

OFFERING MEMORANDUM

658

N. TUSTIN STREET
ORANGE CALIFORNIA

LIGHTSTYLES

Up to **80% OFF!**
SHOWROOM
RENOVATION SALE!
Hurry! Limited Time Only!

100% LEASED SINGLE TENANT RETAIL BUILDING

// ±9,980 SQUARE FEET

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH



GARBUTT
VALUE-ADD GROUP
OFFICE • INDUSTRIAL • RETAIL
"Maximizing Property Values™"

EXCLUSIVELY LISTED BY:

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BRIAN GARBUTT

SVP/Principal
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Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 658 North Tustin Street Orange California (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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investment overview

OFFERING SUMMARY

658 North Tustin Street consisting of approximately 9,980 square feet, This single story retail building is 100% leased to BMD and is located in the prestigious city of Orange.

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N TUSTIN STREET



INVESTMENT HIGHLIGHTS

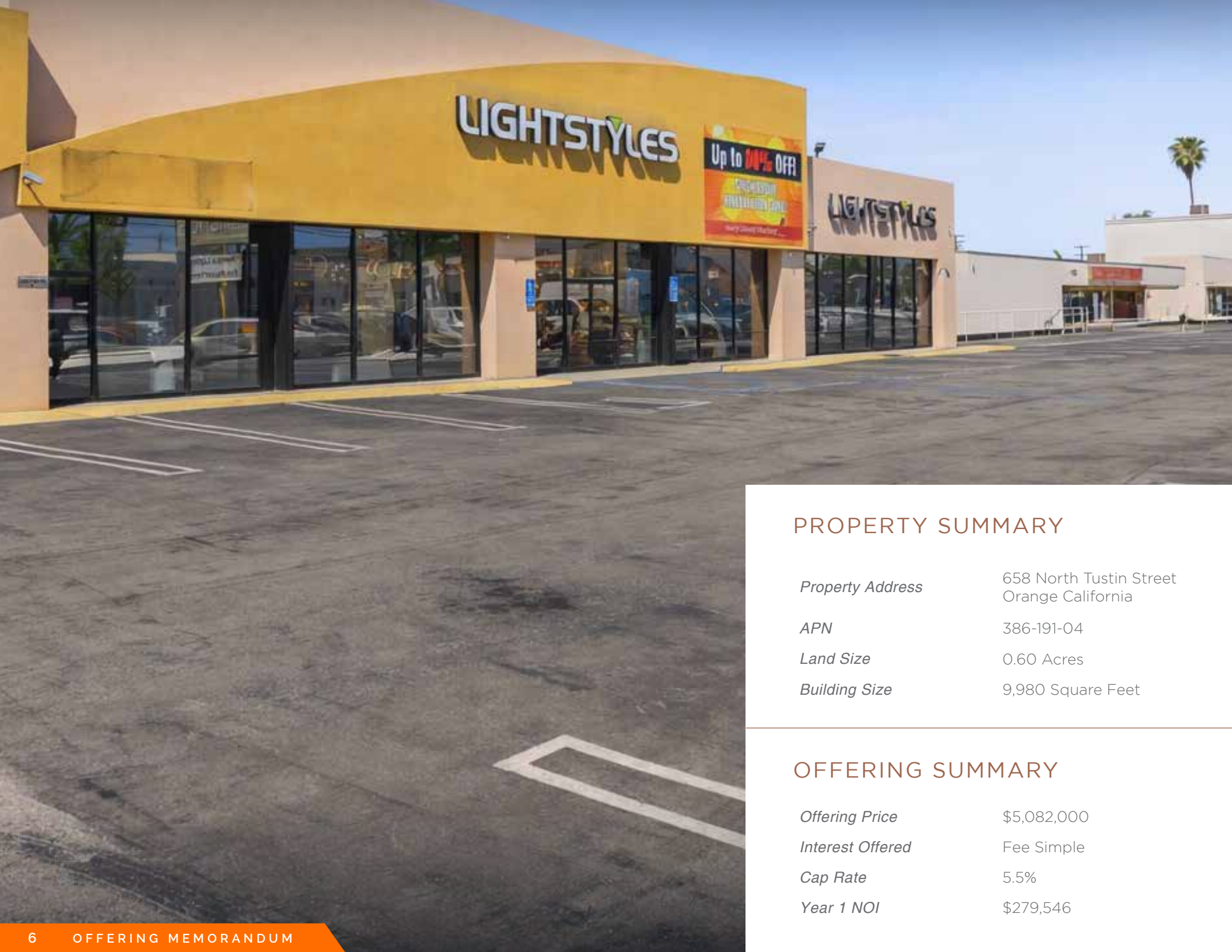
658 N Tustin Street presents a compelling opportunity to acquire a single-tenant, net-leased retail investment in the heart of Orange County. The 9,980 square foot property is 100% leased to BMD Material Distributors, Inc. through April 30, 2028, offering investors stable, in-place cash flow backed by an established building materials distributor.

