

FOR LEASE

EL PATIO REAL / RETAIL AND OFFICE CENTER

AVAILABLE SF
360-1554 SF

DETAILS

AVAILABLE SPACES

- Ground Level Space: 980 SF
- Upper Level Spaces: 360 - 1554 SF
- See Attached Site Plan and Photos for All Existing Businesses

PROPERTY DESCRIPTION

- Orange County Centrally Located
- Multi-tenant 19,800 sf Office and Retail Shopping Center
- Huge Illuminated Pylon Signage Available
- Office Spaces Upper Level Value Priced With Full Service Gross Lease Forms
- Common Area Upper Level Restroom for Upstairs Businesses and Clients Only.
- Ground Level Spaces Triple Net Lease Forms.
- Freeway Access Nearby
- Tustin Street is the city of Orange's dominant north-south corridor.



1046 N. TUSTIN ST. | ORANGE, CA 92867



MICHAEL LAWTON

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HEMAL PAREKH

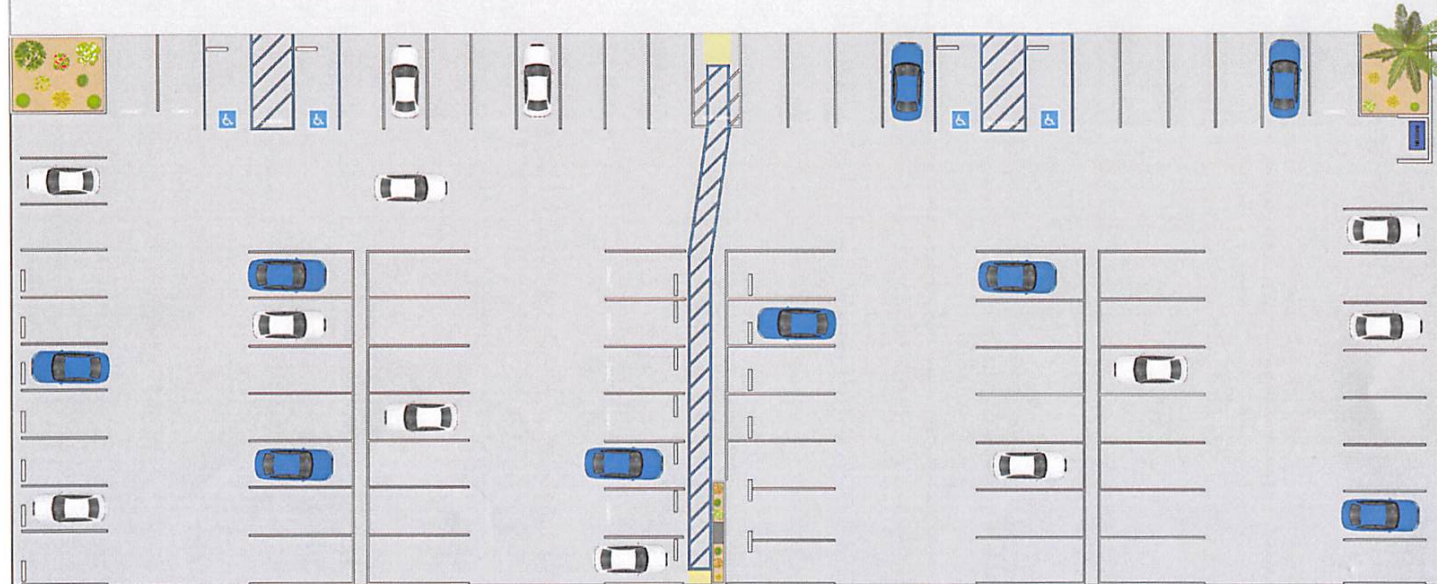
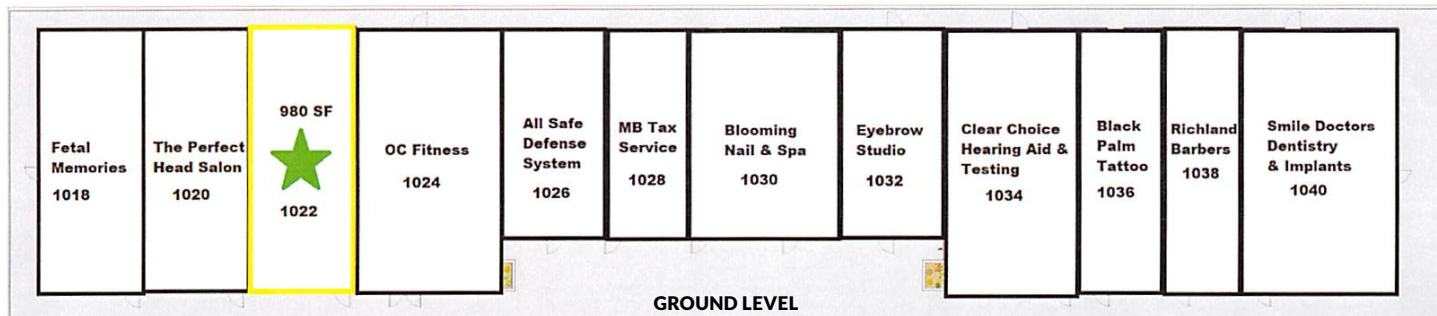
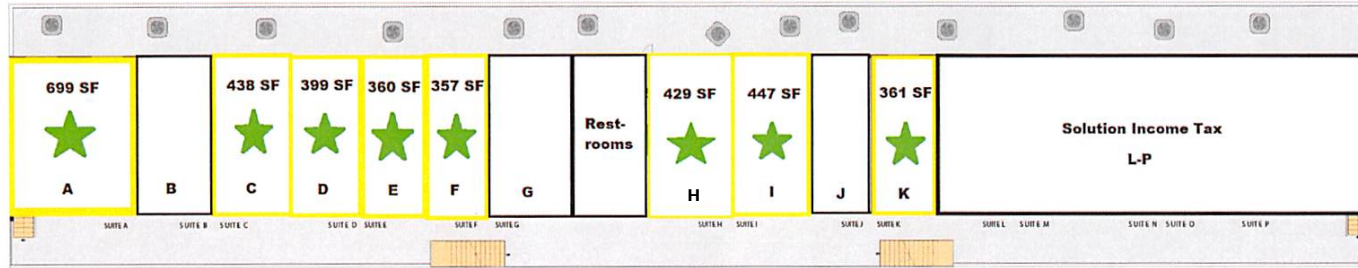
714-493-4444
Hemal4re@gmail.com
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PHOTOS



