

**560 WEST
1ST STREET**

TUSTIN, CA



**RARE OWNER-USER OFFICE BUILDING FOR SALE
±9,740 SQ. FT. MULTI-TENANT OFFICE PROPERTY**

Patrick McCredie

Senior Associate

909.499.4665

pmccredie@voitco.com

License #02014408

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.voitco.com

DISCLAIMER

This Offering Memorandum (this “Memorandum”) is given to you for the sole purpose of evaluating the possible acquisition of 560 W. 1st Street, Tustin, CA 92780 (the “Property”), and is not to be used for any other purpose without the prior written consent of Owner or Voit Real Estate Services (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any online drop boxes) are for general reference only. They are based on assumptions relating to the general economy and local competition, and other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts to evaluate this Property independently.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations therein have been satisfied or waived.

Owner has retained Broker, Voit Real Estate Services, as its exclusive broker. Broker is not authorized to make any representation or agreement on behalf of Owner.

This Memorandum is the property of the Broker and may be used only by parties approved by Broker.



TABLE OF CONTENTS

Property Overview / Investment Highlights.....	4
Property Features	5
Location Highlights.....	6
Floors Plans - 1st Floor.....	7
Floors Plans - 2nd Floor.....	8
Interior Suite Photos.....	9
Rent Roll.....	10
Site Aerial.....	11
Site Amenities Map.....	12

PROPERTY OVERVIEW

Voit Real Estate Services is proud to present for sale 560 W. 1st Street, a rare Owner-User Office Building, located in the picturesque Old Tustin Neighborhood of Orange County, California. This well-located office building is comprised of 5 (five) individual suites, which have been beautifully remodeled as of 2026. Of, note the two (2) first floor suites are currently leased to Praise Chapel Church and BioNerds (Tutoring Center), providing an Owner-User immediate cash flow. The Seller has spent upwards of \$600,000 to for permitting and zoning for the Church space as well.

The second floor consists of 3 (three) individual contiguous Suites ranging between 1,110 – 1,700 SF, providing a Buyer multiple options to expand internally or lease additional space to further enhance cash flow. The building has benefited from the Seller's true "Pride of Ownership" with recent exterior painting, new roof, upgraded electrical and plumbing, new HVAC, reconditioned parking lot, and pristine exterior landscaping.

560 W. 1st Street is a rare opportunity to own a highly renovated building with multiple square footage configurations, outstanding visibility, and immediate tenant cash flow, in the heart of Old Town Tustin. This truly is a rare and unique Office Building Opportunity

INVESTMENT HIGHLIGHTS

- Rare opportunity in Old Town Tustin with contiguous blocks of space available for Owner/User occupancy
- Highly renovated suites with major recently completed capital improvements including exterior painting, new roof, upgraded electrical and plumbing, new HVAC, reconditioned parking lot, and pristine exterior landscaping
- Flexible suite configurations from 1,110 – 1,700 SF
- 2-Story Class B Office Building with multiple points of secured entry
- Outstanding signage and visibility from both 1st Street & Pacific Street
- Ready for immediate Owner/User Occupancy

PROPERTY FEATURES

Address	560 W. 1st Street Tustin, CA 92780
APN	401-361-21
Year Built	1972, Renovated 2026
Total Rentable Area	±9,740 SF
Land Area	0.50 Acres
Stories	2-Story Walk-Up (Secured upstairs)
Number of Suites	5
Largest Block of Contiguous Space Available	1,700 SF
Zoning	SP 10
Parking	3.0 / 1,000 SF (30 Stalls)
HVAC	Yes
Walls	Wood Frame / Stucco
Restrooms	Common Area / Both Floors