The asset is offered at \$5,082,000, representing a 5.50% cap rate on current NOI of \$279,546 and approximately \$509 per square foot, providing an attractive basis in a high-demand infill market.

Lease Term & Reversion Opportunity. While the current lease has approximately three (3) years remaining, Lightsytes' 20+ year occupancy and history of extensions demonstrate strong tenant commitment to the location. The remaining term provides secure in-place income, coupled with a compelling opportunity to mark rents to market or structure a new long-term lease at expiration.

Strategically positioned along North Tustin Street, the property benefits from excellent visibility with 138 feet of frontage and strong traffic patterns, supporting long-term tenant performance and residual real estate value. The site is located within the desirable East Orange submarket, with convenient access to major transportation corridors and surrounding dense population centers.

Situated on a 0.60-acre parcel zoned C-1 (Neighborhood Commercial), the property offers both functional utility and long-term upside potential. The combination of secure in-place income, a proven tenant, and strong Orange County fundamentals makes this an ideal investment for buyers seeking passive cash flow with future appreciation.

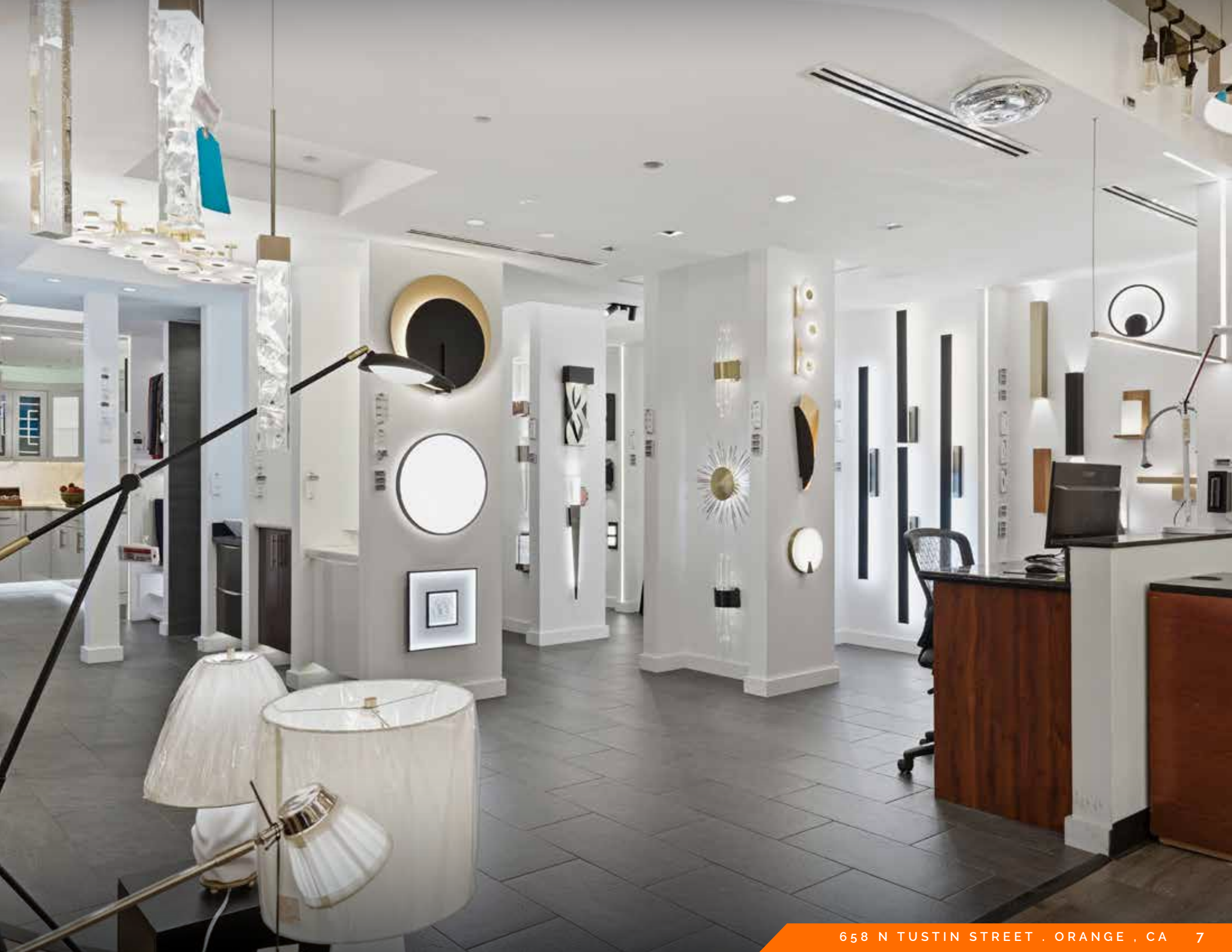


PROPERTY SUMMARY

<i>Property Address</i>	658 North Tustin Street Orange California
<i>APN</i>	386-191-04
<i>Land Size</i>	0.60 Acres
<i>Building Size</i>	9,980 Square Feet

OFFERING SUMMARY

<i>Offering Price</i>	\$5,082,000
<i>Interest Offered</i>	Fee Simple
<i>Cap Rate</i>	5.5%
<i>Year 1 NOI</i>	\$279,546



property description

BUILDING PROFILE

<i>Property Address</i>	658 N. Tustin Street Orange CA
<i>APN</i>	386-191-04
<i>Location</i>	Central Orange County
<i>Land Size</i>	.60 Acres
<i>Year Built</i>	1961
<i>Building Size</i>	9,980 Square Feet
<i>Zoning</i>	C-1
<i>Parking</i>	32 surface lot stalls
<i>Flooring</i>	Tile
<i>Exterior Walls</i>	Concrete
<i>Walls</i>	Gypsum Board
<i>Ceiling</i>	Hard Lid



