

**FOR SALE**  
18,237 SF MEDICAL OFFICE BUILDING  
PRIME OWNER-USER OR INVESTMENT OPPORTUNITY

13522  
NEWPORT  
AVENUE

Tustin | CA

**CBRE**

# PROPERTY OVERVIEW

13522 Newport Avenue

## ASKING PRICE

\$9,117,000

## TOTAL BUILDING SIZE

18,237 SF

## LAND AREA

65,340 SF  
1.50 AC

## PARCEL NUMBER

500-162-01

## AVAILABLE FOR OWNER- OCCUPANCY

7,437 SF (entire second floor)  
The second floor is elevator served

## SIGNAGE

Building top and eyebrow signage on  
Newport Avenue and Bryan Avenue with  
exposure to approximately 36,500 vehicles  
daily

## PARKING RATIO

6 spaces per 1,000 SF



# INVESTMENT HIGHLIGHTS/LOCATION

## 13522 Newport Avenue

**High Visibility:** Located on the hard corner of Newport Avenue and Bryan Avenue, a major thoroughfare with significant daily traffic, enhancing visibility for any business.

**Owner-User Opportunity:** The entire second floor, comprising approximately 7,437 SF, is available for buyer occupancy—ideal for a medical practice seeking to own their office location with passive rental income.

**Stable Income Stream:** The ground floor is fully leased to medical office tenants with lease terms ranging from 5 to 10 years, providing a consistent income stream.

**Ample Parking:** The building is free surface parked at a ratio of 6:1,000 SF which accommodates both staff and patient needs.

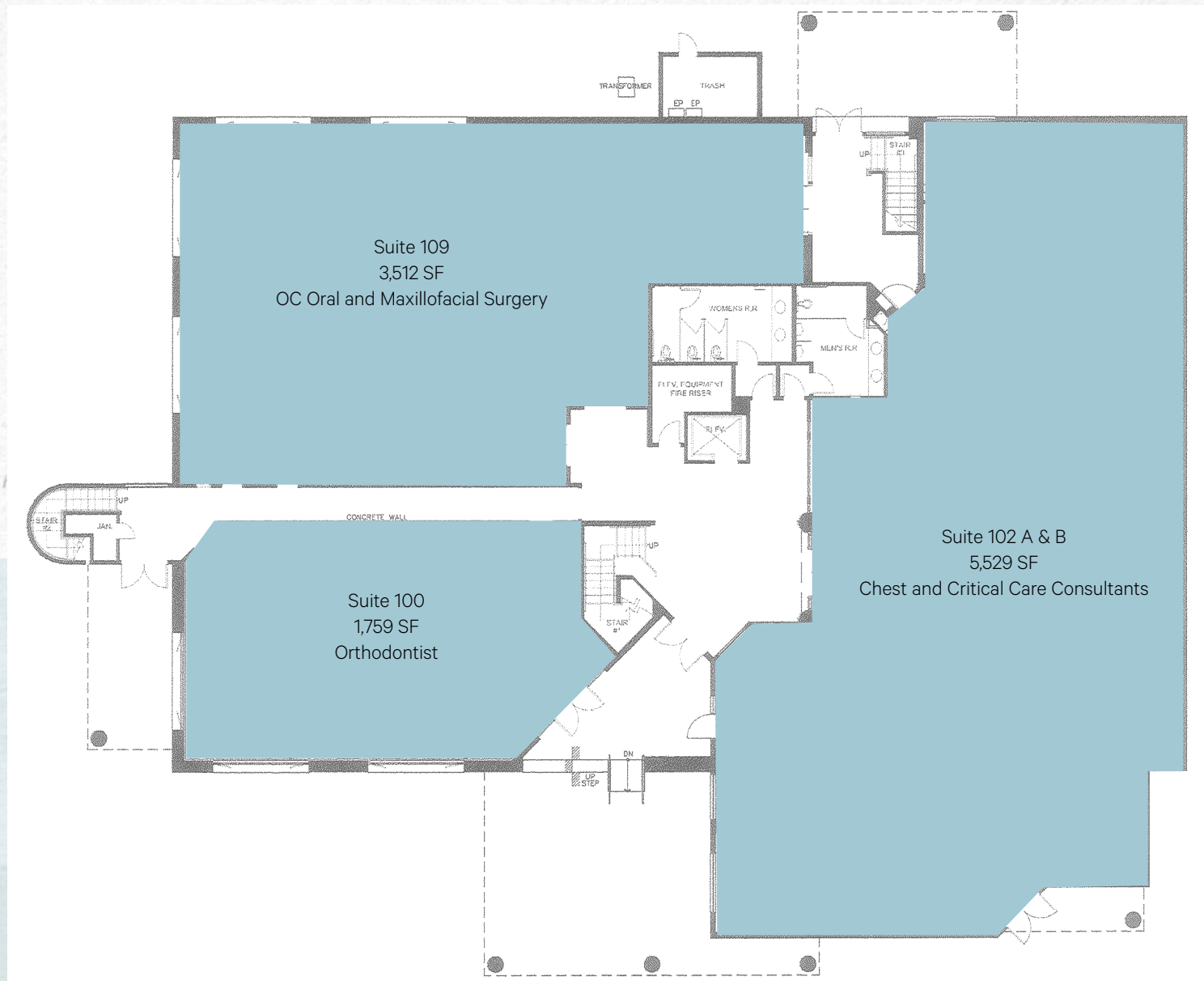
**Strategic Positioning:** Situated in the heart of Tustin, offering easy access to both the I-5 and SR-55 freeways and immediately surrounding retail and restaurant amenities.

**Demographics:** The surrounding area boasts strong demographics, with a dense population and an average household income within 3 miles of \$150,000.



# FIRST FLOOR

10,800 SF



# SECOND FLOOR

7,437 SF



# SUBJECT PARCEL

13522 Newport Avenue





13522 Newport Avenue  
Tustin, CA

18,237 SF MEDICAL OFFICE  
BUILDING FOR SALE

# 13522 NEWPORT AVENUE

Tustin | CA



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