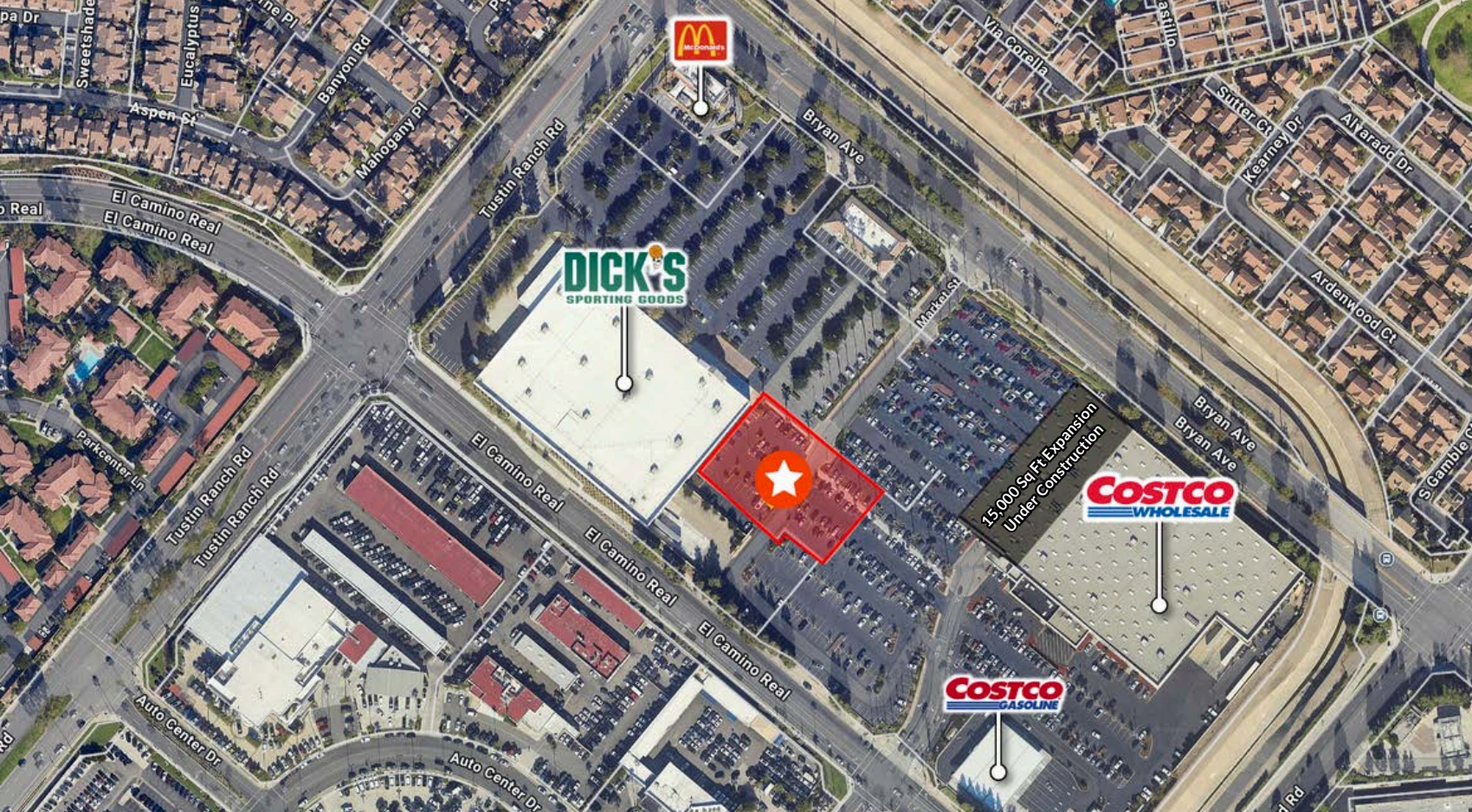


3.27% 25 Year Debt  
Transferable @ \$9.31M

# FOR SALE

## 2541 El Camino Real, Tustin

### NNN COSTCO PARKING LOT



## THE PROPERTY

Rare opportunity to acquire a stabilized, income-producing parking lot parcel strategically positioned adjacent to one of Orange County's highest-volume Costco Wholesale locations — the premier Tustin Ranch Costco on El Camino Real. This parking lot parcel is secured by a **30-year lease with Costco Wholesale (26 years remaining)**, one of the world's most creditworthy tenants, **delivering \$541,750 in guaranteed annual income**. With Costco actively expanding the adjacent store by 15,000 square feet, this parcel becomes even more integral to their long-term operations — reinforcing lease stability and foot traffic for decades to come.