SITE PLAN

1018-1046 NORTH TUSTIN STREET, ORANGE



 AVAILABLE

AERIAL OVERVIEW



CAMEO CENTER

TUSKATELLA SHOPPING CENTER

(34,400 VPD)

55 (229,700 VPD)

TUSTIN KATELLA SHOPPING CENTER

SHOE CITY

SITE

ORANGE COUNTY MATTRESS

California Inspire Academy

Yorba Middle School

E COLLINS AVE (16,600 VPD)

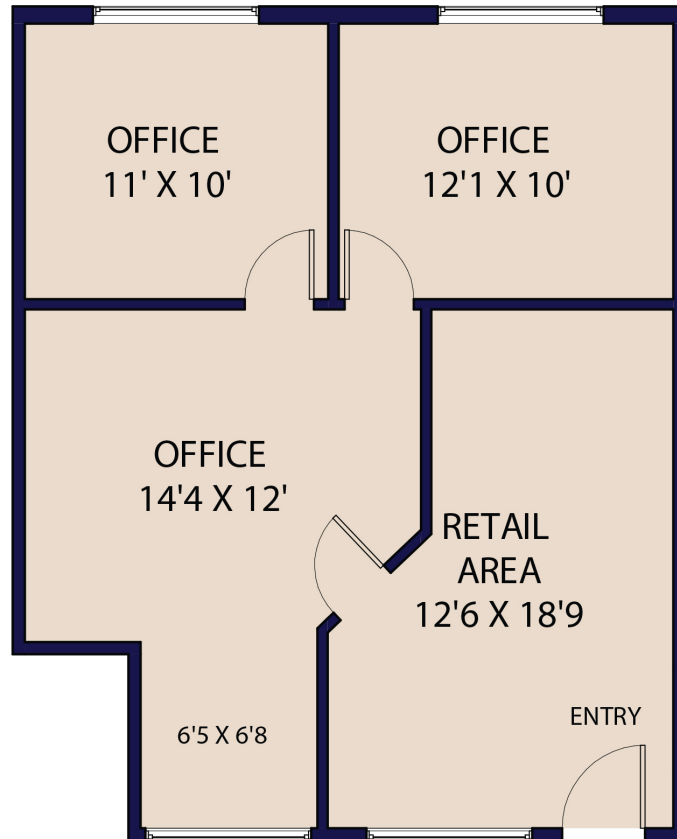
PALM CENTER

N TUSTIN ST (34,000 VPD)

