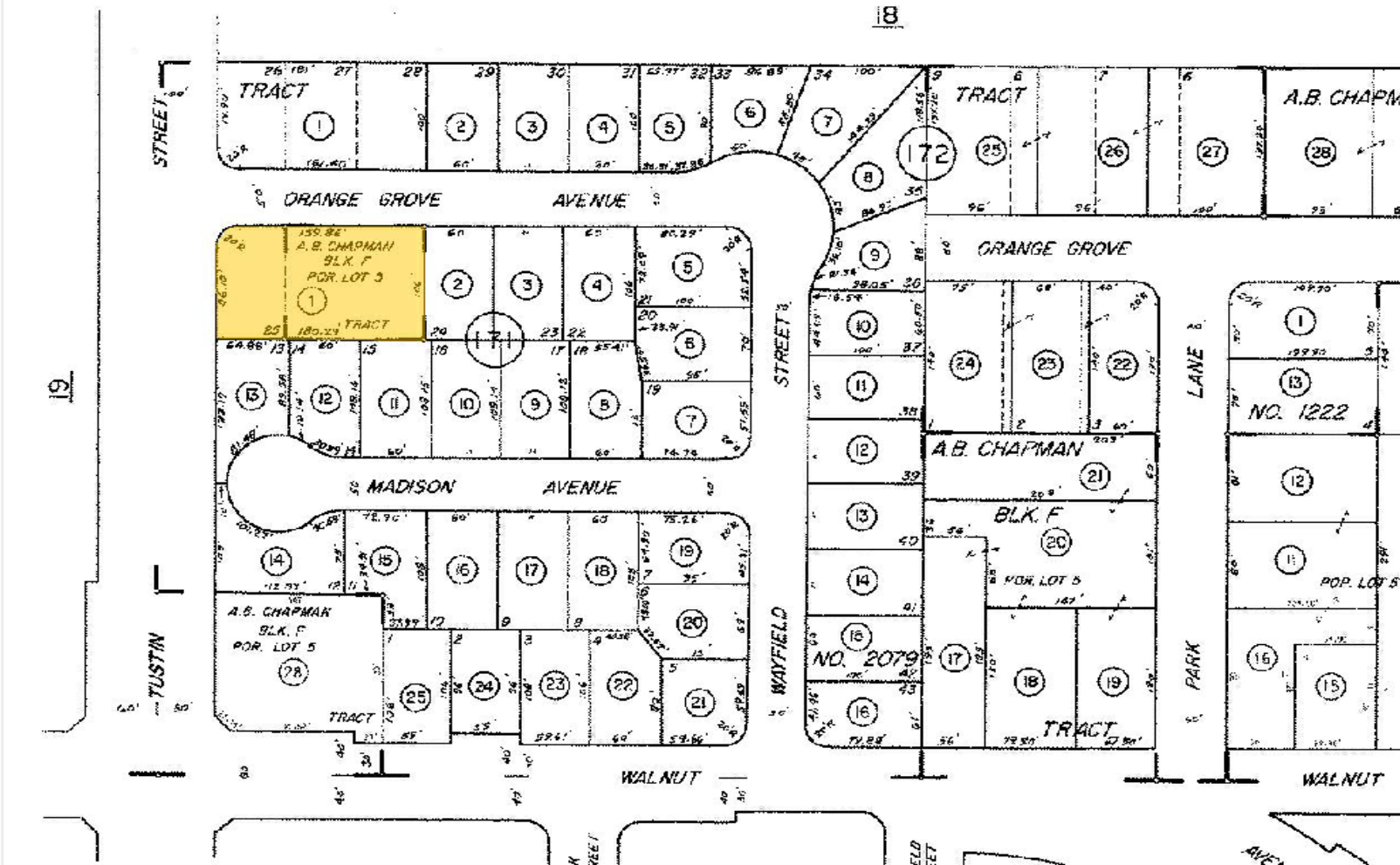
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SITE PLAN