### DETAILS

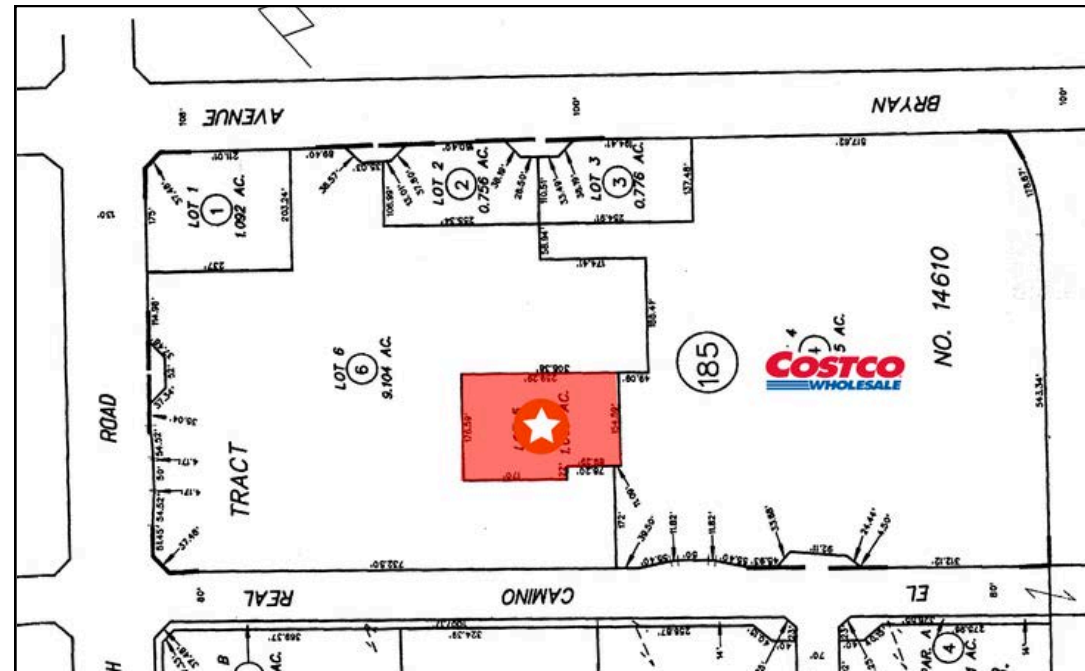
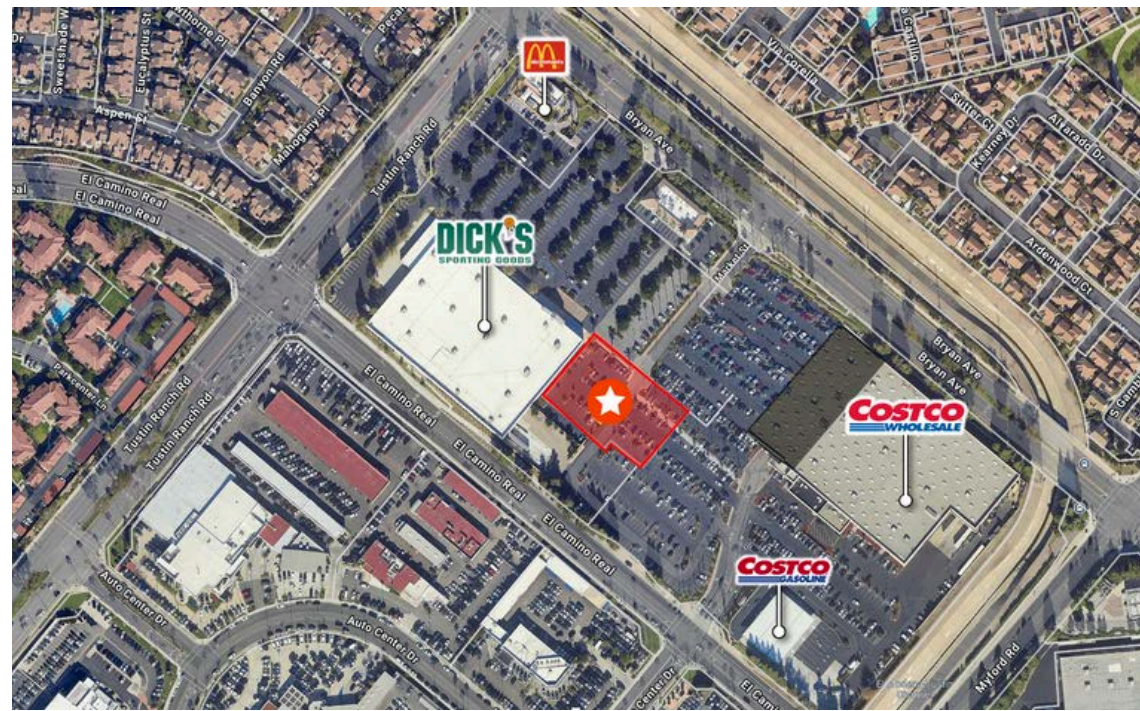
ADDRESS	2541 El Camino Real, Tustin, CA 92782
LOT SIZE	1.01 AC (43,821 SF)
ANNUAL INCOME	\$541,750 (Term expires December 2051)
ASKING	\$13,525,000