FLOOR PLANS

1046 N Tustin St, Orange, CA 92867

**UNIT A
699 SF**



**UNIT C
438 SF**



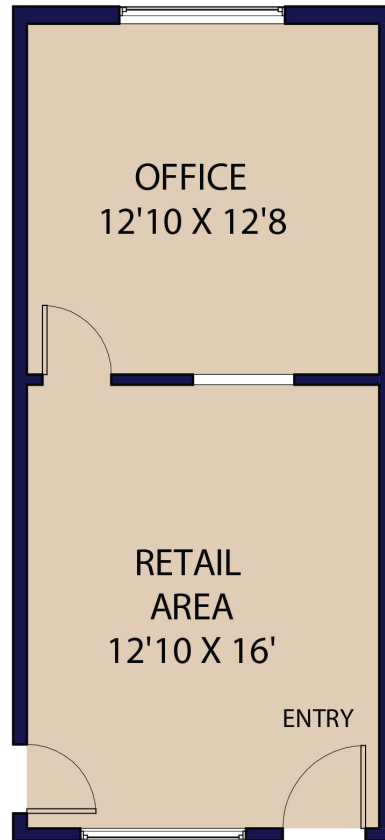
**UNIT C-F CAN BE COMBINED
FOR UP TO 1554 SF**

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

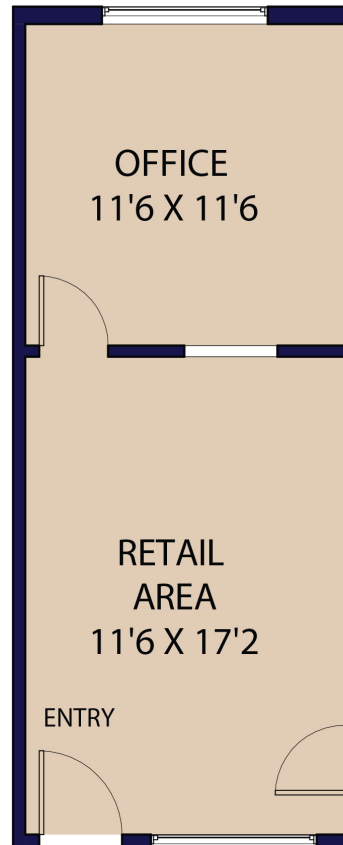
FLOOR PLANS

1046 N Tustin St, Orange, CA 92867

UNIT D
399 SF



UNIT E
360 SF



UNIT F
357 SF



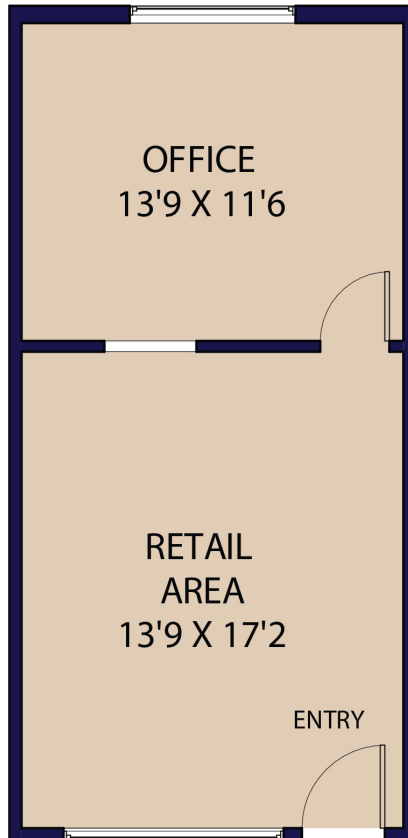
**THESE CAN BE COMBINED WITH OR WITHOUT
UNIT C TO EQUAL UP TO 1554 SF
OR LESS DEPENDING UPON NEEDS**

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FLOOR PLANS

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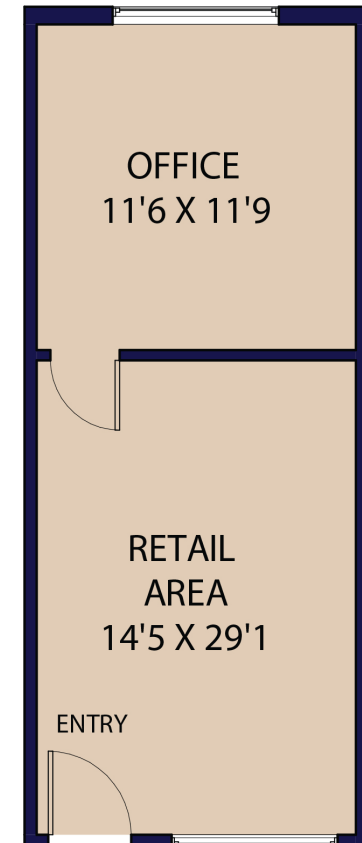
UNIT H
429 SF



UNIT I
447 SF



UNIT K
361 SF



UNIT H & I CAN BE COMBINED TO 876 SF

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