DESIGN + PLANNING + CONSTRUCTION
100 N. TUSTIN ST.
ORANGE, CA 92667
www.wht.com

T-1
(FURNITURE STORE)

565 N. TUSTIN ST.
ORANGE, CA 92667

SITE POWER PLAN



THOSE WHO USE THIS PROPERTY AT THE
SOLE RISK OF THE USER AND WITHOUT
THE ASSISTANCE OF THE DESIGNER AND WITHOUT
THE KNOWLEDGE OF THE DESIGNER SHALL BE
RESPONSIBLE FOR ANY DAMAGE TO THE
PROPERTY OR TO THE USER. THE DESIGNER
ACCEPTS NO LIABILITY FOR SUCH DAMAGE.

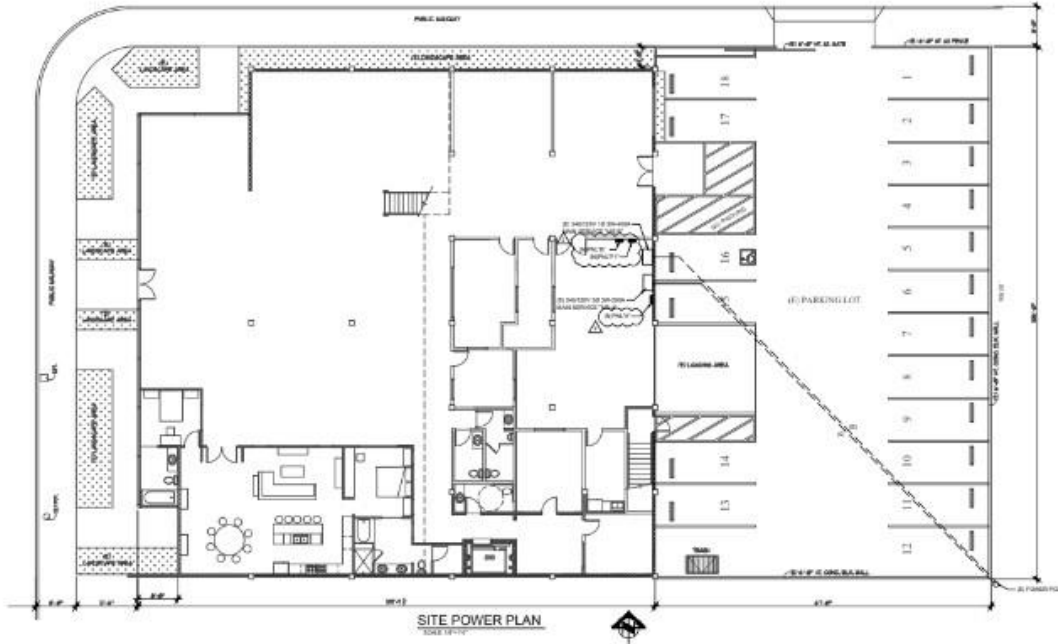
DATE: 06/20/19

DESIGN BY: T.W.

SCALE: 1/8" = 1'-0"