### CONTACT

David G. Whitney, LIC# 00936061  
949-295-7300 | dgwhitney@dgwhitney.biz

## INVESTMENT HIGHLIGHTS

- Long-term 30-year Costco lease – investment-grade, corporate-guaranteed income
- \$541,750 annual NNN rent – passive, hands-off cash flow
- Costco expanding store footprint by 15,000 SF – deepening their commitment to this location
- Adjacent to one of the busiest Costco locations in Southern California
- Costco Fuel added to site in 2024; Warehouse expansion currently under construction
- Surrounded by dense, high-income residential neighborhoods



### CONTACT

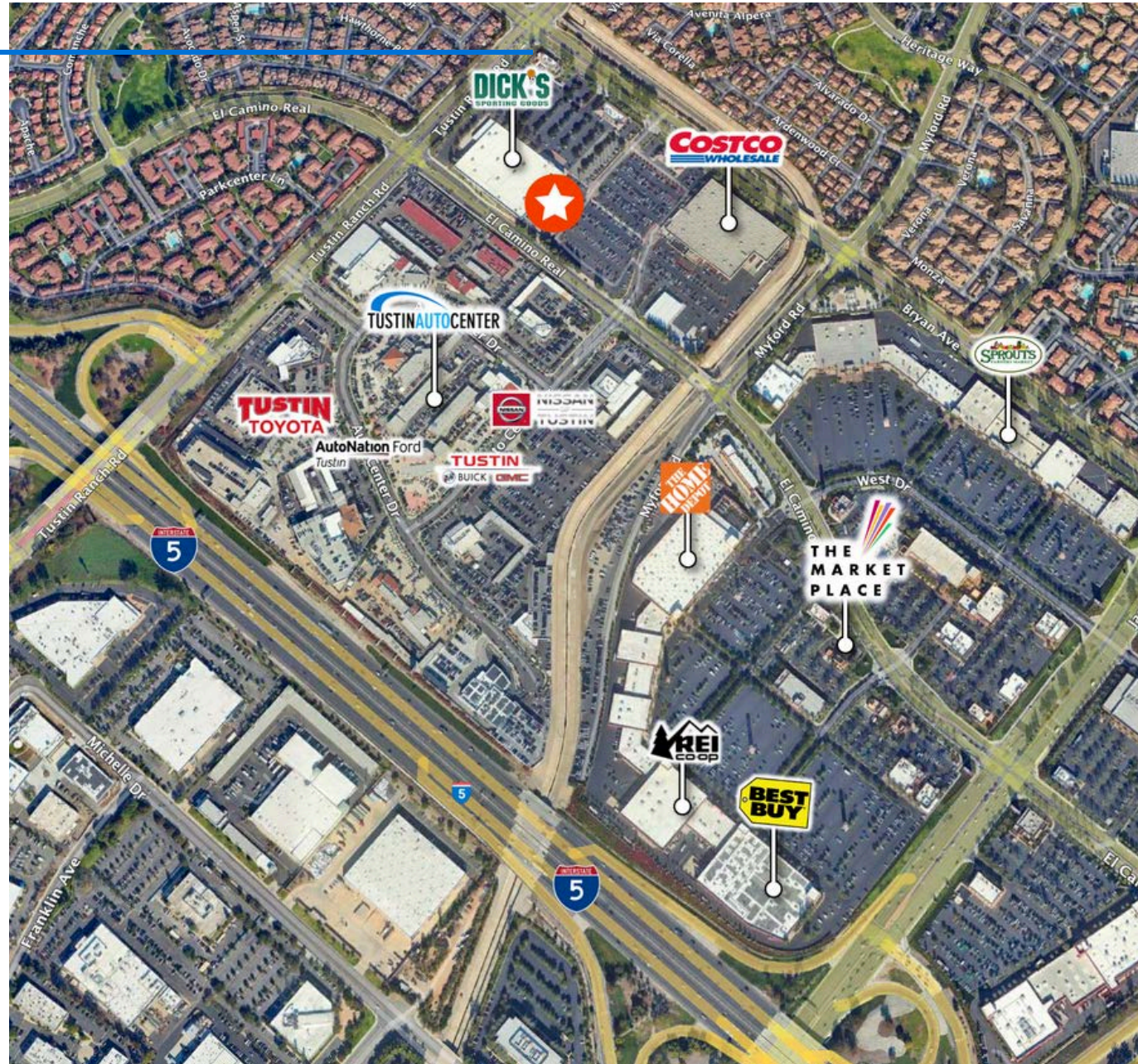
David G. Whitney, LIC# 00936061

949-295-7300 | dgwhitney@dgwhitney.biz

# Location

The property is situated in the heart of Tustin Ranch, one of Orange County's most affluent and densely populated communities. It is conveniently located off I-5 Freeway near The Market Place, which drives consistent, high-volume traffic to the center year-round.

**2541 El Camino Real**  
Tustin, CA 92782



## CONTACT

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