

FOR LEASE |

13112 – 13152 Newport Avenue, Tustin, CA

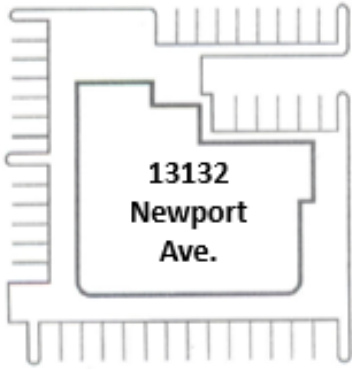


PROPERTY HIGHLIGHTS

- Well located in the heart of the Tustin
- Newport Avenue / Irvine Boulevard
- Excellent access to 5 / 55 Freeways (close to State Route 261)
- Various ground floor spaces available for excellent retail, medical, office and commercial uses
- $\pm 1,086$ sf to $\pm 7,600$ sf units available
- Shared Monument Signage Available
- **Ample Parking 5.5 : 1,000**
- Significant 2019 Renovations Planned (exterior paint, new landscaping, improved tenant signage, etc.)
- Daily Traffic Counts of up to 26,000-40,000 (Newport Avenue / Irvine Boulevard)
- Retail Stores Zoning (13112 Building)
- General / Commercial Zoning (13132 and 13152 Buildings)
- Year Built 1979
- NNN Operational Charges \$.65 psf
- **NEW TENANT Incentives Available**

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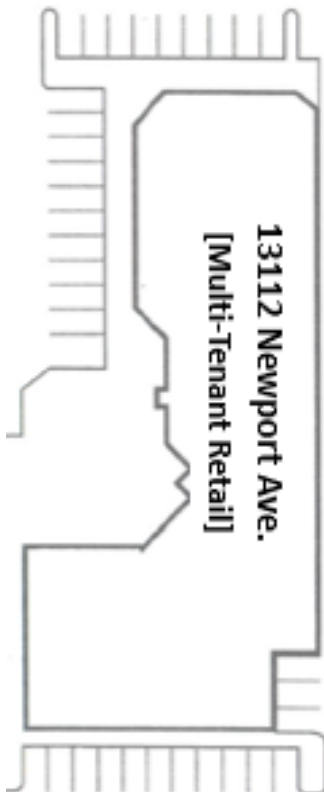
| TYPE | ADDRESS | RSF | NNN Rate | COMMENTS |
|---|--|----------------------------------|---------------------|---|
| Large open space, front area, partition at rear, 1 RR and back door. | 13112 Newport Ave. Suite C [FLOOR PLAN TBD] | 1,200 | \$1.85 | Plus \$.65 NNN Expenses |
| Long Rectangle: 9 small offices / rooms, 1 RR and back door. | 13112 Newport Ave. Suite E | 1,225 | \$1.85 | Plus \$.65 NNN Expenses (Previously a tanning salon business) |
| Large open space, front area, 3 closets, 1 RR and back door. | 13112 Newport Ave. Suite G | 1,086 | \$1.85 | Plus \$.65 NNN Expenses |
| Medical / Beauty Use 7 chairs, multiple sinks, 2 large offices, 2 medium offices, many built ins | 13112 Newport Ave. Suite K | 2,262 | \$1.65 | Plus \$.65 NNN Expenses (Previously an ORTHO office) |
| Medical / Office Many offices, exam rooms, large reception/guest areas, 4 RR's | 13132 Newport Ave. Suite 100 | 7,600 (divisible to 3,800 sf) | \$1.25 or \$1.65 | 1 st Floor, Divisible Plus \$.65 NNN Expenses (Previously a pediatric medical group) |
| Many private offices along perimeter, open floor plan has many built in cubicles, reception, 1 RR | 13152 Newport Ave. Suite C [FLOOR PLAN TBD] | 3,640 | \$1.50 | Plus \$.65 NNN Expenses (Previously a residential real estate office) IN BETWEEN PHO and MEDICAL GROUP OFFICES |



| SUITE INFO | COMMENTS |
|--------------------------------------|--|
| 1st FL - Suite 100 | VACANT – In Partial Shell Condition |
| 2 nd FL– Suite 200 | Monarch Medical Management |
| 2 nd FL – Suite 210 | Allied / Aradia Surgery |
| 2 nd FL – Suite 220 | Kyung Min Kim DDS |
| 2 nd FL – Suite 230 | Craig Thiede DDS |



