

LINKCC

1071, 1081 & 1095 North Tustin Avenue
Anaheim, California 92807

NEWMARK | PACIFIC

FOR SALE
Asking Price: \$17,000,000



1071-1091 North Tustin Avenue
Anaheim, California 92807

THE OFFERING

\$17,000,000
Asking Price

26,385 SF
Total GLA

100.0%
Occupancy

3.86 AC
Acres

168,315 SF
Land SF

The Seller reserves the right to sell the Property at any time without prior notice. The Property will be sold on an "as-is" basis.

I-91
(222,424 AADT)

E LA PALMA AVE (28,078 AADT)

N TUSTIN AVE (62,153 AADT)



- Sun World
- BYBLOS
- MJOY
- HealthSource
- REBORN COFFEE
- TACO BELL
- MD Clinics
- ShipEasy
- select
- Spin
- Carls Jr
- Wendy's

TENANT ROSTER & SITE PLAN

Suite	Tenants	Square Feet
1071 NORTH TUSTIN AVENUE		
101	Reborn Coffee	2,183
103	HealthSource Chiropractic of Anaheim	1,657
105	Glamor Nails & Spa	1,095
106	J & Q Vietnamese Sandwich	2,364
107	Bun World	1,241
108	M Joy	1,055
110	Byblos Mediterranean Grill	1,406
1081 NORTH TUSTIN AVENUE		
111	Pampanga Food Company	1,362
113	Groomsmen (Phils) Barbershop	1,008
114	Nasibi Dental Corp	1,008
115	Ship Easy	1,005
117	Newport Urgent Care (MD Clinics)	3,560
118	Select Staffing by Employbridge	3,131
120	Koala Spoon Corp (Spin Poke & Grill)	1,310
1095 NORTH TUSTIN AVENUE		
	Wendy's	3,000
1091 NORTH TUSTIN AVENUE		
	Carl's Jr.	NAP
1075 NORTH TUSTIN AVENUE		
	Taco Bell	NAP



*Site plan not drawn to scale.



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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Pacific that broker shall not look to Newmark Pacific for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Pacific and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Pacific's client.

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