

STATUS: Active

LIST CONTRACT DATE: 06/28/21
PROP TYPE: Commercial Lease
PARCEL #: 50016203LISTING ID: OC21141324
PROP SUB TYPE: Office

LIST PRICE: \$500

SQFT(SRC): 11,600
SQFT LOT: 30,492
ACRES: 0.700
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT: 1976
SLC:
LEVELS: 2
CURRENT USE:
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR: \$500.00 - \$3,500.00
NUMBER OF UNITS:
ENTRY LEVEL:
BUILDING STATUS:
OCCUPANCY:
BUILDING \$/PER SQFT: \$0.04
LAND \$/PER SQFT:
DAYS ON MARKET: 6
COUNTY: Orange
PARCEL MASTER:
INVEST?: A/C?:
FENCE?: HEAT?:

Recent: 06/29/2021 : NEW

DESCRIPTION

Location, Location, Location, it is in great location of Tustin and business district, Very quiet area with plenty of parking. It is near Freeway 5, 55, and 22. Come to see to fall in love. We have many offices available for rent starting with 200 SF to 2000 SF renting from \$500 to \$3000 per month with utilities for immediate move in. You can use it for medical office, Dental Lab, Architectural, Engineering, Wholesale, insurance, etc.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING:
LAUNDRY:
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: 0-1 Unit/AcreELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES:
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:SPECIAL LICENSES:
PART TIME EMPLOYEES:
ACTUAL RENT:
INVENTORY VALUE:YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT: 200
LAND \$/PER ACRE:OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:CARPORT:
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST:
LAND USE:
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: 50016203
ADDITIONAL PARCEL(S): NoBUILDER NAME:
ZONING:
SURVEY TYPE:PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS:
EXISTING LEASE TYPE: Gross
INCLUSIONS:
EXCLUSIONS:ASSIGNABLE:
FINANCING:
CLOSE DATE:MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: [Shahriar Etemad](#)

LISTING AGENT STATE LICENSE:
01912245

LISTING AGENT MLS ID: [OCSHAHETE](#)

CO-LISTING AGENT:

CO-LISTING AGENT STATE LICENSE:

CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **949-400-4677**
2.LA DIRECT: **949-400-4677**
3.LA PAGER:
4.LA FAX: **949-483-0482**
5.LA VOICEMAIL: **949-400-4677**
6.LA EMAIL: shaneetemad@gmail.com

OFFICE

LISTING OFFICE: [Realty Benefit](#)
LISTING OFFICE PHONE: **949-461-7900Ext:0**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **01359740**
LISTING OFFICE FAX: **949-461-7913**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **1526**
CO-LISTING OFFICE MLS ID:

MLS

BAC: **5%**
LISTING CONTRACT DATE: **06/28/21**
START SHOWING DATE:
ON MARKET DATE: **06/29/21**
BAC REMARKS:
PRIVATE REMARKS:

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **08/31/21**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes**/
MOD TIMESTAMP: **06/29/21**
LIST AGRMT: **Exclusive Right To Lease**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Please call Shane Etemad at 949-400-4677 or shaneetemad@gmail.com for information and showing.**
DIRECTIONS: **Main Street and Bryan**

PHOTOS

Agent Full - Commercial Lease

LISTING ID: **OC21141324**

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