

OWNER/USER OPPORTUNITY FOR SALE

OFFERING MEMORANDUM



A strategically positioned retail building with an array of uses presents an enticing opportunity for businesses seeking a prime location.

395 N TUSTIN STREET, ORANGE, CA 92866



**CUSHMAN &
WAKEFIELD**

**SOUTHERN CALIFORNIA
RETAIL GROUP**

OWNER/USER OPPORTUNITY FOR SALE

395 N TUSTIN STREET, ORANGE, CA 92866

FOR MORE
INFORMATION,
PLEASE CONTACT

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**SOUTHERN CALIFORNIA
RETAIL GROUP**

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EXECUTIVE SUMMARY



N TUSTIN STREET | 44,000+ CPD

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Cushman & Wakefield of California, Inc. (C&W) is pleased to offer for sale 395 N Tustin Street, Orange, CA (the Property); a 1,205 square-foot retail building on a 0.14-acre site that is located along North Tustin Street, in the City of Orange, California. The area surrounding the subject property is predominantly suburban single-family homes, parks, schools, and a handful of retail centers.

DESIRABLE LOCATION IN ORANGE, CALIFORNIA

- This property, originally built in 1924, showcases timeless charm while being impeccably maintained.
- Zoned as C-1, Limited Business, it offers a range of possibilities such as retail, professional business services, medical or dental practices, automobile services, or even a quaint restaurant.
- Strategically positioned, it's less than a 5-minute drive from the 55 freeway via E Chapman Ave and the 22 freeway via S Tustin Street, ensuring convenient accessibility.

VERSATILE SPACE & LAYOUT

- Boasting an expansive 1,205 square feet with a generous open floor plan, this property provides a blank canvas for your vision.
- The modern interior includes hardwood-style flooring, elegant picture frame wall molding, and a fresh coat of paint, creating a contemporary and welcoming atmosphere.
- Recent updates extend to the exterior, featuring a newly painted facade, while the private modern bathroom incorporates custom tile floors and backsplash.

PARKING & SIGNAGE

- Enhancing visibility, a medium-sized pole sign stands tall on the bustling street front, just three parcels away from the highly frequented intersection of E Walnut Ave and N Tustin Street, witnessing a combined daily car count of 44,000 vehicles.
- The property offers eight parking spaces on a well-maintained concrete driveway, protected by a low-height gate along the frontage.
- With easy ingress and egress along the southern portion, visitors enjoy hassle-free access to the property, ensuring a seamless experience.

SALE SUMMARY

ASKING	\$1,100,000
CURRENT OCCUPANCY	Available
PROPERTY ADDRESS	395 N Tustin Street, Orange, CA 92866
COUNTY	Orange
PROPERTY TYPE	Retail
YEAR BUILT	1924
YEAR RENOVATED	2023
TOTAL BUILDING AREA	1,205 SF
TOTAL LAND AREA	6,098 SF OF LAND
PARCEL	386-021-01
PARKING RATIO	8 Stalls (6.6/1,000 SF)
ZONING	C1 Limited Business
GENERAL PLAN	GC, General Commercial
FRONTAGE	60'

06

MARKET OVERVIEW

THE CITY OF

LIFE IS WHAT
WE MAKE IT

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OF ORANGE



CUSHMAN &
WAKEFIELD

SOUTHERN CALIFORNIA
RETAIL GROUP

SUBJECT PROPERTY

ORANGE

1 MILE

3 MILES

5 MILES

STANTON

ANAHEIM

GARDEN GROVE

SANTA ANA



TUSTIN

FOUNTAIN VALLEY

HUNTINGTON BEACH

COSTA MESA



IRVINE

8 | 395 N TUSTIN ST, ORANGE, CA 92866

RADIUS RINGS

1 Mile Ring

3 Mile Ring

5 Mile Ring



Demographic Highlights

5 MILE RADIUS

POPULATION

547,314

HOUSEHOLDS

154,453

AVERAGE HOUSEHOLD INCOME

\$115,697

MEDIAN HOUSEHOLD INCOME

\$89,309

MEDIAN HOME VALUE

\$736,208

RETAIL VACANCY RATE

4.1%

MARKET RENT

\$2.75-\$4.00



TRADE AREA OVERVIEW

With over 21,972 people within a 1-mile radius and average household incomes exceeding \$120,084, the Property is ideally situated within the dense and affluent submarket of Orange, CA. The city of Orange is unusual in its region, as many of the homes in its Old Town District were built before 1920, while many other cities in the region demolished such houses in the 1960's.

