



15501 RED HILL AVE, TUSTIN, CA

FOR SALE

+/- 44,123

R & D/ Industrial

\$19,950,000

(\$452/SF)

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

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EXECUTIVE SUMMARY

\$19,950,000

- +/- 44,123 SF Flex Industrial Building
- +/- 12,000 SF of Mezzanine, Class A Office Space
- Located on Signalized Corner of Red Hill & Valencia
- 1/2 Mile from 55 FWY
- Building and Monument Signage Available
- Power: 277/480 volts, 3 phase, 1,200 Amps (verify)
- Demised for two tenants (24,798 SF & 19,325 SF)
- +/- 19,325 SF Vacant for Owner/User or Tenant (44% of building SF)
- +/- 2.45 Acre Parcel
- No Association
- Built in 1984, Renovated in 2018
- 22' to 24' Warehouse Height
- 2 Grade Level Doors (Expandable)
- 158 Parking Stalls Total (3.6:1000 Ratio)
- Zoning: PC - Industrial/Business
- Large Patio with Fire Pit
- Quality Tenant in Place on 56% of building until 1/31/2028
- Across the street from Tustin Legacy Master Development



While all information is believed to be accurate, Topside Real Estate makes no representations and buyer is responsible to confirm all aspects through their own due diligence.

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TENANT OVERVIEW

Suite	Tenant	Sq. Ft.	Rent Type	Start	Expiration	Rent PSF/mo	Monthly Rent	Total Rent
100	VACANT	19,325	NNN	-	-	-	-	-
200	BioPhotas, Inc. dba Celluma	24,798	NNN	2/15/2023	2/14/2024	\$1.50	\$37,197.00	\$446,364.00
				2/15/2024	2/14/2025	\$1.75	\$43,396.50	\$520,758.00
				2/15/2025	2/14/2026	\$1.95	\$48,356.10	\$580,273.20
				2/15/2026	2/14/2027	\$2.03	\$50,339.94	\$604,079.28
				2/15/2027	2/29/2028	\$2.11	\$52,323.78	\$654,047.25

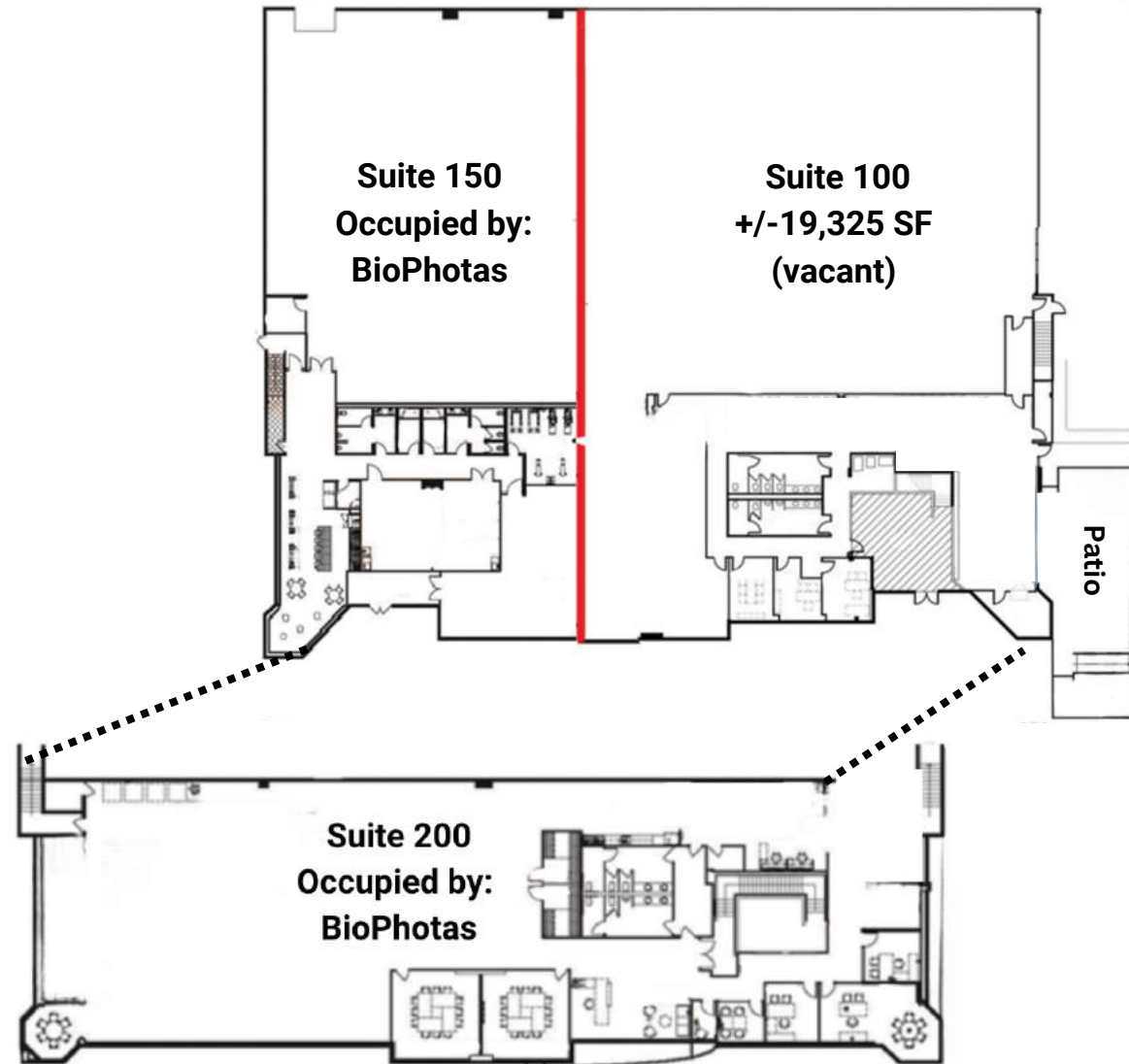
BioPhotas dba Celluma invites you to adopt our illuminating approach to total health and wellness through scientifically proven products based on NASA-researched technology. Led by a network of leading medical professionals, our unwavering commitment to honesty, accuracy, and integrity aids us as we continuously improve and evaluate our policies to develop the most innovative, effective, and safest products on the market.