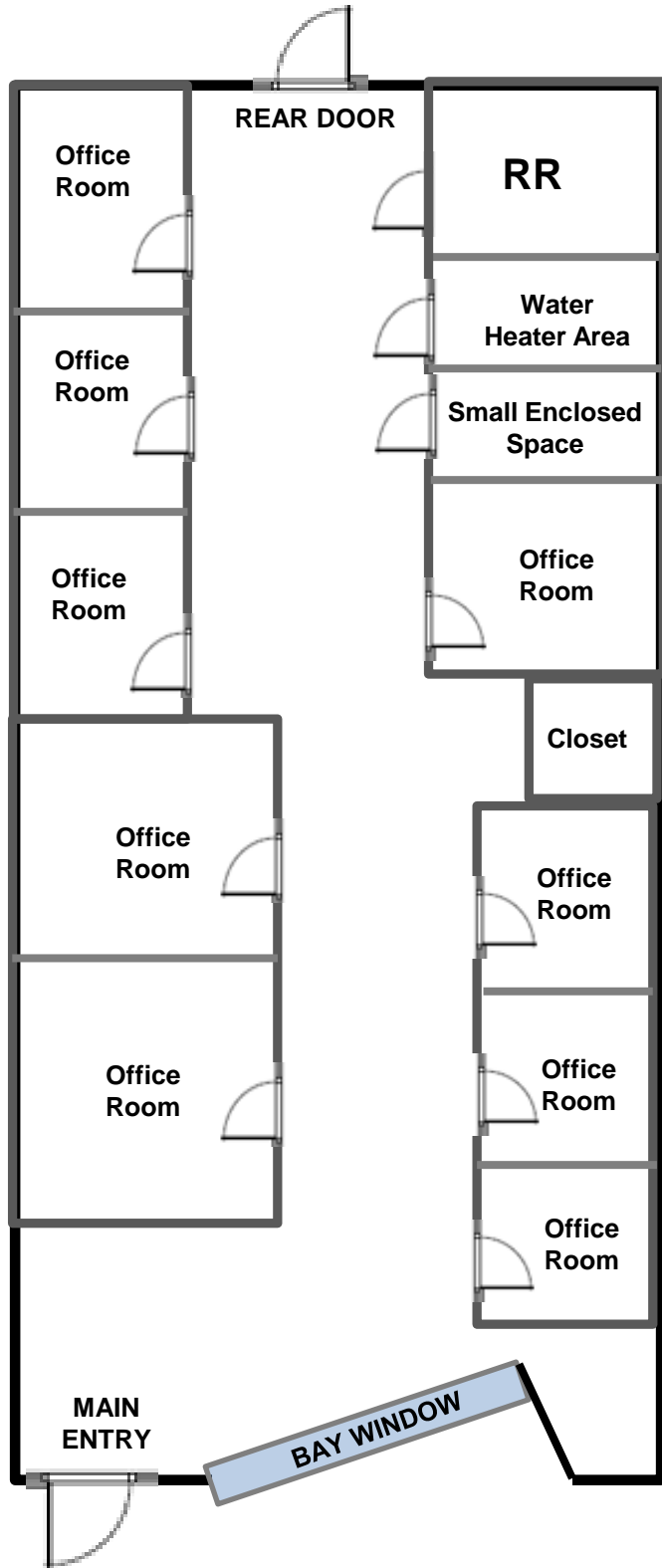
| SUITE INFO | COMMENTS |
|---------------|---|
| Unit A | Ha Long Bay Pho & Grill (Restaurant) |
| Unit C | VACANT – Previously a Real Estate Office |
| NO Unit # | Friends of Family Health Center |



| SUITE INFO | COMMENTS |
|----------------|--|
| Suite A | Golden Nail Bar |
| Suite B | Blossom Skin Care |
| Suite C | VACANT – Previously Indian Supermarket |
| Suite D | Silver Spoon Wrap N Roll – Indian Food |
| Suite E | VACANT – Previously a tanning salon |
| Suite F | Bloom Spa Massage Therapy |
| Suite G | VACANT – More Open Floor Plan |
| Suite H | Chabad Jewish Center of Tustin |
| Suite I | Newhope Dental |
| Suite J1/J2 | Beau Shar Beauty Salon |
| Suite K | VACANT – Previously an Ortho Office, 7 chairs |

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Office / Retail Space
13112 Newport Ave. Suite E
[Previously a tanning Salon]

±1,225 RSF
Ask Rate \$1.85 NNN

Ask about NEW TENANT Incentives!

