

13932 Hewes Ave, North Tustin, CA 92705



Presented By:

LYON STAHL
INVESTMENT REAL ESTATE

Jack McCann
Vice President
(310) 408-0121

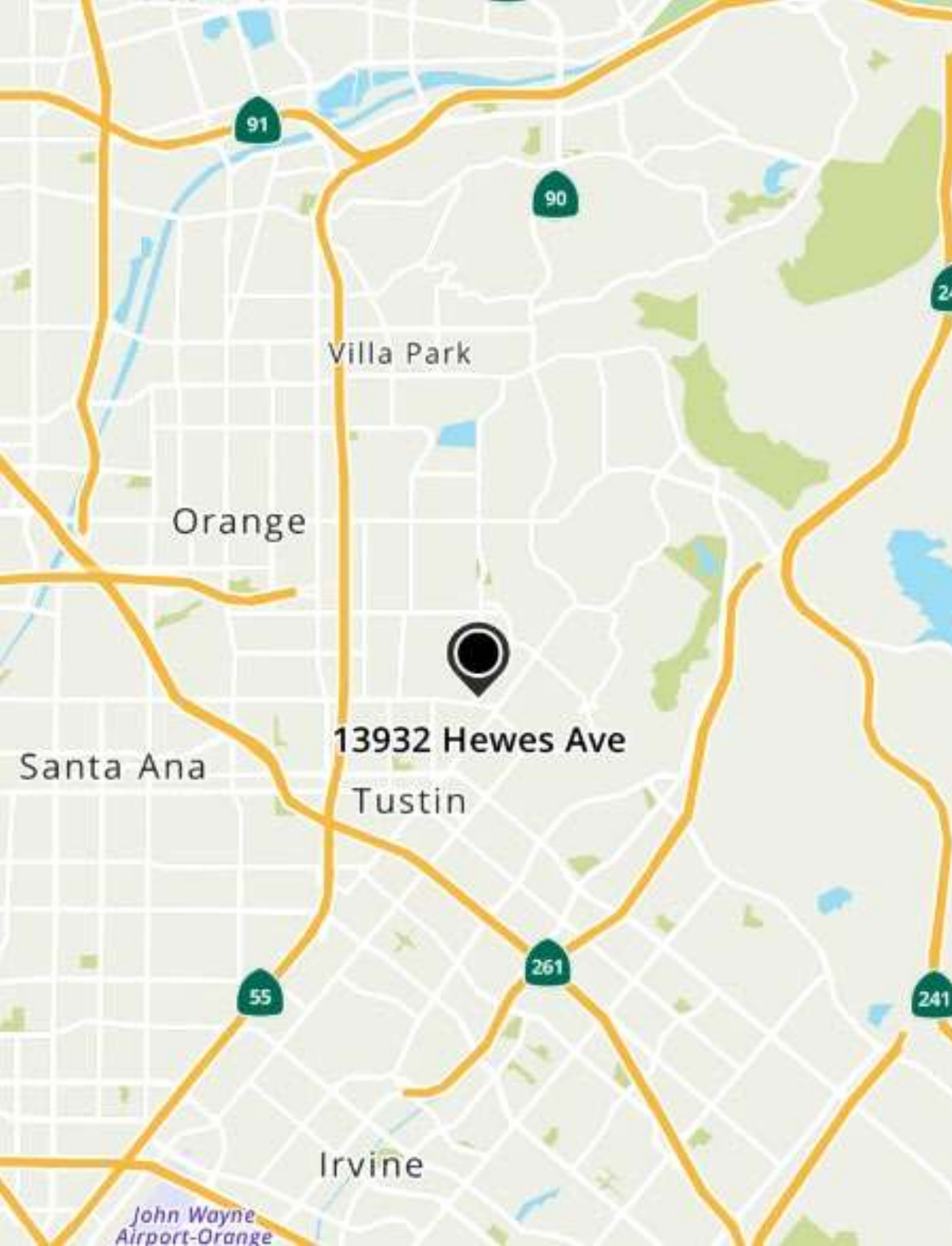


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Executive Summary

Located at 13932 Hewes Avenue in the highly desirable, unincorporated North Tustin area just outside Santa Ana, this rare development opportunity is being offered primarily for its substantial land value.

The property sits on an expansive 34,693 sq. ft. lot (~0.8 acres) and includes 4,814 sq. ft. of rentable space, with a list price of \$2,795,000. This translates to approximately \$580 per square foot of building space and \$81 per land square foot, making it an attractive proposition for investors or developers seeking large parcels in the area.

