

JUBILEE SQUARE

272-292 N. TUSTIN STREET, ORANGE, CA



AN APPROXIMATELY 8,520 SQUARE FOOT MULTI-TENANT RETAIL BUILDING

Exclusively Offered By:

LOREN CARGILE, MBA

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Voit
REAL ESTATE SERVICES

CARGILE
COMMERCIAL GROUP



JUBILEE SQUARE

272-292 N. TUSTIN STREET, ORANGE, CA

Voit Real Estate Services is pleased to offer for sale the fee simple ownership in 272-292 N Tustin St., Orange (“Jubilee Square”), a fully leased, multi-tenant retail building totaling 8,520 square feet situated on 0.64 acres. Jubilee Square includes nine tenants (eight suites and one kiosk) with unit sizes ranging from 525 – 2,480 square feet and Winchell’s Donuts as an anchor tenant.

The property is located in the highly desirable city of Orange within Orange County and is situated on Tustin St. which has exposure to ± 39,200 cars per day. Additionally, the property offers two points of ingress/egress, is situated on a signalized corner and has excellent access to the 55, 22, 5, and 91 freeways.

INVESTMENT HIGHLIGHTS

- Variety of unit sizes that can accommodate a variety of uses and tenant expansion needs
- Located in mature market with significant constraints to new development
- Below market and short-term in-place rents offer an investor an immediate opportunity to increase rental income
- Signalized corner location
- Exposure to approximately ± 39,200 cars per day
- Ease of management for an individual investor
- Excellent access to the 55, 22, 5, and 91, freeways

FINANCIAL HIGHLIGHTS

Square Footage:	8,520 SF (including Kiosk)
Offering Price:	\$2,700,000 (\$316.90 PSF)
NOI Year 1:	\$157,532
Cap Rate Year 1:	5.83%
Occupancy:	100%



PROPERTY DESCRIPTION

Address:	272-292 N Tustin St., Orange
Total Building Area:	(Including Kiosk) Approx. 8,520 SF
Land Area:	Approx. 0.64 Acres
Occupancy:	100%
Year Built:	1965
Construction Type:	Wood Frame
Number of Units:	8 units + Kiosk



SITE PLAN



LOCATION



8.7 MILES

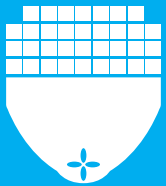
JOHN WAYNE AIRPORT

20.9 MILES

LONG BEACH AIRPORT

40 MILES

LOS ANGELES INTERNATIONAL AIRPORT



31.6 MILES

PORTS OF LONG BEACH AND LOS ANGELES





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