Old Towne, Orange Historic District, a one square-mile around the original plaza, is a vibrant commercial district, containing Orange County's oldest operating bank and many dining and retail amenities. The Historic District was listed on the National Register of Historic Places in 1997,[15] and is the largest National Register District in California. The Old Towne Preservation Association is a non-profit organization dedicated to maintaining the district.

DEMOGRAPHICS

Category (2023)	1 MILE	3 MILE	5 MILE
Population	21,972	183,443	547,314
Households	7,439	56,634	154,453
Average Household Income	\$120,084	\$119,165	\$115,697
Median Household Income	\$96,214	\$92,233	\$89,309

Site: COSTAR 2023, Census.gov

CITY OF ORANGE OVERVIEW

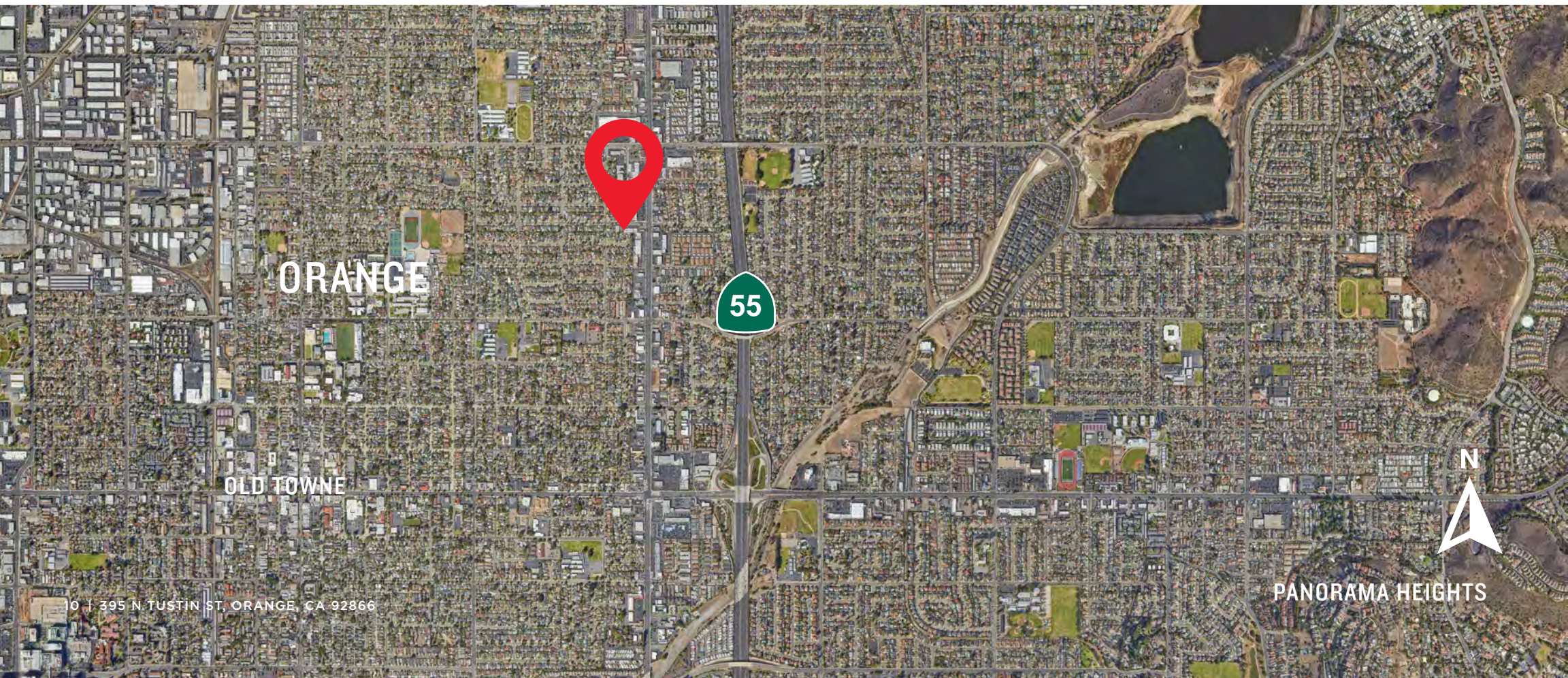
Incorporated in 1888, the city of Orange stands as a historically rich and strategically positioned hub for commercial real estate. With major highways converging and linking to key business centers, Orange has evolved into a sought-after destination for businesses seeking a robust presence.