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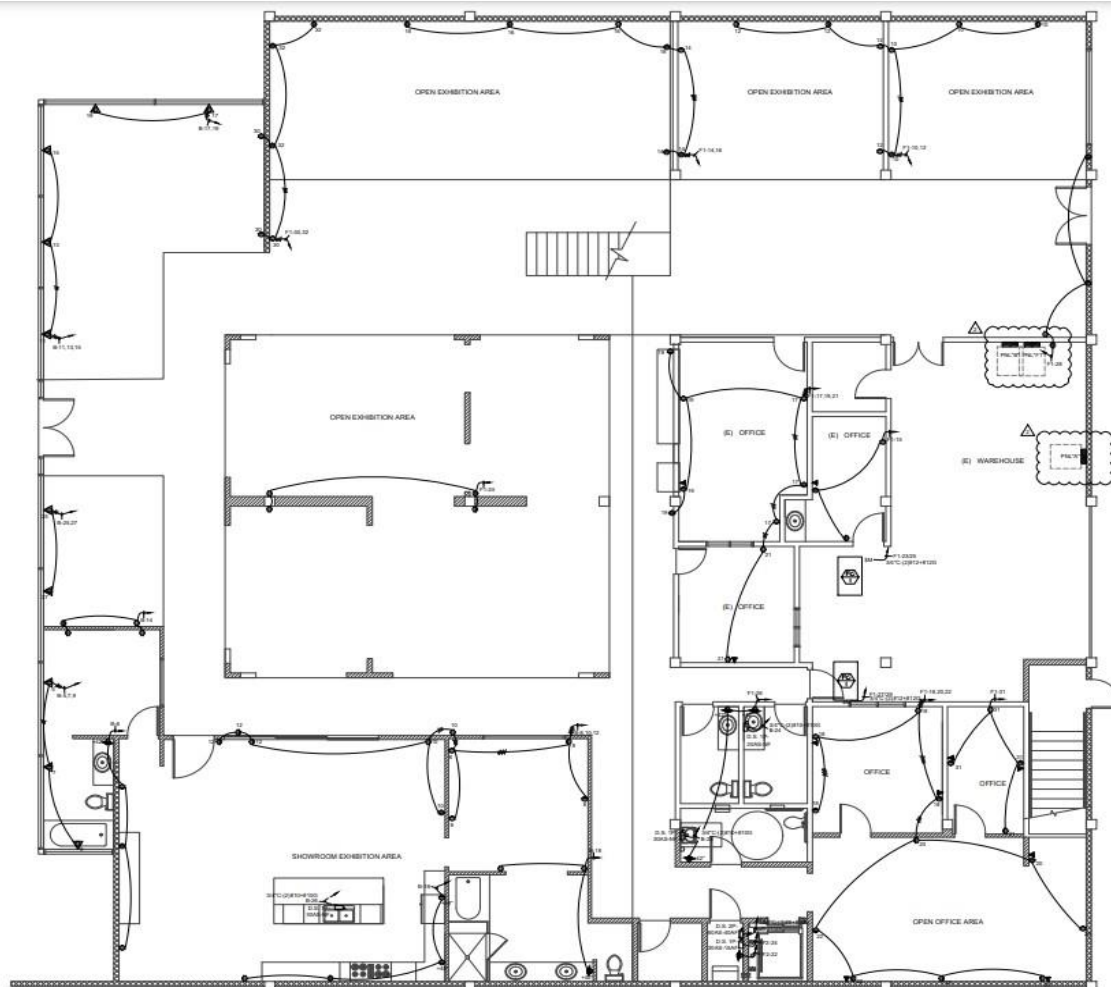


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\$4,999,000



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FIRST FLOOR POWER PLAN
SCALE 1/8" = 1'-0"

whi
DESIGN, ANALYSIS & CONSTRUCTION
 100 S. 17TH ST.
 ORANGE, CA 92667

PROJECT:
**T.J.
 (FURNITURE STORE)**
 565 N. TUSTIN ST.
 ORANGE, CA 92667

SHEET TITLE:
FIRST FLOOR POWER PLAN

THIS DRAWING AND THE PROPERTY OF THE
 FIRM AND THE DESIGN AND TECHNICAL
 INFORMATION ARE THE PROPERTY OF THE
 FIRM AND SHALL BE KEPT IN CONFIDENCE.
 NO PART OF THIS DRAWING OR PROJECT
 SHALL BE REPRODUCED OR TRANSMITTED
 IN ANY FORM OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT
 WRITTEN PERMISSION FROM THE FIRM.

