

Class A Multi-Tenant Industrial/
R&D Flex Investment Opportunity

Pacific Tustin Commercenter



1421, 1451, 1481 Edinger Avenue, Tustin, CA

Pacific Commercenter Tustin is a fee simple Class A, 64,730 square foot two-building industrial / R&D flex project with a long term NNN ground lease to Quick Quack Car Wash with 3,600 square feet on two parcels totaling 4.45 acres located on the signalized corner of Red Hill Avenue and Edinger Avenue in the city of Tustin, California in the heart of the Central Orange County submarket. The property is 100% leased to a high-quality roster of eleven (11) tenants ranging in size from 5,119 to 9,896 square feet. Built in 1985, the Pacific Tustin Commercenter has been meticulously maintained to institutional standards.



Pacific Tustin Commercenter

Pacific Tustin Commercenter offers the opportunity to acquire a fee simple 100% leased, Class A multi-tenant industrial / R&D flex project with a long term NNN ground lease to Quick Quack Car Wash located in Central Orange County. Situated on the signalized corner of Edinger Avenue and Red Hill Avenue, the project is uniquely suited to attract many user types as the individual units offer excellent exterior glass line, twenty-four foot (24') minimum warehouse ceiling height, 400 Amps of power and a 3.5 : 1,000 parking ratio in one of the nation's strongest metropolitan economies. In addition, Quick Quack Car Wash recently signed a long term NNN ground lease on the premier corner in Tustin. These attributes, as well as a strong occupancy history and rent profile make the Pacific Tustin Commercenter a very attractive asset suited to a long-term core-like investment strategy.

- Two building Class A industrial / R&D Flex project with a single building retail pad totaling approximately 64,730 industrial and 3,600 retail square feet
- Market functional multi-tenant industrial / R&D flex space with units ranging from 5,119 to 9,896 square feet, twenty-four foot (24') minimum warehouse ceiling height and a 3.5 : 1,000 parking ratio attracts a diverse tenant pool
- Maintained and managed to institutional standards since construction
- Abundant parking (3.5 : 1,000 ratio) provides excellent parking options for many user types
- At 100% leased to eleven (11) tenants, the asset provides cash flow, smooth lease rollover profile and increasing projected revenues based on a rising rental rate environment
- Diversified high quality tenant roster highlighted by Quick Quack Car Wash, DB Industries, LLC (a subsidiary of 3M), Salewa USA, Inc. and Dainese USA
- Excellent Central Orange County location. Immediate access to the Costa Mesa (55) and Santa Ana (5) freeways. Close proximity to the John Wayne Airport, the San Diego (405) and (261 & 241) Transportation Corridors



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