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BUILDING FLOOR PLAN

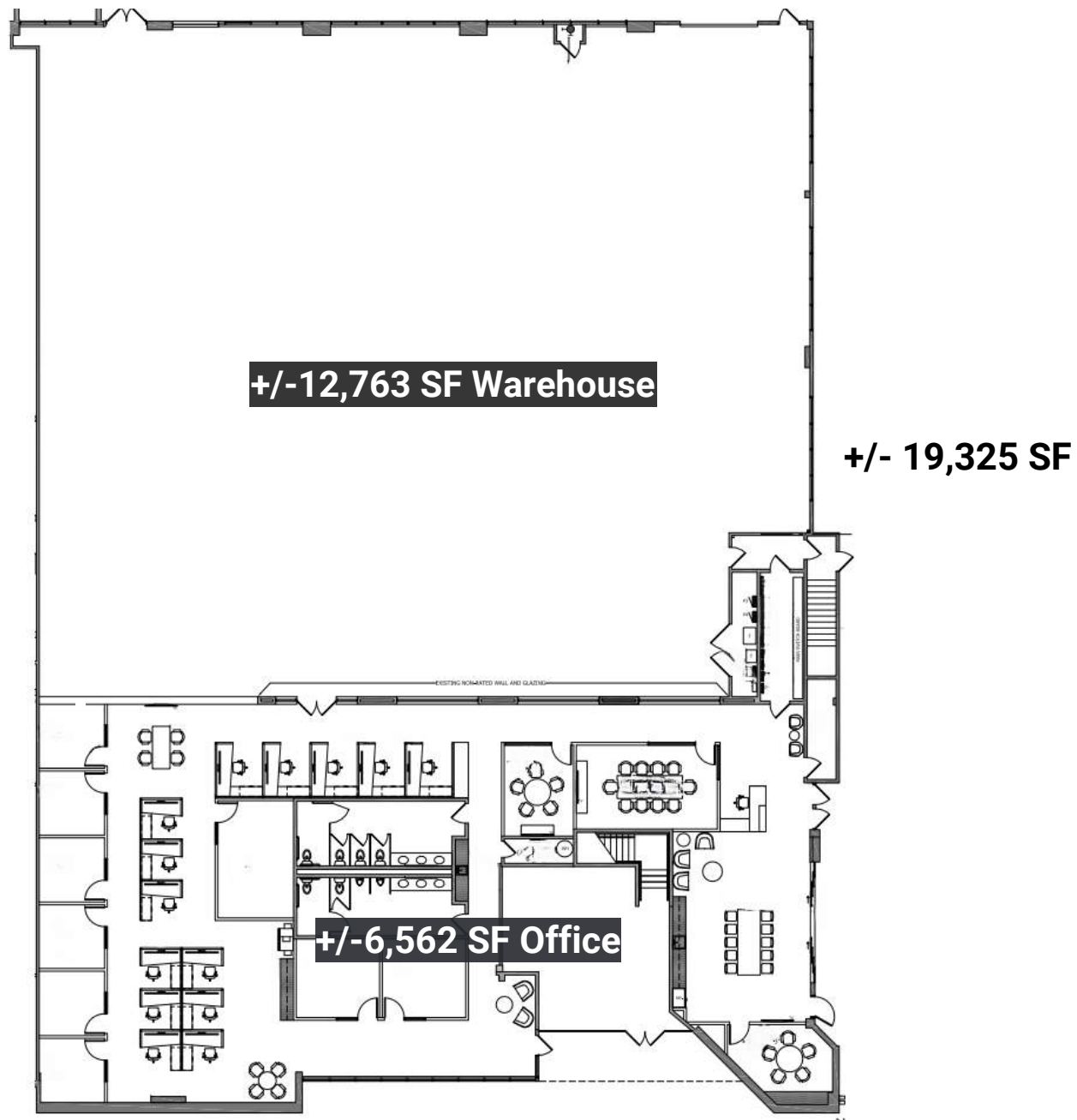


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SUITE 100 FLOOR PLAN *HYPOTHETICAL*

AVAILABLE SPACE

- +/- 19,325 sf
 - +/- 12,763 SF Warehouse
 - +/- 6,562 SF Office
- 24' Clearance in Warehouse
- 70 Parking Stalls (3.6:1000)
- 1 Grade Level Door (2 Possible)
- 277/480 V, 3 Phase, 12000 Amps
- Outdoor Patio
- Zoned PC - Industrial/Business
- Ownership has produced plans to renovate suite 100 into an R&D or industrial facility. (Next Page)



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SITE MAP



15501 RED HILL AVE, TUSTIN, CA

LOS ANGELES
INTERNATIONAL AIRPORT

42.3 Miles | 41 Mins



15501 Red Hill Ave.

LONG BEACH AIRPORT

23.2 Miles | 23 Mins

EMBASSY
SUITES
by Hilton

DOUBLETREE
by Hilton



RED HILL AVE +29,500 VPD

IRVINE VALLEY
COLLEGE

VALENCIA AVE +7,200 VPD

THE VILLAGE
AT TUSTIN LEGACY
STATER BROS.
jamba
Jardín & Diner
DUNKIN'
DONUTS



JAMBOREE RD



THE MARKET PLACE

- TARGET
- FITNESS
- Starbucks
- TJ-MAXX
- SPROUTS