[Floor Plan – Not Drawn to Scale]

Office / Retail Space

13112 Newport Ave.

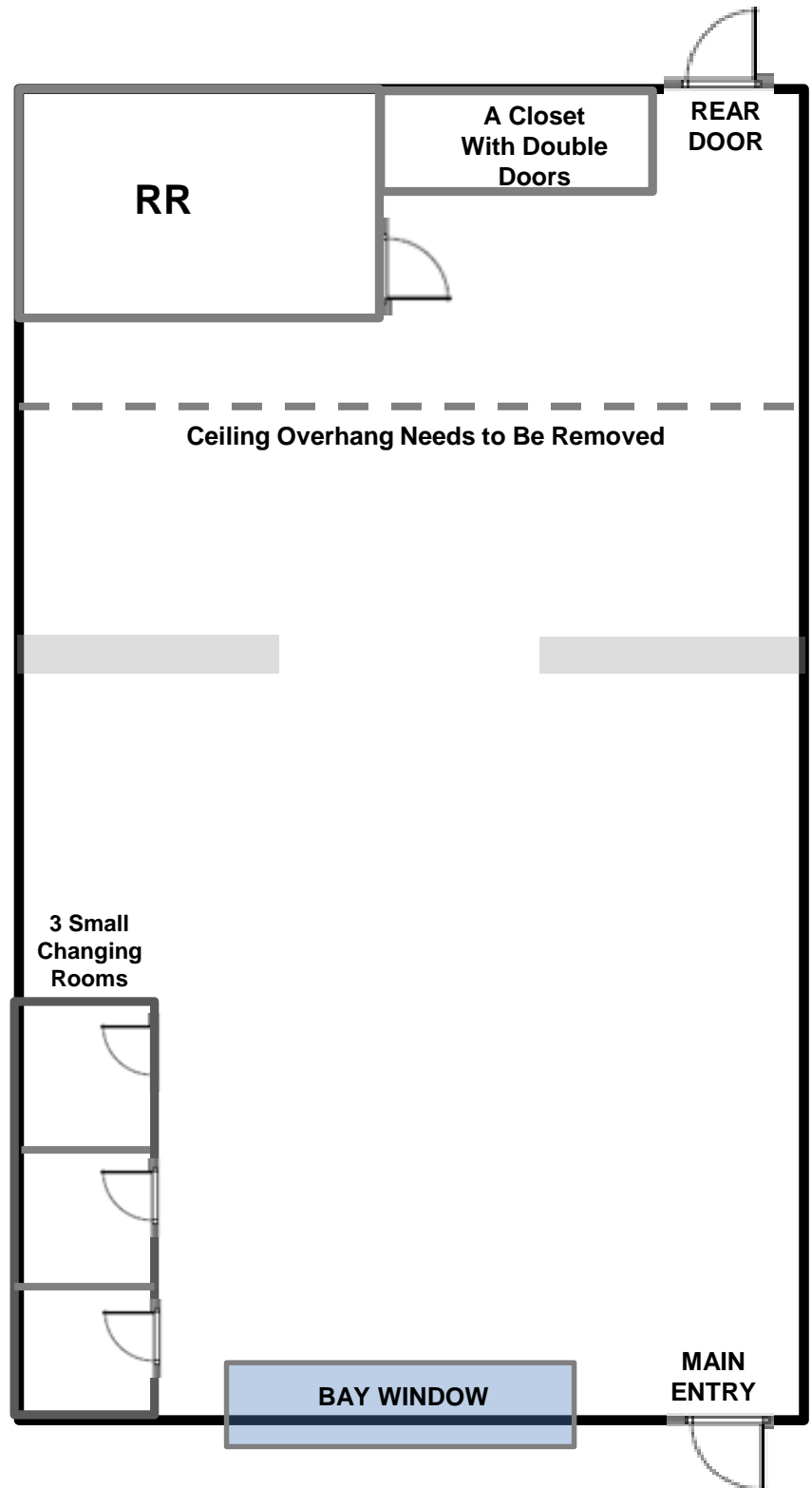
Suite G (Mainly an open floor plan, easy to reconfigure/modify)

