

AVAILABLE FOR SALE

TWO-TENANT FLEX/OFFICE

JAMBOREE PLAZA

RARE MULTI-TENANT LEASED INVESTMENT

3053 - 3057 Edinger Avenue, Tustin, California

100% LEASED INVESTMENT



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Property Features

- ± 9,186 SF two-unit flex condominium
 - Unit 3053: ± 4,600 SF
 - Unit 3057: ± 4,586 SF
- Part of the Jamboree Plaza planned community development built in 1999.
- ± 8,500 SF of two-story office area
- ± 600 SF of warehouse area
- One (1) ground level truck loading door (one more possible)
- 400 Amp 120/208V power
- Two (2) restrooms
- Fully equipped with fire sprinklers
- Full kitchen and break room, plus second floor kitchenettes



3053-3057 Edinger Avenue, Tustin, CA



EXCLUSIVE AGENTS:

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The information contained herein has been obtained from various sources. While we believe the information to be reliable, BroadStreet Real Estate Group does not make any representation or warranty as to the accuracy or completeness of such information.

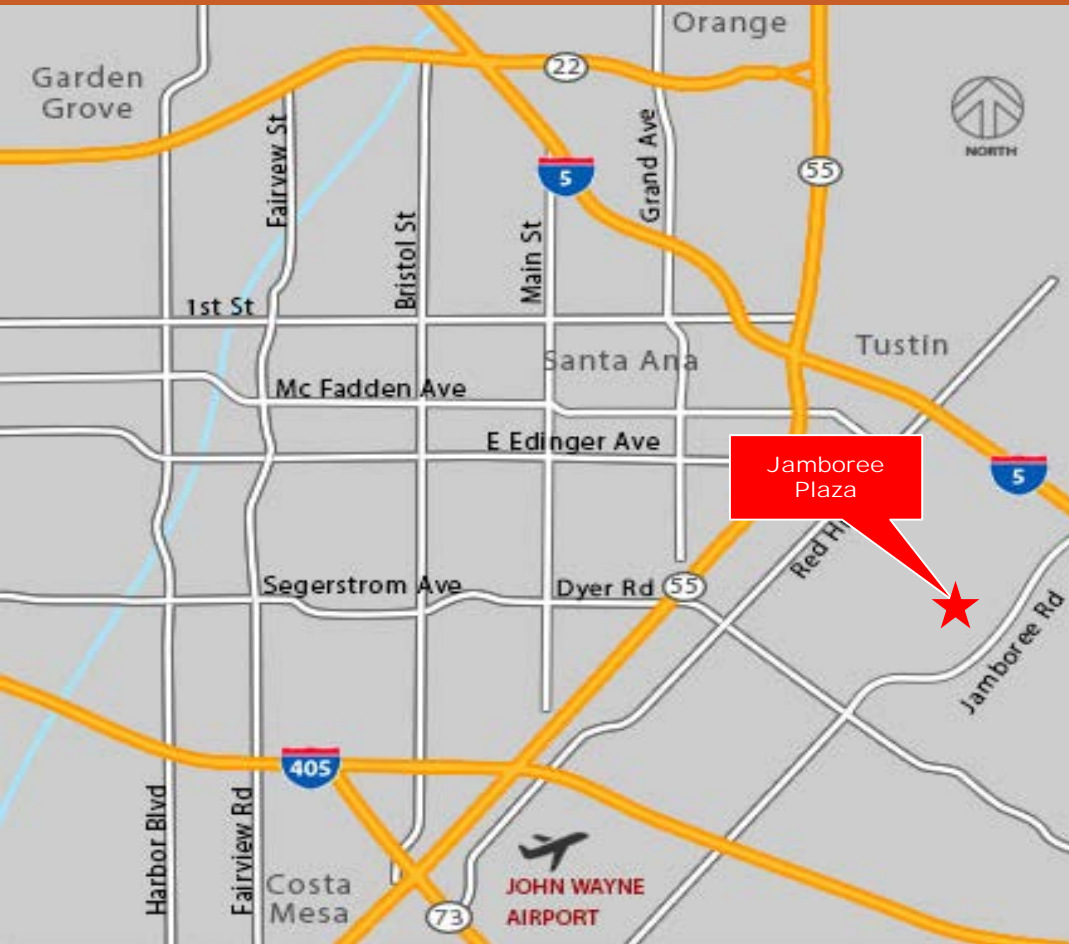
www.broadstreetre.com

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Local Amenities

Jamboree Plaza is located in Tustin, California within the Irvine Business Complex submarket and just minutes away from John Wayne Airport. The property is directly adjacent to the Tustin OCTA Metrolink Station on the rail line that connects San Diego with Union Station in downtown Los Angeles, making this an ideal location for commuting employees. This location also has excellent access to the Santa Ana (5) Freeway, Newport (55) Freeway, and 261 Toll Road.

3053-3057 Edinger is located very close to The District Tustin Legacy center featuring premier shopping and entertainment. Also, conveniently located less than a mile away is The Market Place of Tustin.



