

FOR SALE

2070 N Tustin Ave, Santa Ana, CA 92705

9,032-SF Freestanding Office Building Immediately Off the 55 Freeway



ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



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Property. This section opens with a brief property description followed by the property's compelling highlights, an aerial showcasing its prominent location, and an amenities map. **Pages 3-6**



Images. Here you'll find attractive interior and exterior photographs and a floor plan. **Pages 7-10**



Market. This section includes sale comps highlighting why 2070 N Tustin Ave is a solid value. **Page 11**

Economos DeWolf, Inc.

4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034

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SUMMARY



Offering	<p>Hillview Business Center</p> <p>2070 N Tustin Ave, Santa Ana, California 92705</p> <p>Freestanding office building built in 1981 with reception area and two stories of private offices, conference room, open area with cubicles, restrooms, and a kitchenette/employee lounge.</p>
Size	<p>±9,032 square feet</p>
Sale Price	<p>\$2,970,000 (±\$329 per square foot)</p>
Availabilities	<p>Owner-user opportunity for a buyer to occupy the ±4,516-SF ground floor.</p> <p>The ±4,516-SF second floor is leased to a construction company through June 30, 2028, with two one-year options to extend the lease. Current rent is \$7,875 Full Service Gross per month. There are 3% annual increases scheduled beginning May 1, 2025.</p>
Parking	<p>Surface parking is free and in-common within Hillview Business Center.</p>
Condition	<p>The roof was replaced in July 2024 by the association. There are four HVAC units that have been regularly maintained, and one unit was replaced in 2024.</p>
Association	<p>Association dues are currently \$2,905 per month.</p> <p>The association is responsible for the roof (just replaced in July 2024), landscaping, parking lot, common area maintenance and insurance, and window washing.</p>