[Floor Plan – Not Drawn to Scale]

±1,086 RSF

Ask Rate \$1.85 NNN

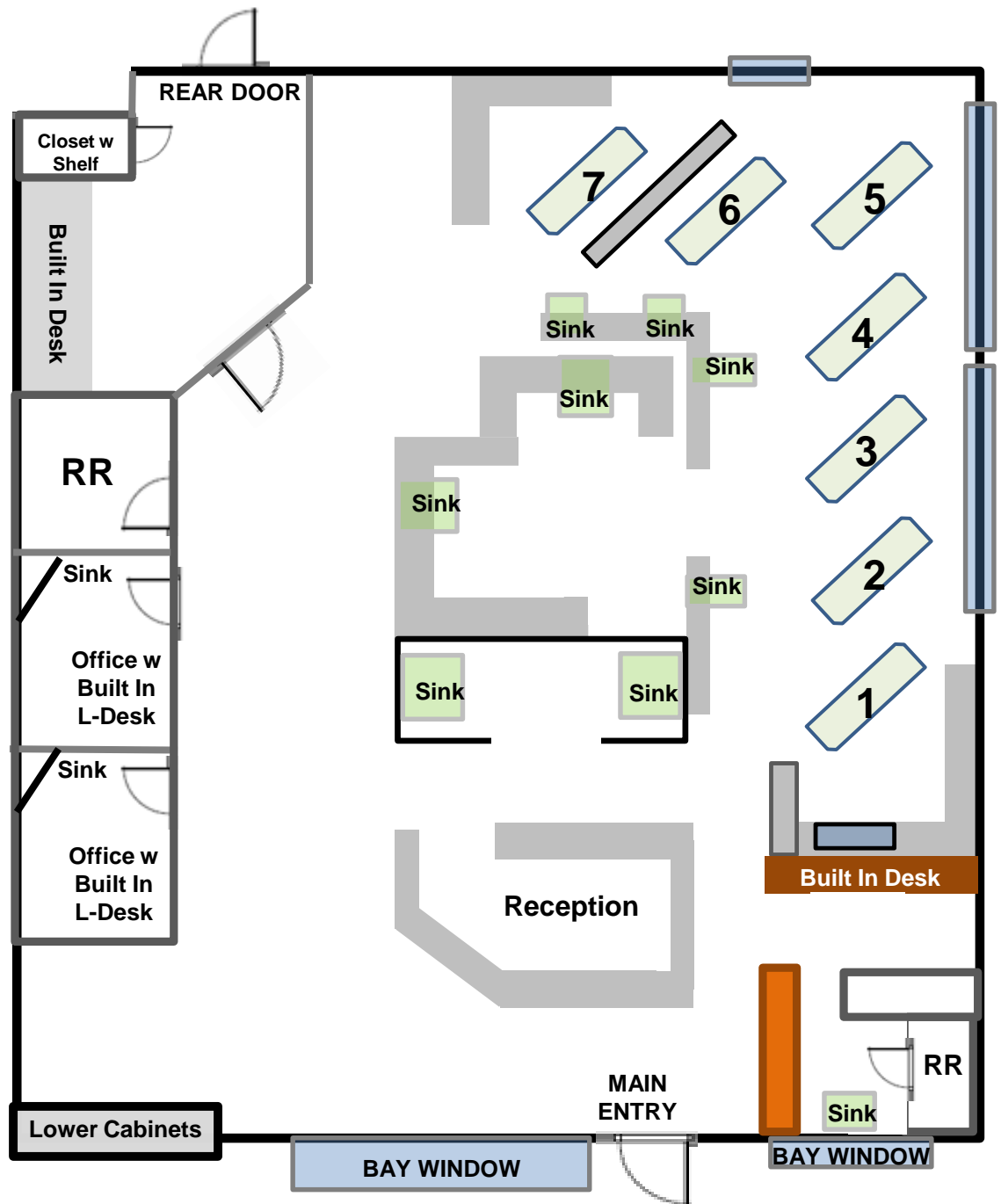
**Ask about
NEW TENANT Incentives!**



**13112
Newport
Ave.
Suite K**
[Previously
an
Ortho
Office]

±2,262 RSF
Ask Rate
\$1.65 NNN

**Ask about
NEW TENANT
Incentives!**



[Floor Plan – Not Drawn to Scale]