DESIGN BY: **WJ**
 CHECKED BY:
 JOB NUMBER: **C7000**

DATE: **08-20-2018**


| | | |
|----------|------------|----|
| REVISION | DATE | BY |
| 1 | 08/21/2018 | WJ |
| 2 | 08/21/2018 | WJ |

SHEET NUMBER:
E-3

HYC CONSULTING ENGINEERS, Inc.
188 N. Diamond Bar Blvd., 2000, Diamond Bar, California 91765
 Tel: 951-261-8100 Fax: 951-261-8101 www.hyc-engineers.com

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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

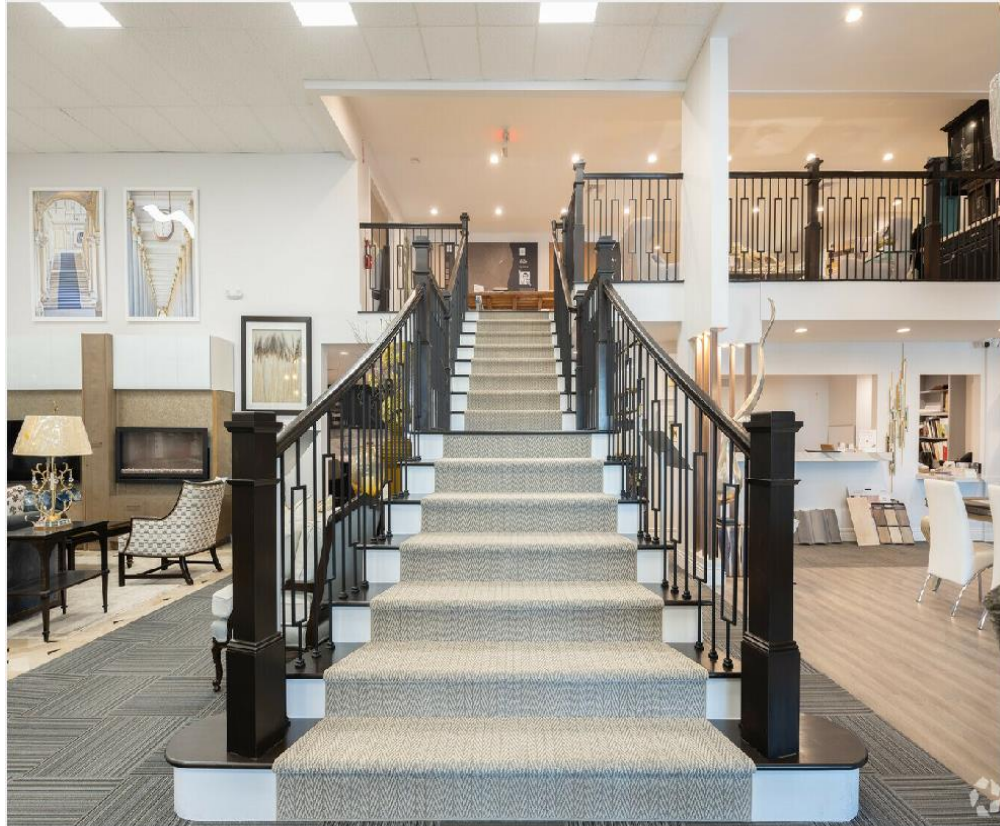
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4,000-SF Mezzanine Space



