

FOR LEASE

+/- 19,325 SF | Flex/Industrial
\$2.15 PSF NNN

15501 RED HILL AVE, TUSTIN, CA



Exclusively Listed by:

Rob Rader

President

949.500.9391

rob.rader@TopsideRE.com

License # 01373045

Mac Mace

Director

949.922.9889

mac.mace@TopsideRE.com

License # 01956808

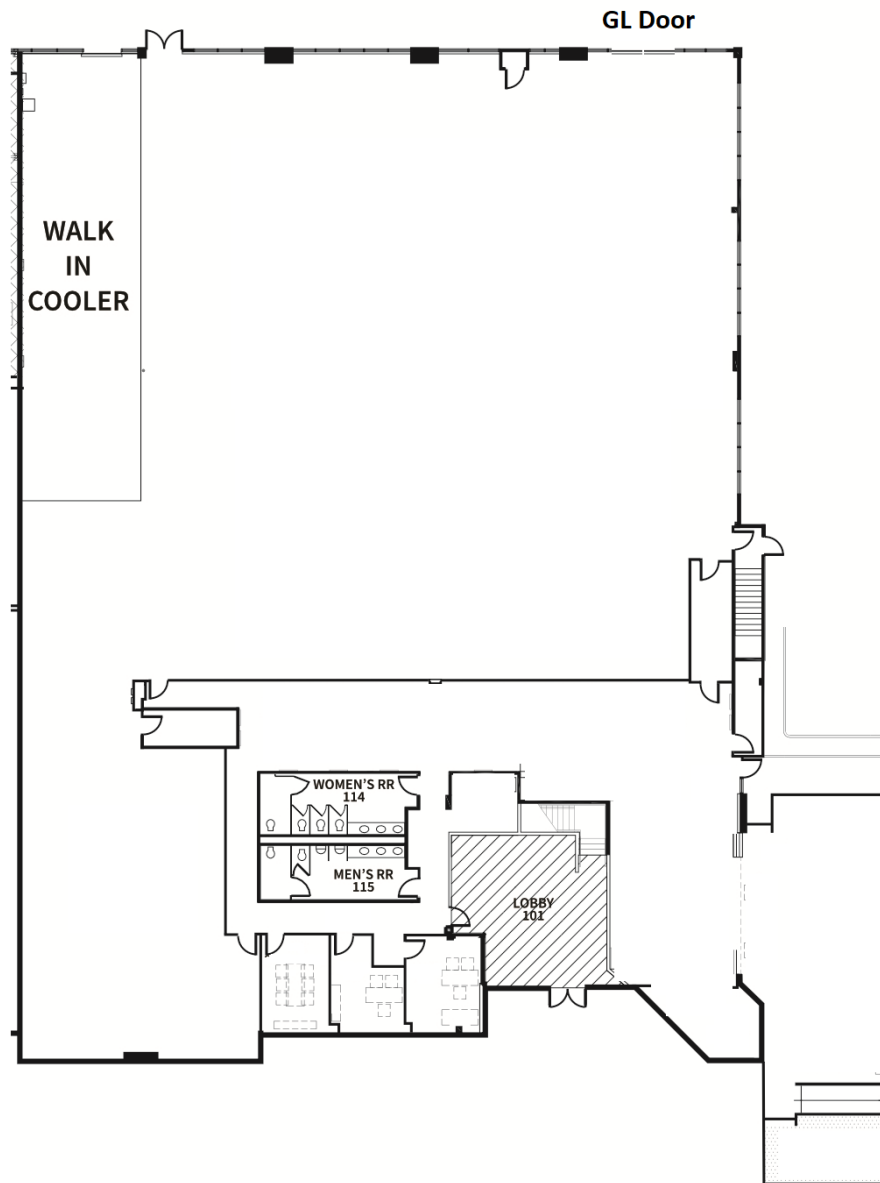
Topside
REAL ESTATE

2091 San Joaquin Hills Rd | Newport Beach, CA 92660
TopsideRE.com | License #02117811 | 949.674.5110

AREA MAP



FLOOR PLAN



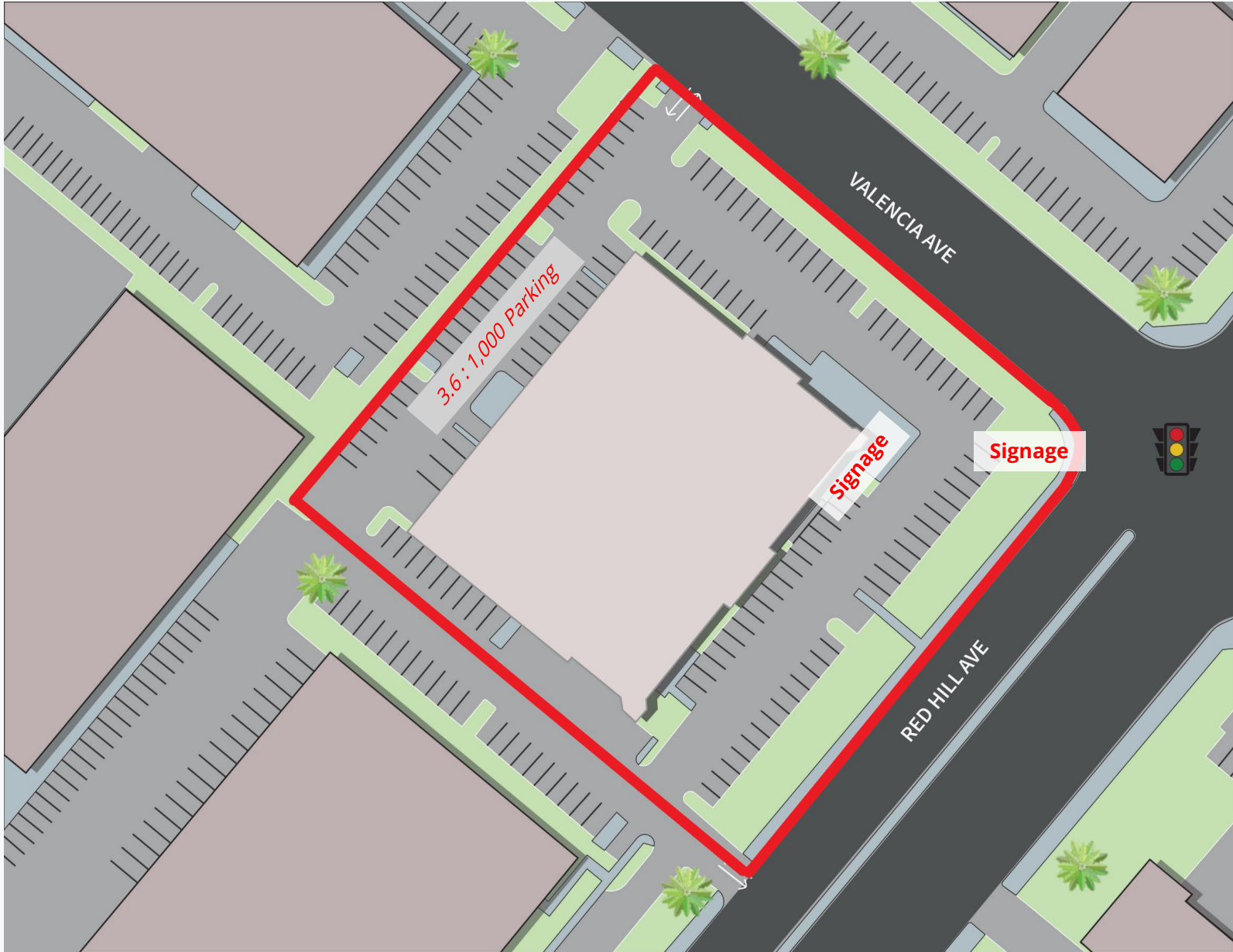
AVAILABLE SPACE

- 19,325 SF w/ office BTS
- Up to 24' clearance
- 3.6:1,000 Parking
- Zoned PC -Industrial/Business
- Outdoor Patio

PROPERTY HIGHLIGHTS

- Two-Tenant, Mixed-Use Building
- ±44,123 SF, Two-Story Building
- Situated on 2.45 AC Parcel
- Corner Location with Building Signage
- Renovated in 2018
- Proximity to Numerous Amenities Including Tustin Legacy

SITE PLAN



PROPERTY PHOTOS



Hypothetical Photos



AREA MAP



ORANGE COUNTY MARKET OVERVIEW

- **Favorable Location and Demographics:** Orange County is located in the Los Angeles metropolitan area in Southern California. With over 3 million residents, it is the third-most populous county in California and the sixth-most populous in the U.S. Driven by a strong job market, the median household income comes in at \$90,234. Year after year, Orange County is recognized for the safety and security it offers residents, resulting from the county's low crime rate.
- **Work-Life Balance:** With over 42 miles of coastline and 230 miles of regional riding and hiking trails, Orange County offers residents access to numerous outdoor activities, such as hiking and surfing, as well as unique cultural and exquisite dining opportunities. As a community that focuses on health and wellness, executives and employees have the opportunity to enjoy a strong work-life balance.
- **Talented Job Market:** As the home to 28 colleges, universities, and extension campuses, employers have access to some of the top talent available. Campuses such as UCI are known for their academic achievement, premier research, and innovation.
- **Vast Job Opportunity:** The county is primarily recognized for the numerous industries within its cities. It includes established industry sectors, such as Travel & Tourism, Modeling, Simulation & Training and Optics & Photonics, and the new and emerging industry sectors such as Life Sciences, Clean Technology, and Digital Media. Orange County has a well-balanced economic base that is poised for future growth.
- **Business Hub** As a business hub, Orange County hosts the headquarters to various Fortune 500 companies, including First American Corporation, Ingram Micro, Western Digital, and Pacific Life, and Fortune 1000 headquarters, including Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group.



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Feel free to call, text, or email.

Disclaimer:

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