Office / Retail Space | 13132 Newport Ave. Suite 100

[Floor Plan – Not Drawn to Scale]

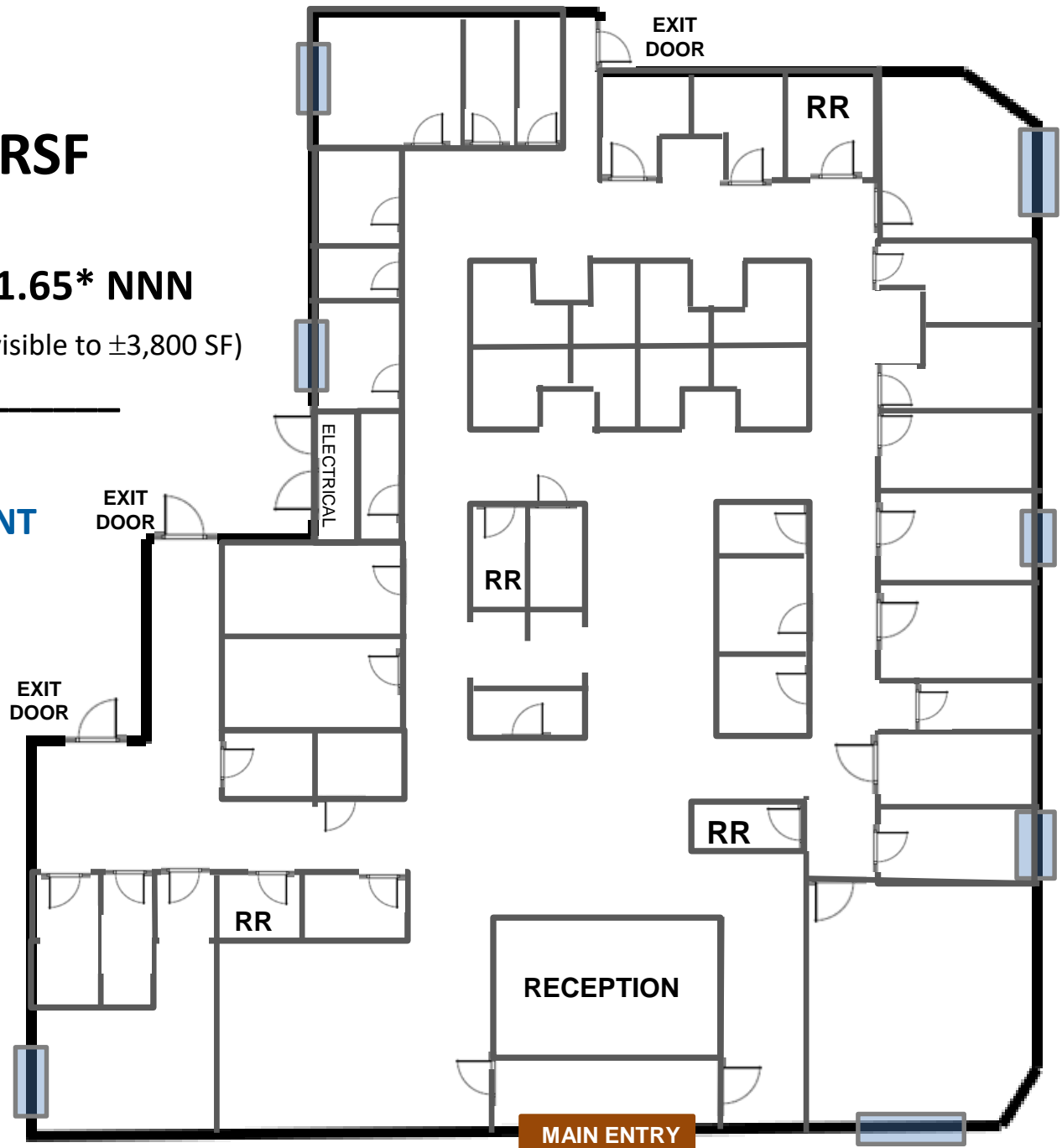
±7,600 RSF

Ask Rate

\$1.25 or \$1.65* NNN

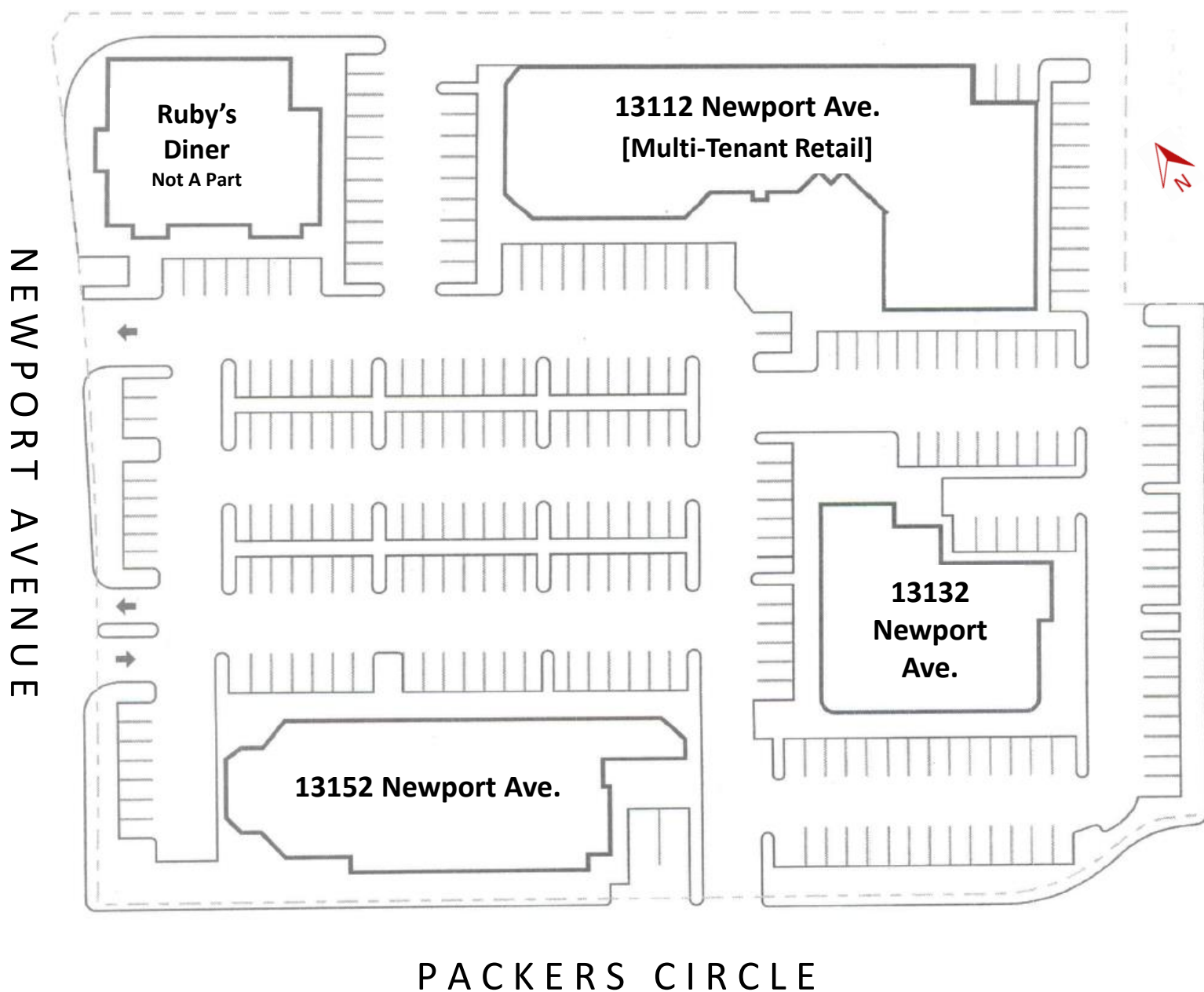
(*It May Be Divisible to ±3,800 SF)

**Ask about
NEW TENANT
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PACKER'S SQUARE

[SITE PLAN | Not to Scale]



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