Expansive Storage & Office Space

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Built-In Shelving



Top-Notch Fixtures

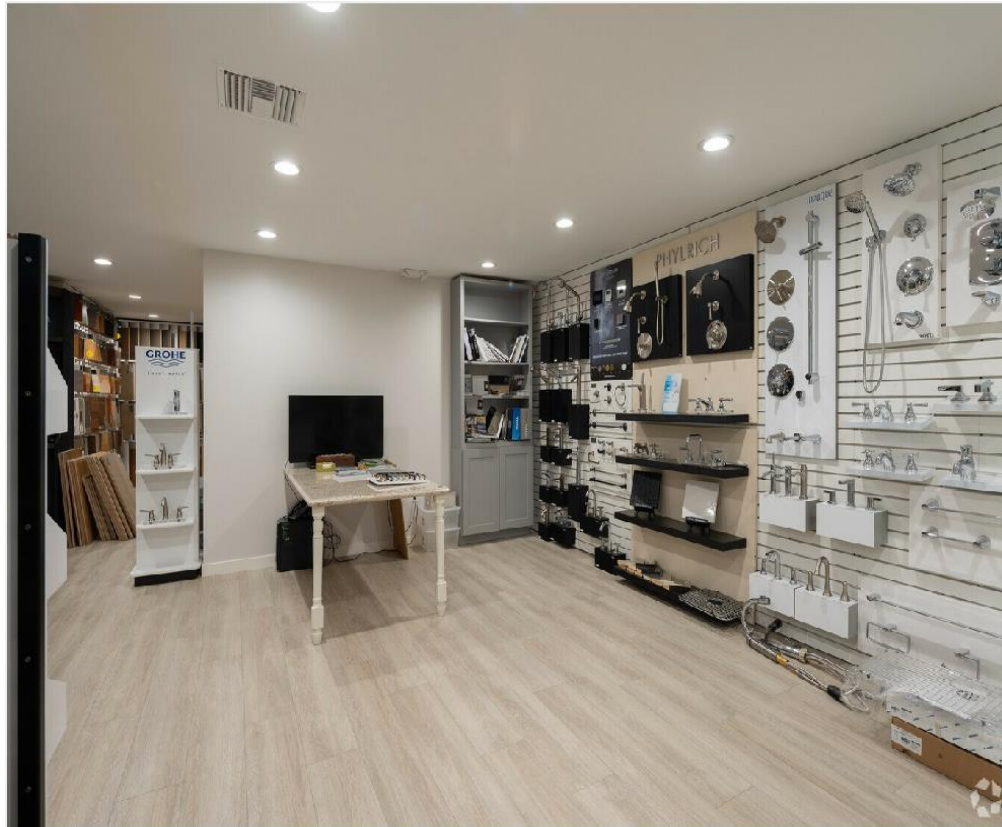
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Large Showroom or Office Space



Updated Electrical and Plumbing

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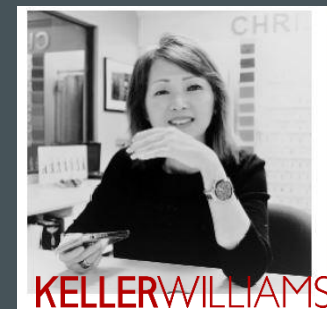


