

AVAILABLE

FLEX / OFFICE with 100% HVAC

JAMBOREE PLAZA

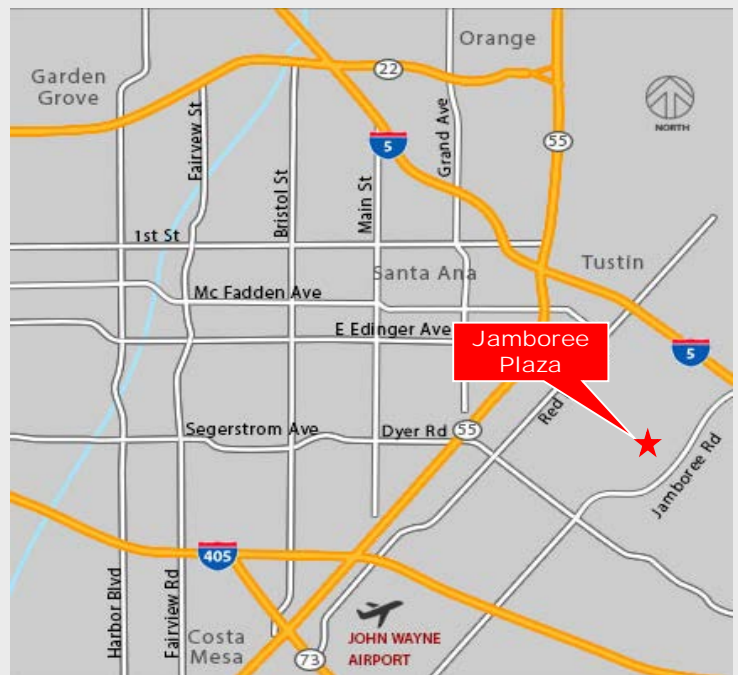
CENTRALLY LOCATED IN ORANGE COUNTY

3057 Edinger Avenue, Tustin, California



Property Features

- ± 4,586 SF flex condominium
- Part of the Jamboree Plaza planned community development built in 1999.
- ± 2,500 SF of flex-tech or expandable office area
- Major street frontage with signage on Edinger Avenue
- Functional office layout – perfect for veterinary, flex-tech and creative office uses
- One (1) ground level truck loading door possible
- Ample Parking - 18 parking spaces (3.9:1000)
- 400 Amp 120/208V power (to verify)
- Rare corner unit
- Fully equipped with fire sprinklers
- Second floor window offices with a kitchenette



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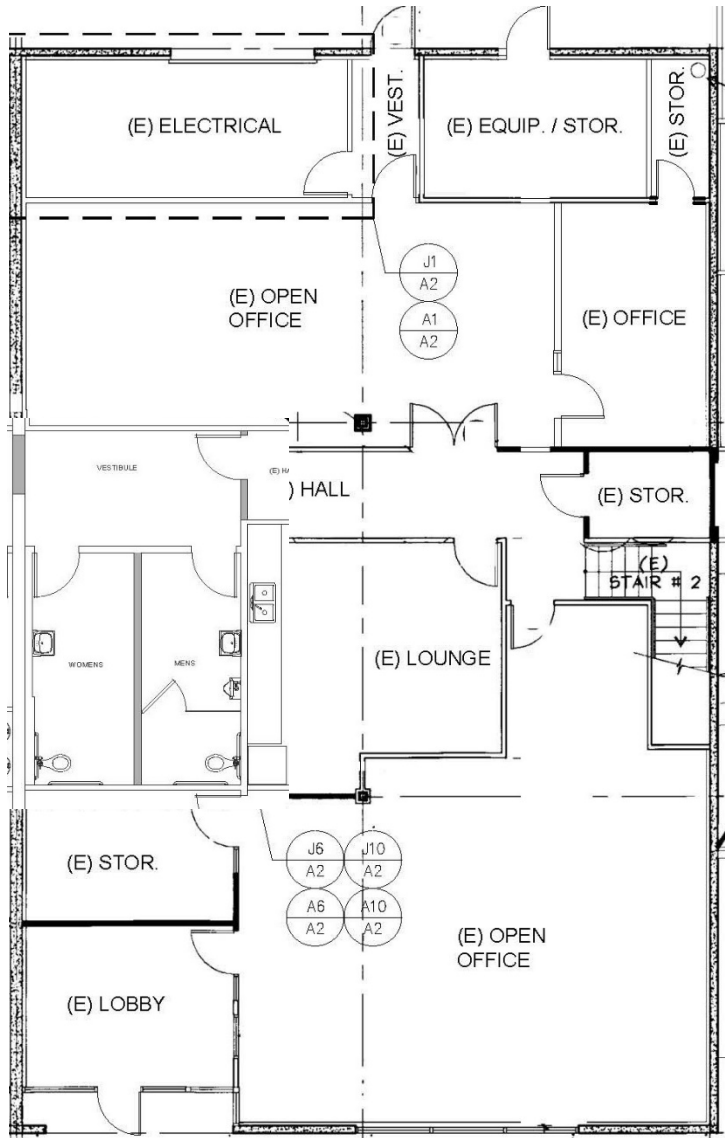
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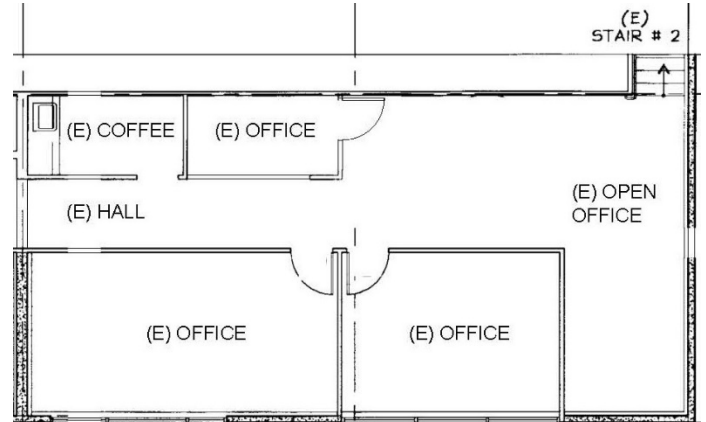
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First Floor



Second Floor



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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

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 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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