- NORDSTROM rack
- REGAL
- HOBBY LOBBY
- amazon
- WINE & MORE
- amazon fresh
- WORLD MARKET

ONTARIO
INTERNATIONAL AIRPORT

47.9 Miles | 50 Mins



JOHN WAYNE AIRPORT

3.3 Miles | 7 Mins

Hilton
Garden
Inn

THE DISTRICT
TUSTIN LEGACY

- COSTCO WHOLESALE
- Starbucks
- WHOLE FOODS MARKET
- IN-N-OUT BURGER
- TARGET
- Michaels
- SUBWAY
- ULTA BEAUTY
- Red Robin
- Lucy's BAR-B-QUE

IRVINE
SPECTRUM
CENTER

SAN DIEGO AIRPORT

88.2 Miles | 1 hr 21 Mins

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PROPERTY PHOTOS

BioPhotas Office (Suite 200)



BioPhotas Warehouse



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OC MARKET OVERVIEW

- **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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2091 San Joaquin Hills,
Newport Beach, CA, 92660
TopsideRE.com
949-500-9391



ROB RADER

PRESIDENT

949.500.9391

rob.rader@TopsideRE.com

License # 01373045



MAC MACE

DIRECTOR

949.922.9889

mac.mace@TopsideRE.com

License # 01956808

CONTACT OUR TEAM

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