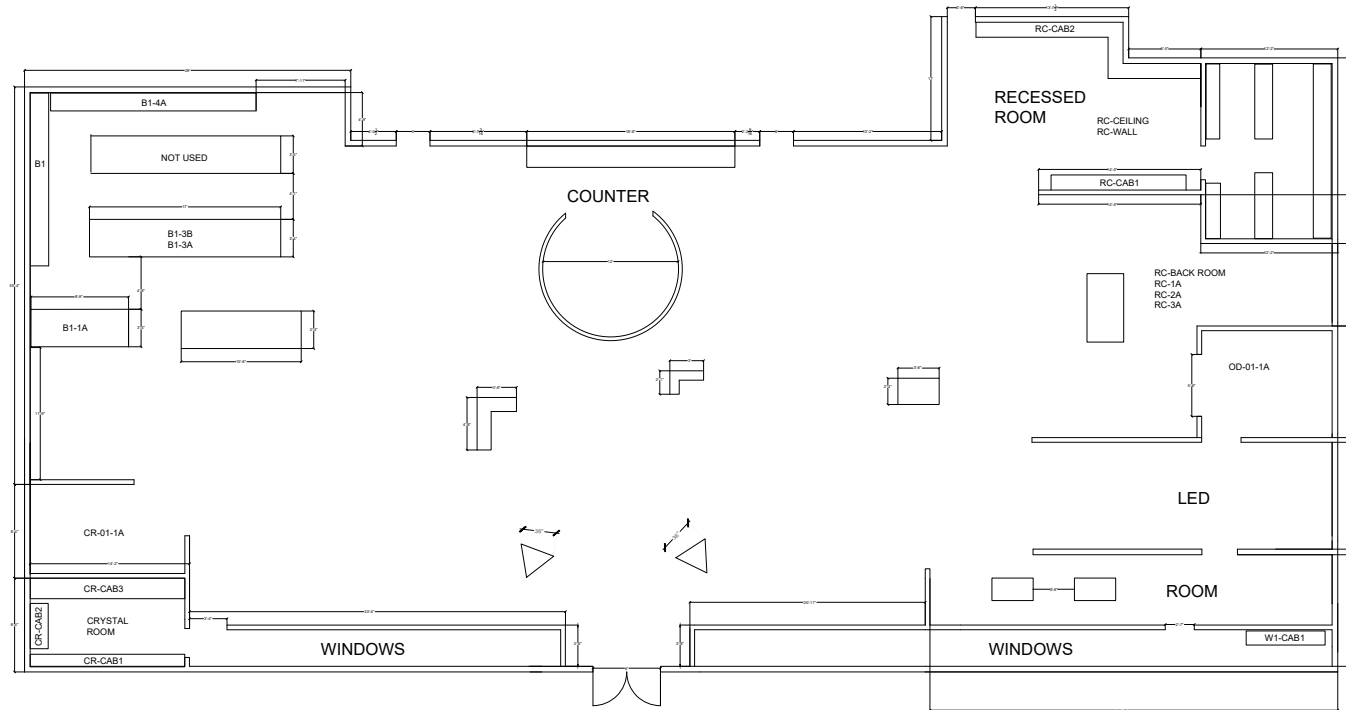
Downtown Orange, CA

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N TUSTIN STREET

FIRST FLOOR

SHOWROOM



WAREHOUSE



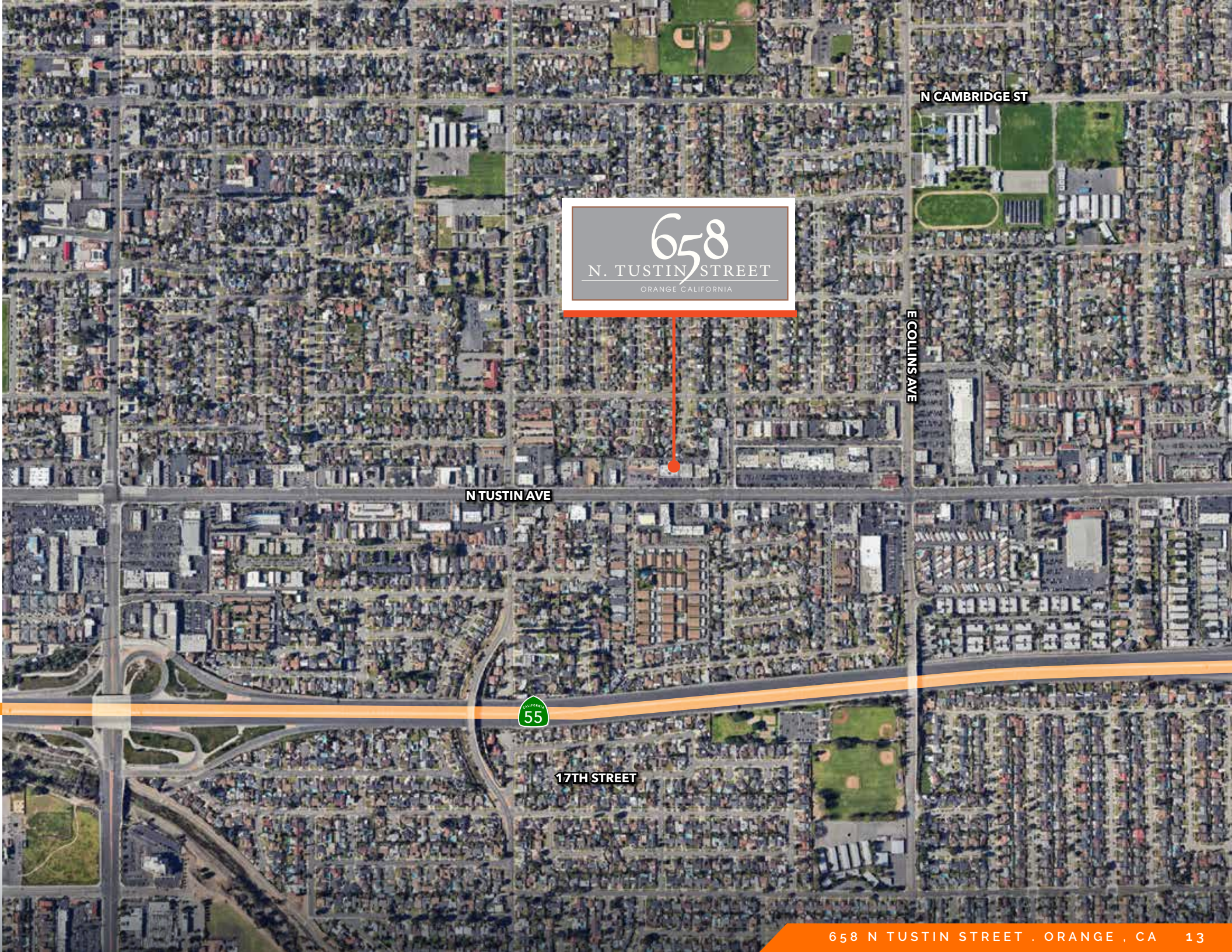


N LINCOLN ST

658
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E MAYFAIR AVE

N TUSTIN AVE



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N CAMBRIDGE ST

E COLLINS AVE

N TUSTIN AVE



17TH STREET

Tenant profile

<i>Tenant</i>	<i>Leased SF</i>	<i>% of Property</i>	<i>Lease Expiration</i>	<i>Option to Extend</i>
BMD	9,980 SF	100%	2028	One 5 year option at market

Building Material Distributors, Inc. (BMD) is a well-established, employee-owned building materials company headquartered in Galt, California. Founded in 1943, BMD has grown into a leading distributor of construction products serving both residential and commercial building markets across the United States .

The company specializes in the distribution, manufacturing, and supply of high-performance building materials, including doors, windows, millwork, fasteners, siding, and engineered wood products . BMD serves a broad customer base consisting of lumberyards, building material dealers, hardware retailers, and national home improvement chains .







BMD is 100% employee-owned (ESOP), aligning its workforce with long-term company performance and operational stability. The firm employs hundreds of professionals nationwide and has built a strong reputation for reliability, product quality, and customer service within the construction supply industry .