Originally built in 1953, the existing structure is a triplex currently configured as seven units, offering flexibility for redevelopment. The potential of this property is immense—whether subdividing the lot into four separate parcels to develop and sell as luxury condos, constructing a high-end estate, or legalizing the existing configuration for a multifamily investment with the potential to add even more units.

With its combination of prime location, large lot size, and redevelopment potential, 13932 Hewes Avenue represents a compelling investment opportunity in a thriving residential market.





Investment *Overview*

Pricing Metrics

Offering Price	\$2,795,000
Price / Unit	\$931,667
Price / SQFT	\$580.60
Price / Lot SQFT	\$80.56

Property Details

Units	3
Year Built	1953
Rentable Square Feet	4,814
Lot Size	34,693
APN	395-571-02
Zoning	???

Property Photos: *Drone Exterior*



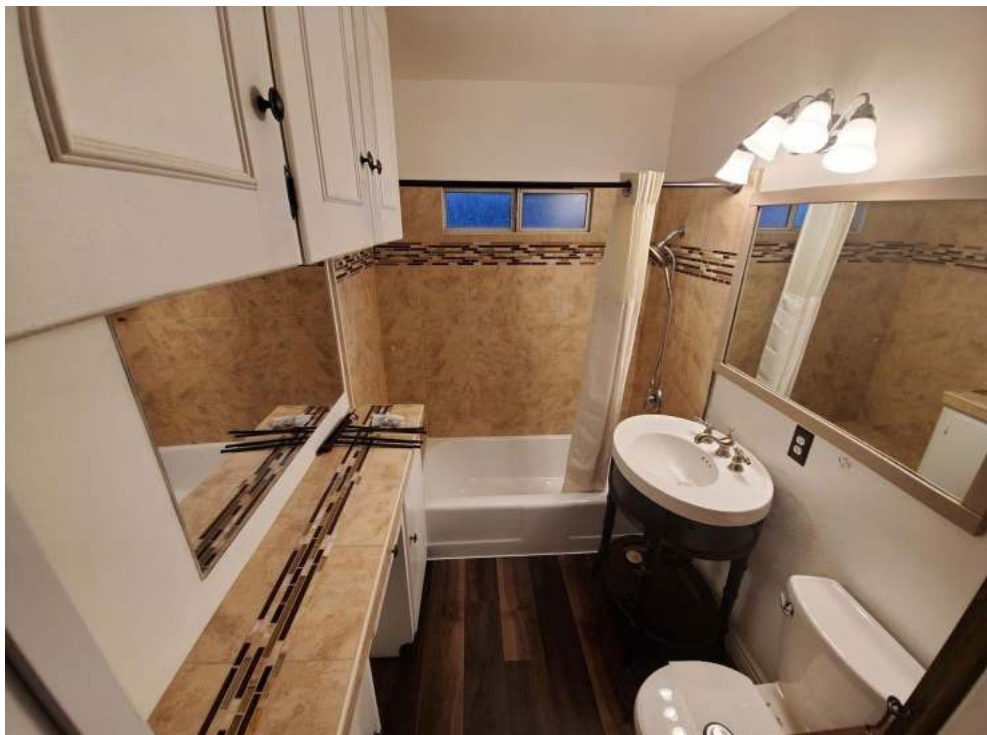
Property Photos: *Drone Exterior*



Property Photos: *Ground-Level Exterior*



Property Photos: *Interior*



Location Overview

North Tustin, an unincorporated community in Orange County, California, is known for its scenic hillside views, expansive lot sizes, and tranquil residential setting.

Situated between the cities of Orange, Santa Ana, and Tustin, North Tustin offers convenient access to major freeways like the 5, 55, and 22, making it well-connected to other parts of Orange County and beyond. Despite its proximity to urban centers, North Tustin maintains a suburban, semi-rural feel with many homes set on large lots, providing privacy and a serene atmosphere.

The area is highly sought after for its excellent public schools, many of which are part of the Tustin Unified School District. Residents also enjoy easy access to nearby parks, hiking trails, and outdoor recreational areas such as Peter's Canyon Regional Park and Irvine Regional Park. North Tustin features a mix of architectural styles, from mid-century modern homes to luxurious estates, adding to its distinct charm.

Real estate in North Tustin tends to be on the higher end, with properties offering more space and exclusivity compared to surrounding areas. This blend of upscale living, top-rated schools, and a quiet, family-friendly environment makes North Tustin a highly desirable location for homebuyers and real estate investors alike.





LYONSTAHL
INVESTMENT REAL ESTATE



Jack McCann
BRE #01963932

(310) 382-1063
Jack@lyonstahl.com