The City of Orange, with a population of 138,640 is situated in Central Orange County, approximately 32 miles southeast of Los Angeles. The City's land area is 27 square miles. The City's planning area is 38 square miles, with a "Sphere of Influence" area of 55 square miles. Included in the City's Sphere of Influence is 18,500 acres of undeveloped land owned by The Irvine Company.

Repeatedly voted Orange County's favorite downtown, the streets of Old Towne Orange are lined with antique and collectibles dealers, specialty shops, art galleries, and restaurants.

With its central Plaza Park, it has been the gathering place for Orange residents and visitors for more than a century. Old Towne Orange contains the largest Nationally Registered Historic District in California and its distinct look makes it a popular location for film and television production.

Old Towne is also home to Chapman University, Orange City Hall, and the Orange Public Library & History Center, and is easily accessible from the Orange Metrolink Station or the 22, 57, 55, and 5 Freeways.



ORANGE COUNTY OVERVIEW

Known for its high quality of living with a convergence of beautiful beaches, premier executive housing, thriving economy, and direct access to California’s major transportation networks, Orange County (The “OC”) proves to be an ideal location for commercial property owners and businesses alike. With a total population of more than 3.20 million people, OC is the 6th largest county in the United States and is well-positioned between Los Angeles and San Diego Counties, the 1st and 5th largest, respectively.

Orange County remains a destination for tech, life-sciences, blue-chip and other corporations due to its suburban nature, exceptional labor quality, and affordability relative to neighboring Los Angeles and San Diego counties. The market is home to national and regional headquarters of many notable companies, including Edwards Life Sciences, Blizzard, Taco Bell, Walt Disney Co, Panasonic, Apria Healthcare, Schneider Electric, Oakley, and most recently, Chipotle Mexican Grill. These larger names are in addition to the many tech and life-sciences-oriented startup and established businesses that have received over \$7.5B of investment funding since 2014, giving a reputation to the market as a destination for entrepreneurs and business owners. Nearby retailers such as Nordstrom, TJ Maxx, Kohl’s, Macy’s and CVS distribution center drives traffic for apparel.

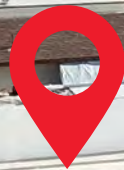
With 42 miles of pristine coastline and a mild year-round climate, OC offers an exceptional place to call home. The countless recreational activities, outstanding educational institutions, and a highly educated workforce make it abundantly clear why it is among Southern California’s hottest markets. In 2015-2019, 40.6% of residents 25 years or older in Orange County had a bachelor’s, master’s or doctorate degree, providing a highly educated and skilled workforce.

Orange County accounts for approximately one in every 10 jobs in California. The county’s economy is strong in high-technology, finance, healthcare and tourism with Disneyland usually contributing to 18 million visitors per year. Disney’s theme parks totaled roughly \$3.8 billion in 2019.

ORANGE COUNTY LARGEST EMPLOYERS		# Of Employees
Walt Disney Co.		34,000
University of California, Irvine		24,867
County of Orange		16,000
Providence		14,000
Kaiser Permanente		9,592
Albertsons		7,535
Boeing Co.		6,500
Hoag Memorial Hospital		7,888
Walmart, Inc.		6,200
Target Corporation		6,000



+ AERIAL



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N TUSTIN STREET | 44,000+ CPD

+ SURROUNDING AREA | SOUTH



C&C OPTOMETRY

JARDIN AUTENTICA
COCINA

EXPRESS CAR WASH

AMERICAN TIRE DEPOT

WINFIELD
APARTMENTS

M&M NURSERY

N TUTTIN STREET | 44,000+ CPD

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THE PROPERTY

395 N TUSTIN

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WE MAKE IT

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+ INTERIOR IMAGES



+ LAYOUT



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