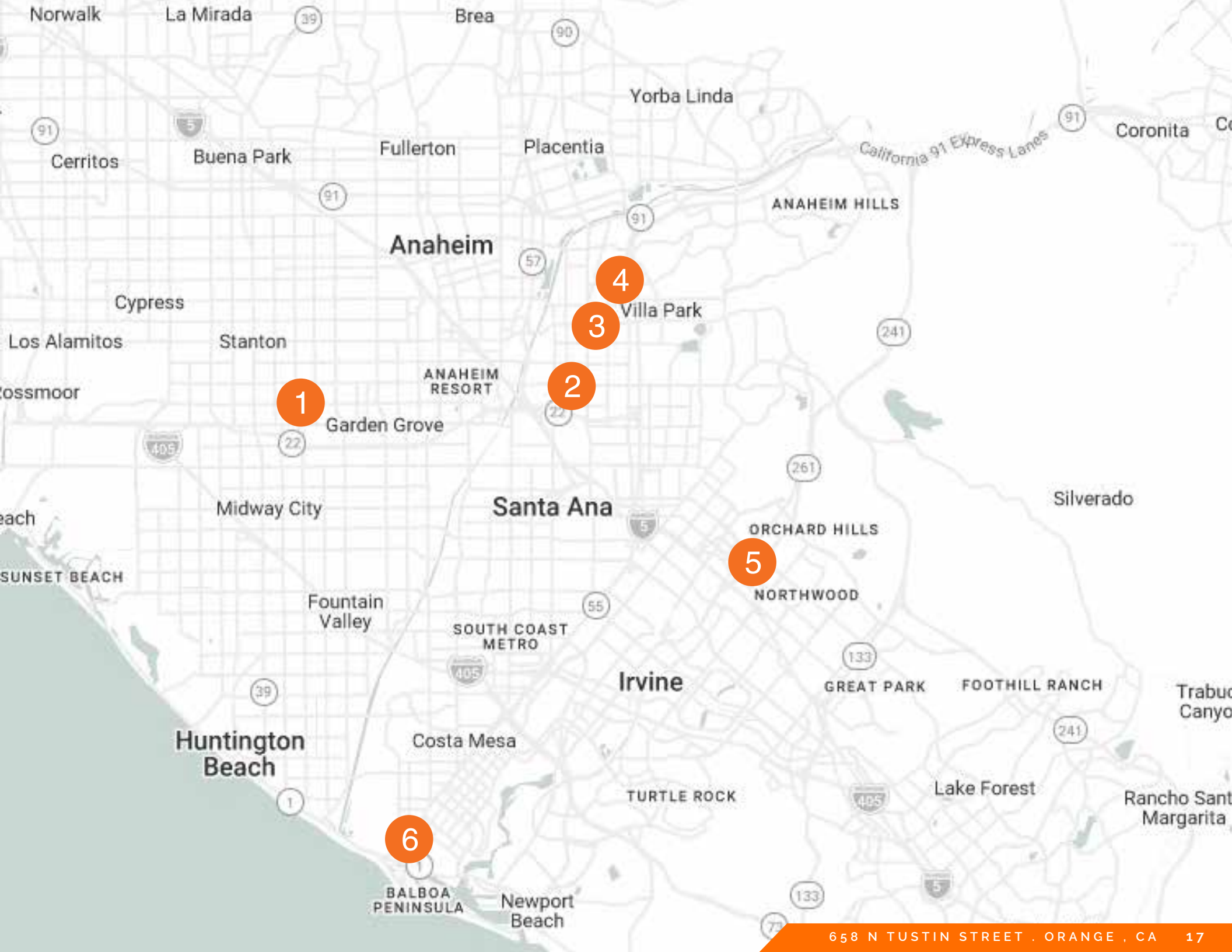
With over 80 years of operating history, strategic partnerships, and continued expansion of its product distribution network, BMD is recognized as a trusted and established operator in the building materials sector, supporting consistent demand driven by ongoing construction and renovation activity.





SALE COMPARABLES

	<i>Building Address</i>	<i>Building Area</i>	<i>Sold Price</i>	<i>Price PSF</i>	<i>Sale Date</i>	<i>Year Built</i>
1)	 12421 Valley View St Orange, CA	6,851	\$4,630,000	\$675.81	12-26	1965
2)	 1100 W Chapman Ave Orange, CA	6,156	\$3,165,000	\$514.13	1-26	1982/2003
3)	 914 E Katella Ave Orange, CA	6,623	\$3,625,000	\$547.34	12-25	1968
4)	 1821 N Tustin St Orange, CA	13,156	\$6,737,000	\$512.09	7-25	1974
5)	 2965 Edinger Ave Tustin, CA	13,011	\$7,625,000	\$586.04	6-25	1999
6)	 512 W 19th St Costa Mesa, CA	4,800	\$1,975,000	\$411.46	10-24	1955/2014
Averages:		8,433	\$4,626,167	\$541.15		



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