Well-Maintained Bathrooms



Elevator-Served Building

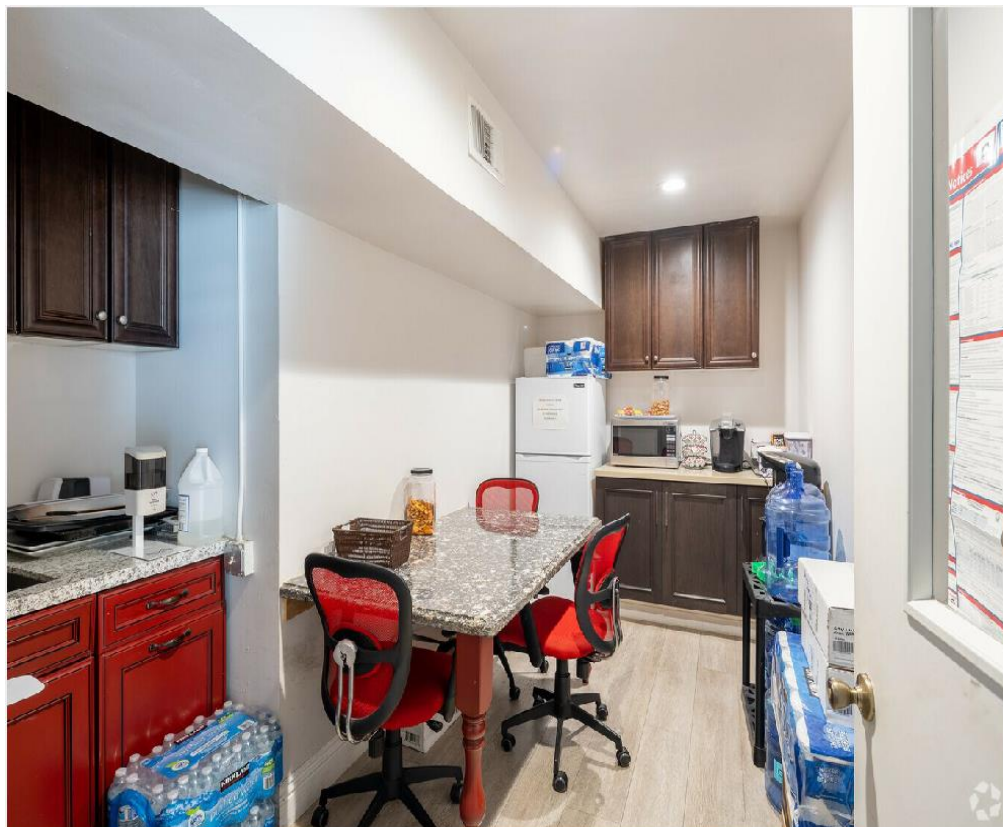
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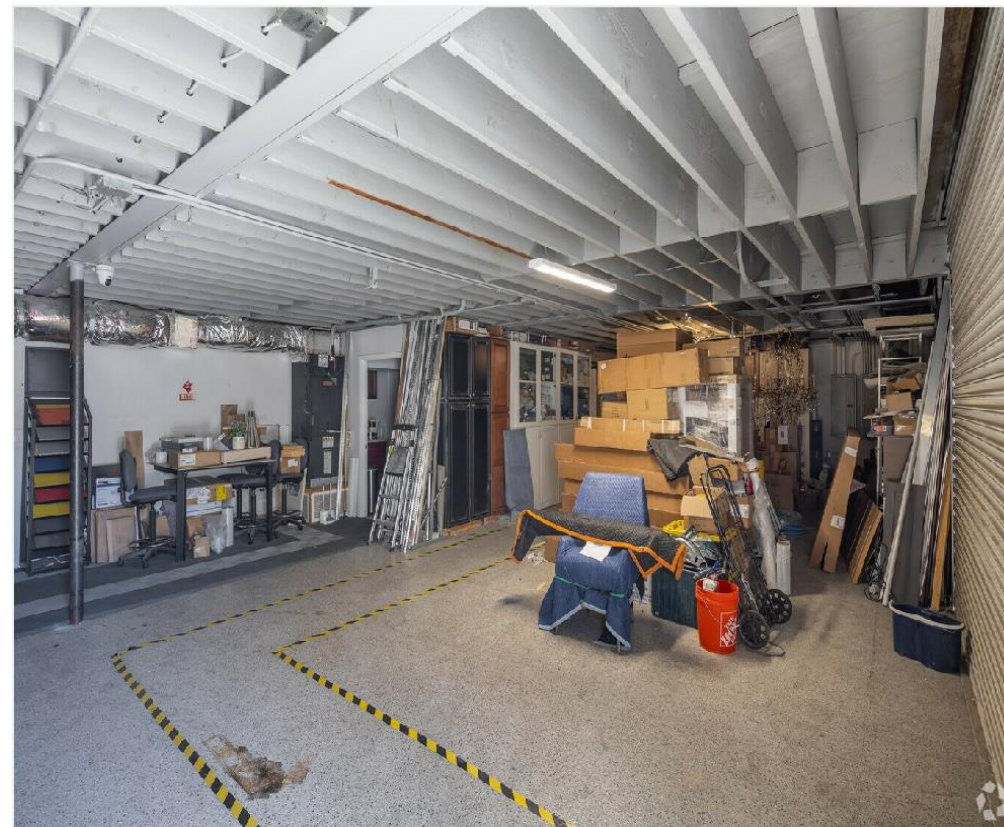
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KELLERWILLIAMS.



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.

DRE# 01792725

21 Rancho Camino Drive #200
Phillips Ranch, CA 91766