HIGHLIGHTS

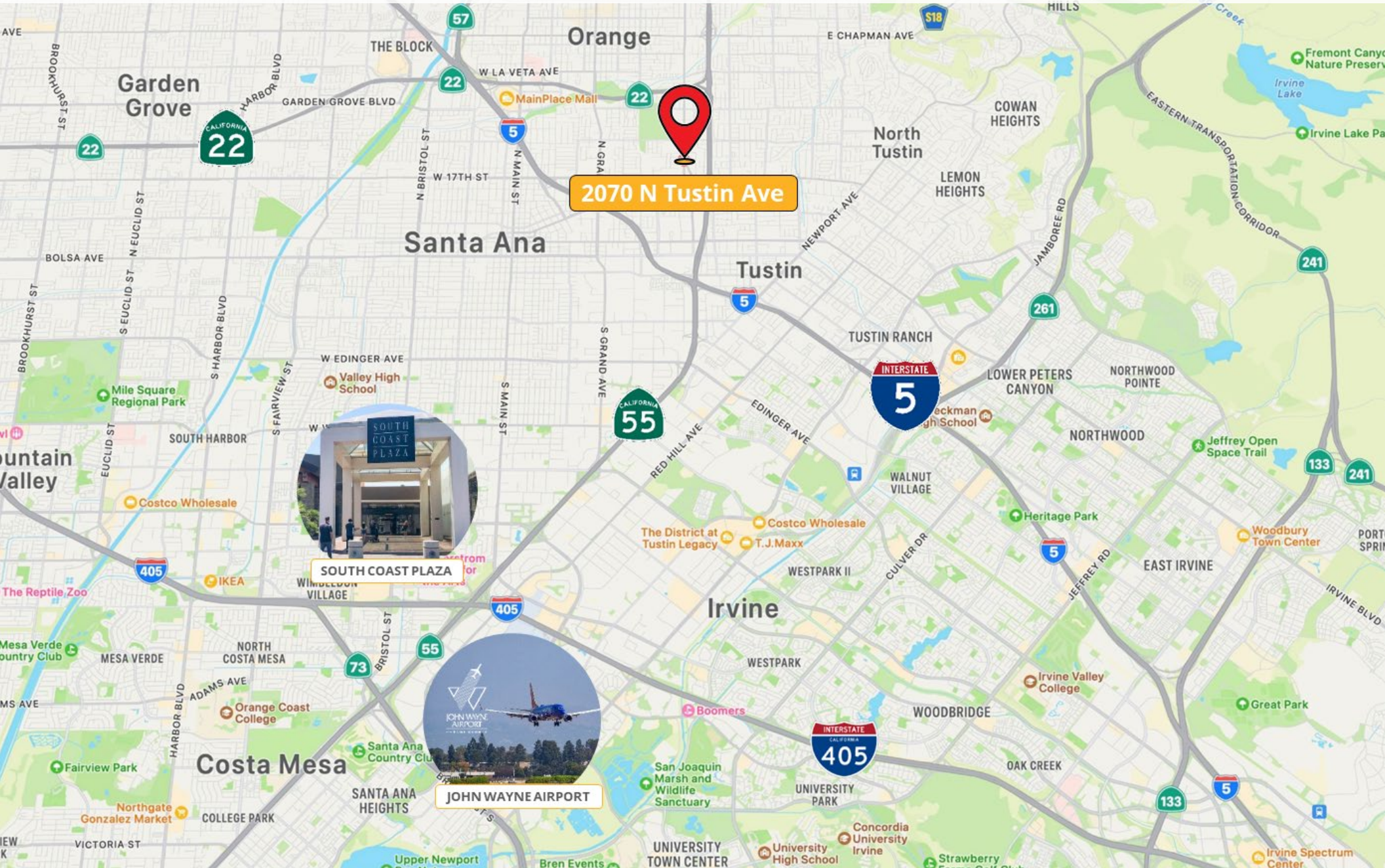
Why 2070 N Tustin Ave is Unique

- Office building configured for two tenants with vaulted ceilings and an abundance of natural light throughout. The ±4,516-SF ground floor is available for a user to occupy, and the second floor is leased through June 30, 2028, to a construction company.
- Owner-user opportunity – the owner currently occupies half the building but will vacate upon close of escrow which will satisfy an SBA loan requirement provided the new owner's company pays for 51% or more of the building income.
- The layout of the building is a very functional mix of private offices, cubicles, a conference room, a lobby on each floor, and multiple restrooms.
- The dynamic location is within close-proximity to the 55, 22, and 5 Freeways, and is just one block off of the 55 Freeway. The building is also located just minutes from downtown Orange, downtown Santa Ana, and Old Town Tustin.
- Numerous restaurants and other amenities are within walking distance and within a short drive of the building, offering easily-accessible convenient services.
- Lock in your cost of occupancy with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. Build equity for yourself instead of a landlord.
- Priced to sell, this offering is a more attractive value compared to the sale comps on Page 14.



LOCATION

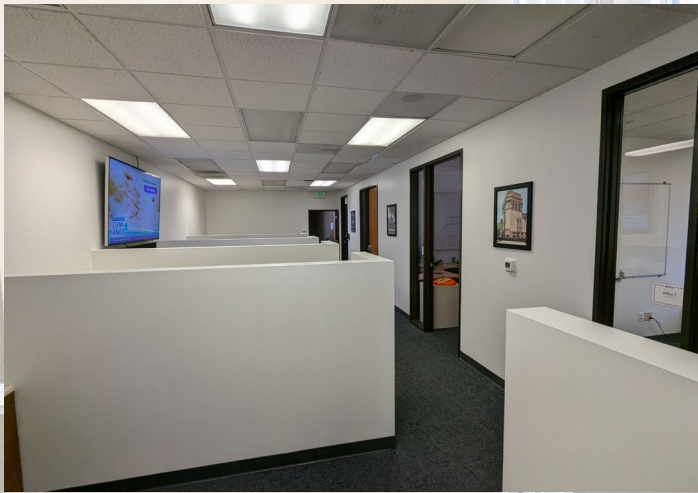
Dynamic Location in the Immediate Vicinity of the 55, 5, and 22 Freeways