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Zoning / Permitted Uses

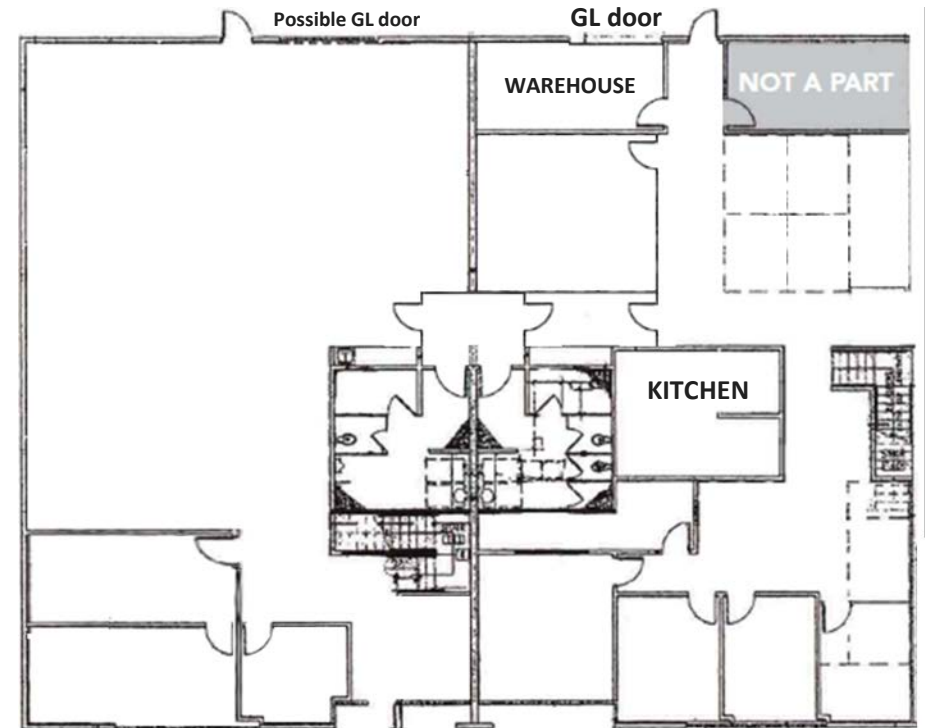
Jamboree Plaza is zoned PCI – Planned Community Industrial, which allows for a broad range of uses including but not limited to:

- Service Businesses
- Professional and General Office
- Light Industrial Uses

Conditional uses include:

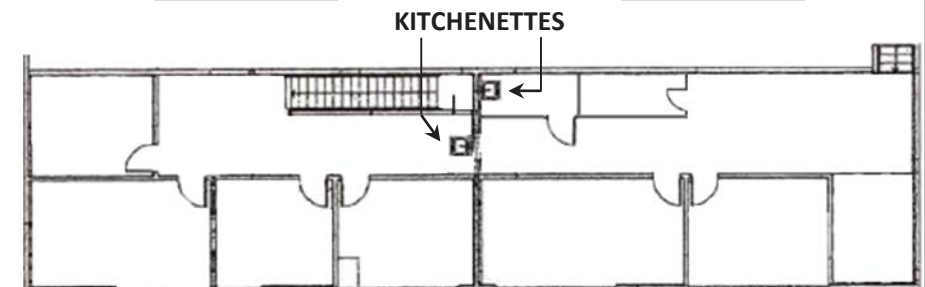
- Professional and Vocational Schools
- Churches
- Sports Related Studios
- Specialty Veterinary Clinics

FLOOR PLAN



3053

3057



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Financial Analysis

INCOME:

<u>Rent Income</u>	<u>Lease Exp.</u>	<u>SF</u>	<u>Monthly</u>	<u>\$/SF</u>	<u>Annualized</u>	<u>Notes:</u>
Alan Predolin	2/28/2020	4,600	\$ 3,252	\$ 0.71	\$ 39,024	3% annual increases
Oxford Tutoring	1/15/2018	4,586	\$ 4,082	\$ 0.89	\$ 48,978	\$.05psf annual increases; 1-5yr option at FMV
T-Mobile	12/31/2017		\$ 2,280		\$ 27,362	3% annual increases; 3-5yr options
Cost Recovery Income						
Alan Predolin			\$ 1,748		\$ 20,976	
Oxford Tutoring			\$ 1,743		\$ 20,912	
T-Mobile			\$ -		\$ -	
Total Income		9,186	\$ 13,104		\$ 157,253	

OPERATING EXPENSES:

Property Taxes - estimated:	\$ 17,000
Insurance:	\$ 3,000
Association Dues:	\$ 8,400
Utilities:	\$ 14,400
Maintenance:	\$ 1,800
Total Expenses	\$ 44,600

NET OPERATING INCOME \$ 112,653

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434-34



JANUARY 2000

IRVINE SUB.
PARCEL MAP

M.M. 1-88
P.M. 276-34, 306-34

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 434 PAGE 34
COUNTY OF ORANGE

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