AMENITIES

Surrounded by Local Favorites, National Brands, and Easy Transportation

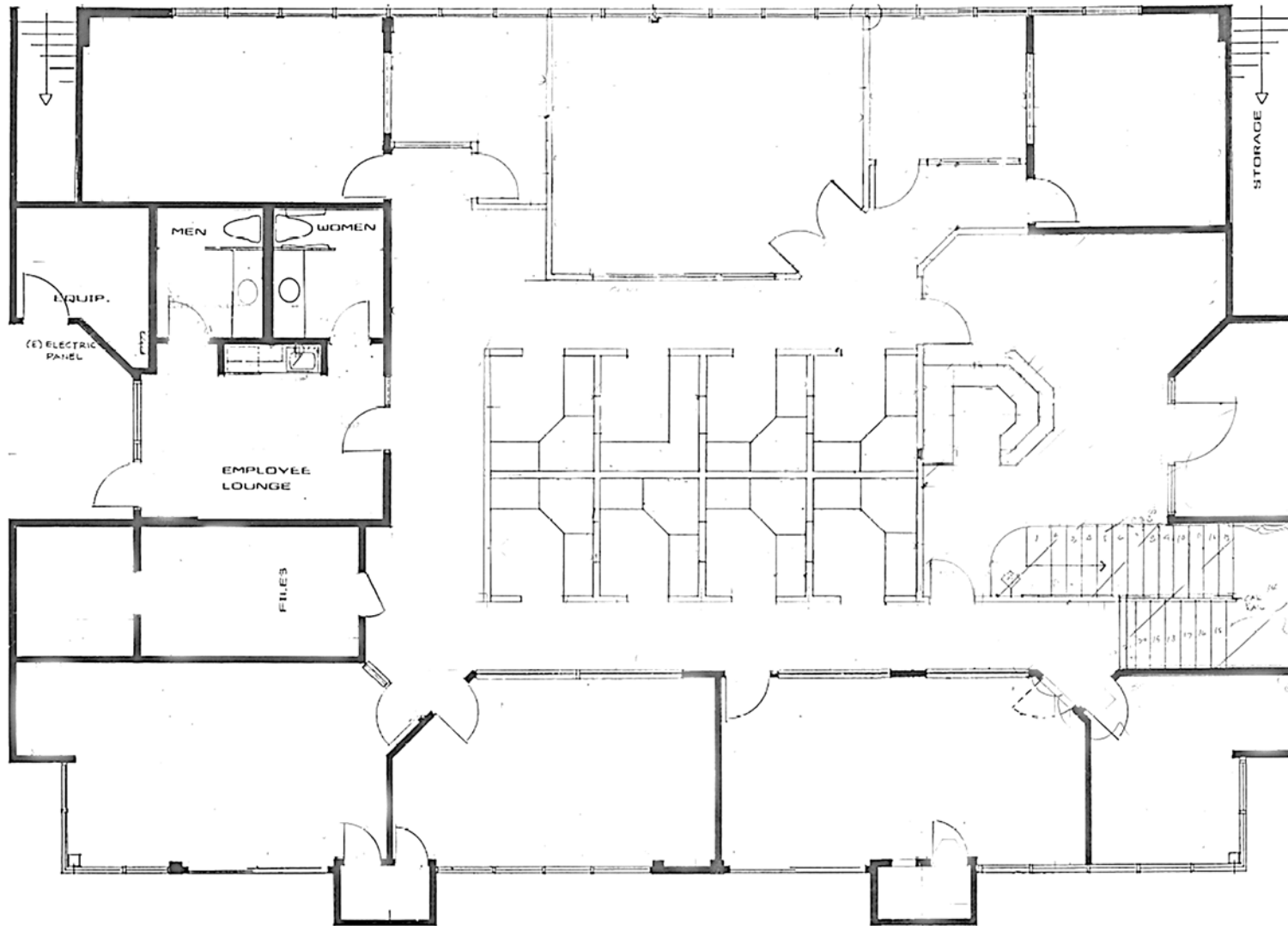






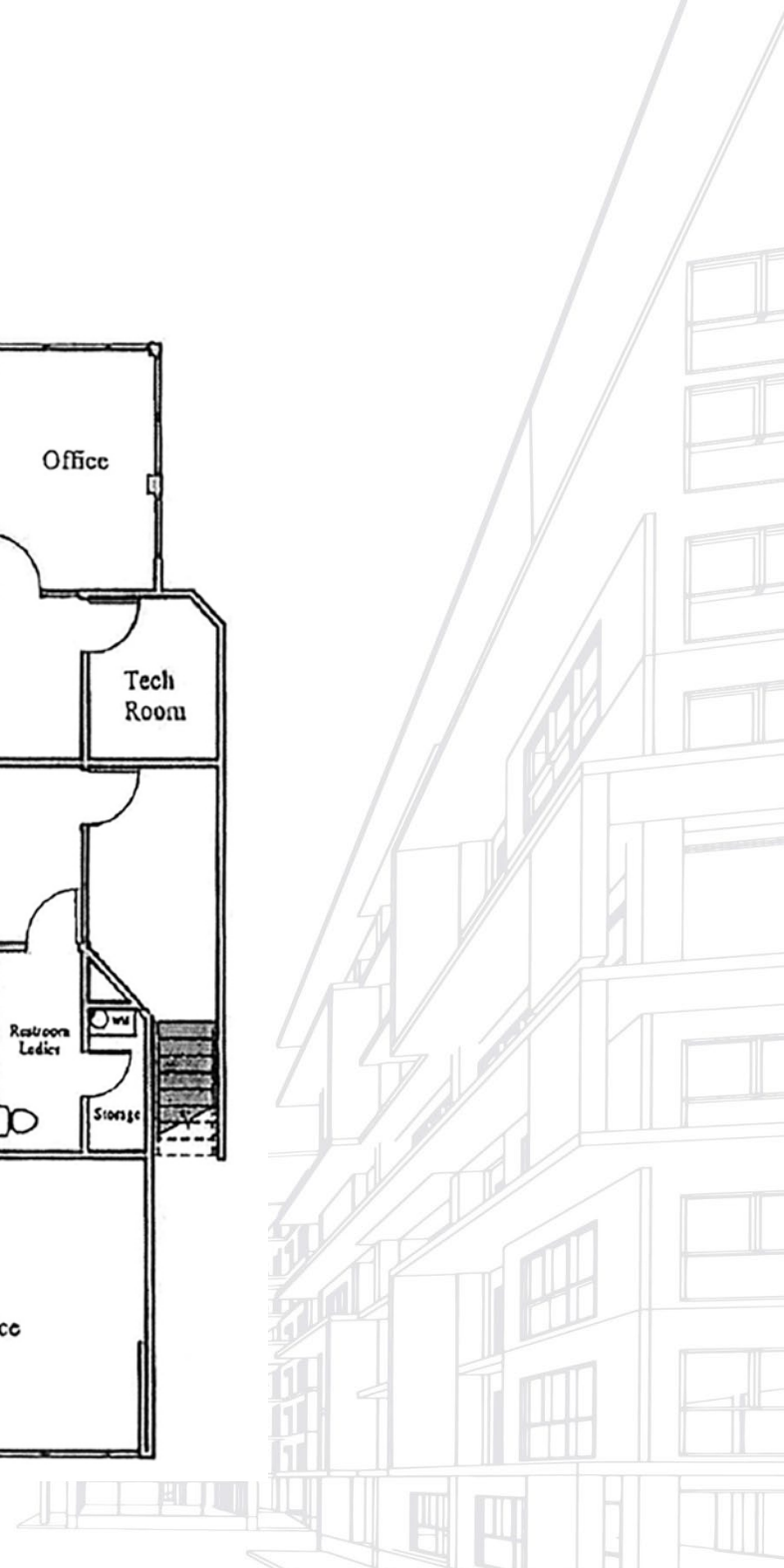
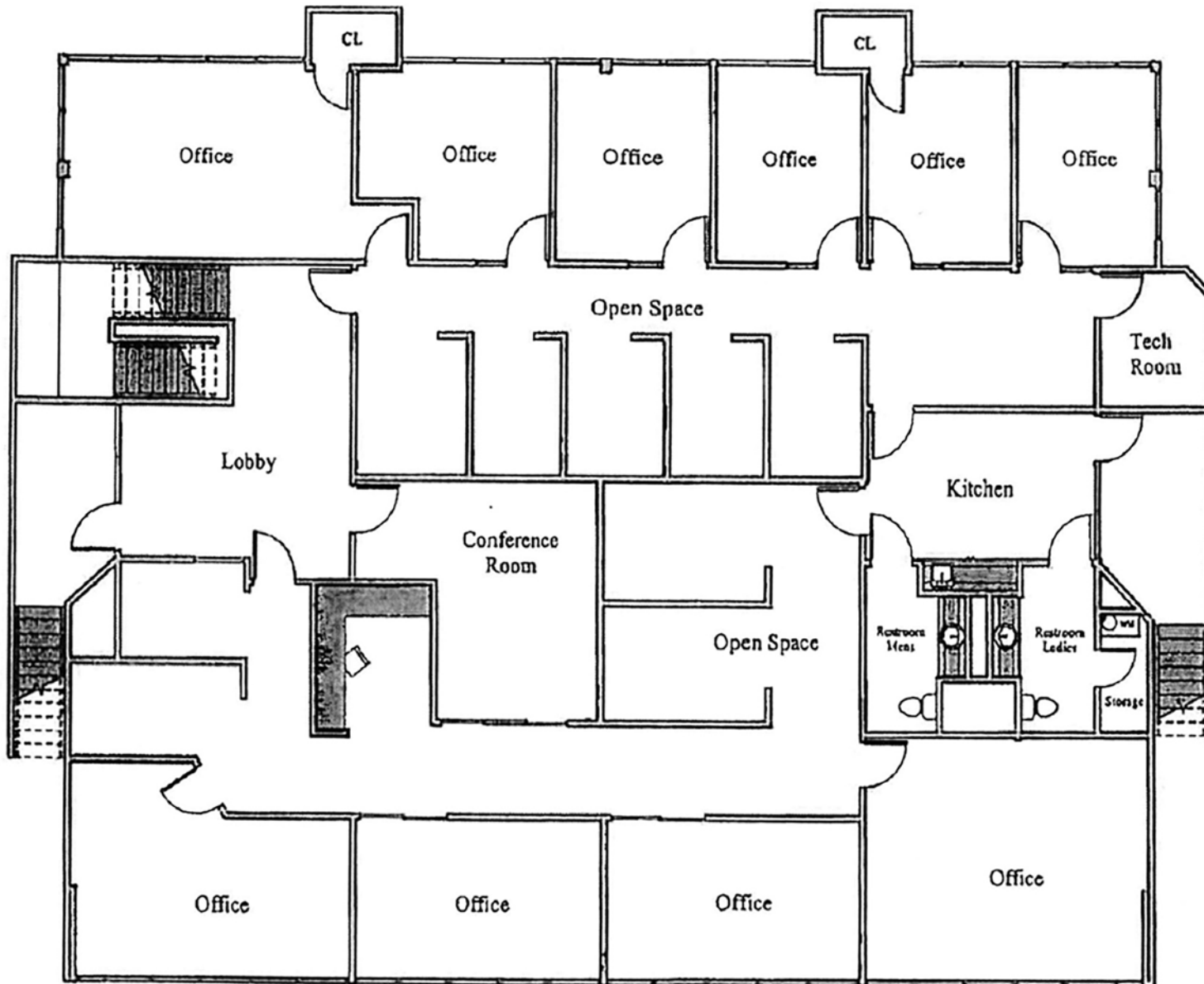
FLOOR PLANS

1st Floor: Available for an Owner-User to Occupy






FLOOR PLANS

2nd Floor: Occupied Through June 2028



OFFICE SALE COMPS

2070 N Tustin Ave is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 14101 Yorba St Tustin	May 2025	9,176 SF	<u>\$3,551,000</u> \$387	This 1980 office building is about 1 mile away from 2070 N Tustin Ave, similar in age, and similar in size. 2070 N Tustin Ave is in much better condition yet is priced \$58/sf less.
 1811 E Garry Ave Santa Ana	Apr 2025	5,495 SF	<u>\$2,198,000</u> \$400	This 1978 office building is close to 2070 N Tustin Ave, similar in age, and in a similar business park. 2070 N Tustin Ave is priced \$71/sf less and is a clear value by comparison.
 18301 Irvine Blvd Tustin	Dec 2024	6,706 SF	<u>\$2,900,000</u> \$432	This 1982 office building is close to 2070 N Tustin Ave, similar in age, and also two stories without an elevator. 2070 N Tustin Ave is priced over \$100/sf less.



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matt@economosdewolf.com
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Associate
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Mobile 949-533-9411
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License #02251034