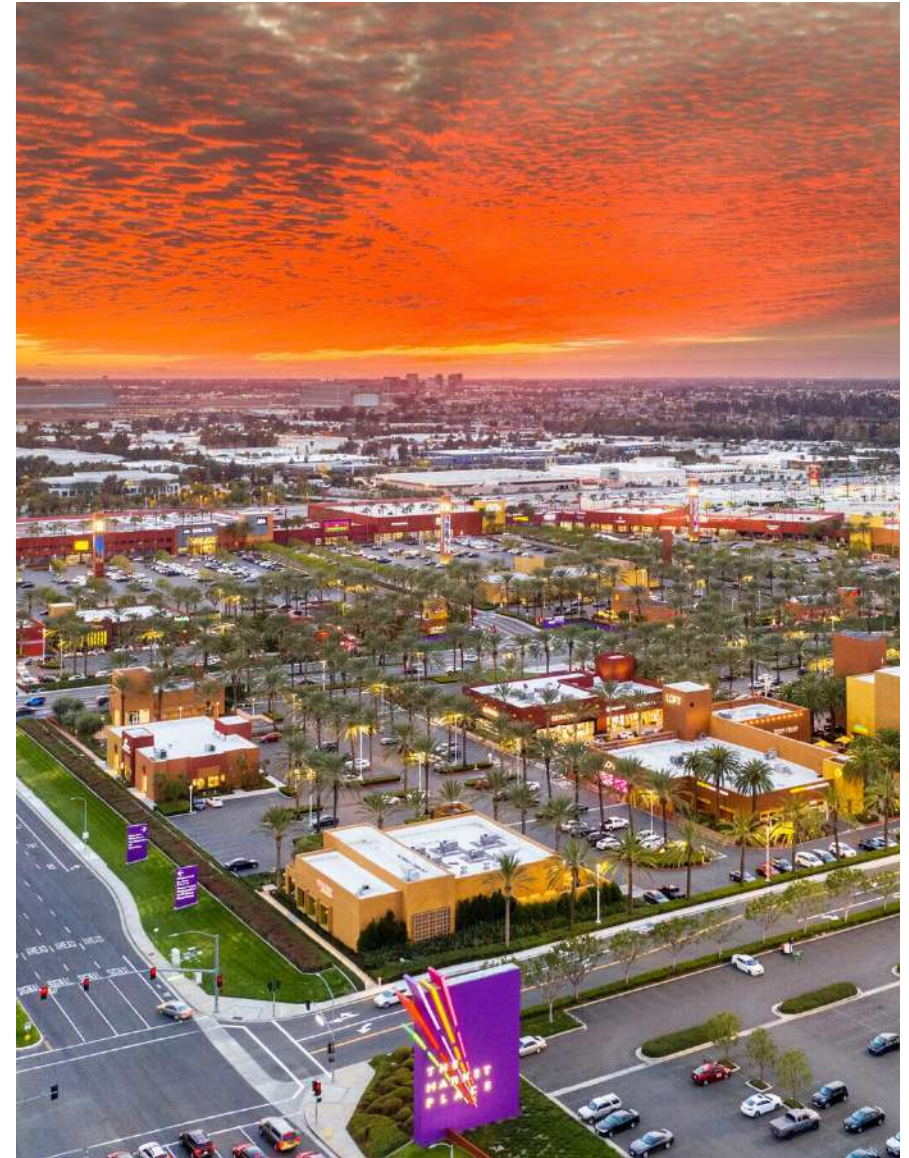
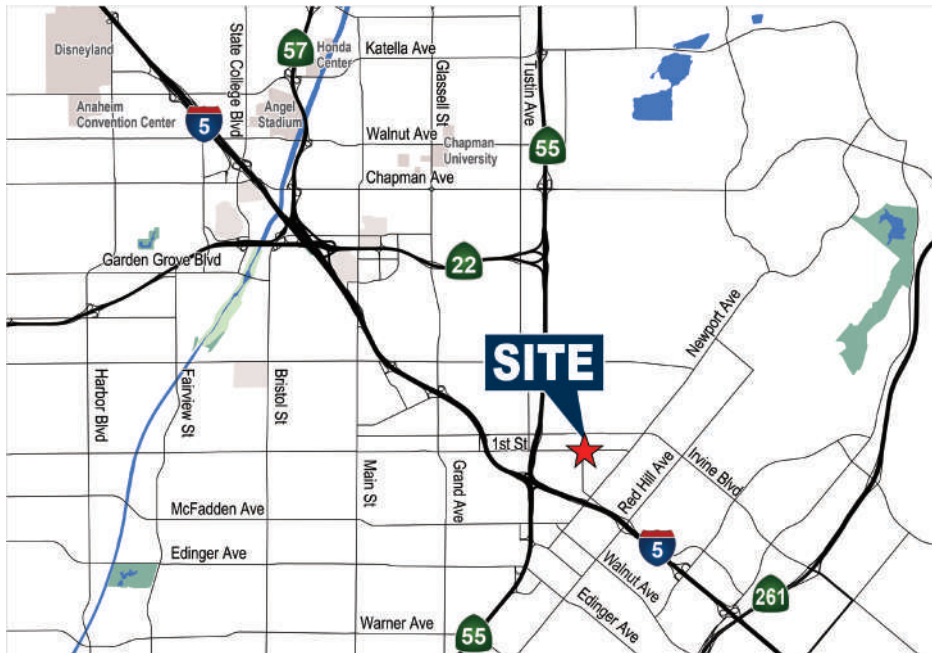


BUILDING FEATURES & ACCESS

- Two entrance driveways — 1st Street & Pacific Street
- Beautiful landscaping with illuminated trees
- Sprinklered landscaping
- Highly visible exterior building identification signage
- Class B multi-tenant office
- 2-story walk-up with covered and secured walkways
- Flexible floor plans
- Immediate freeway access — 55 & 5 Freeways
- Adjacent to major retail, restaurants, and downtown Tustin commercial business corridors

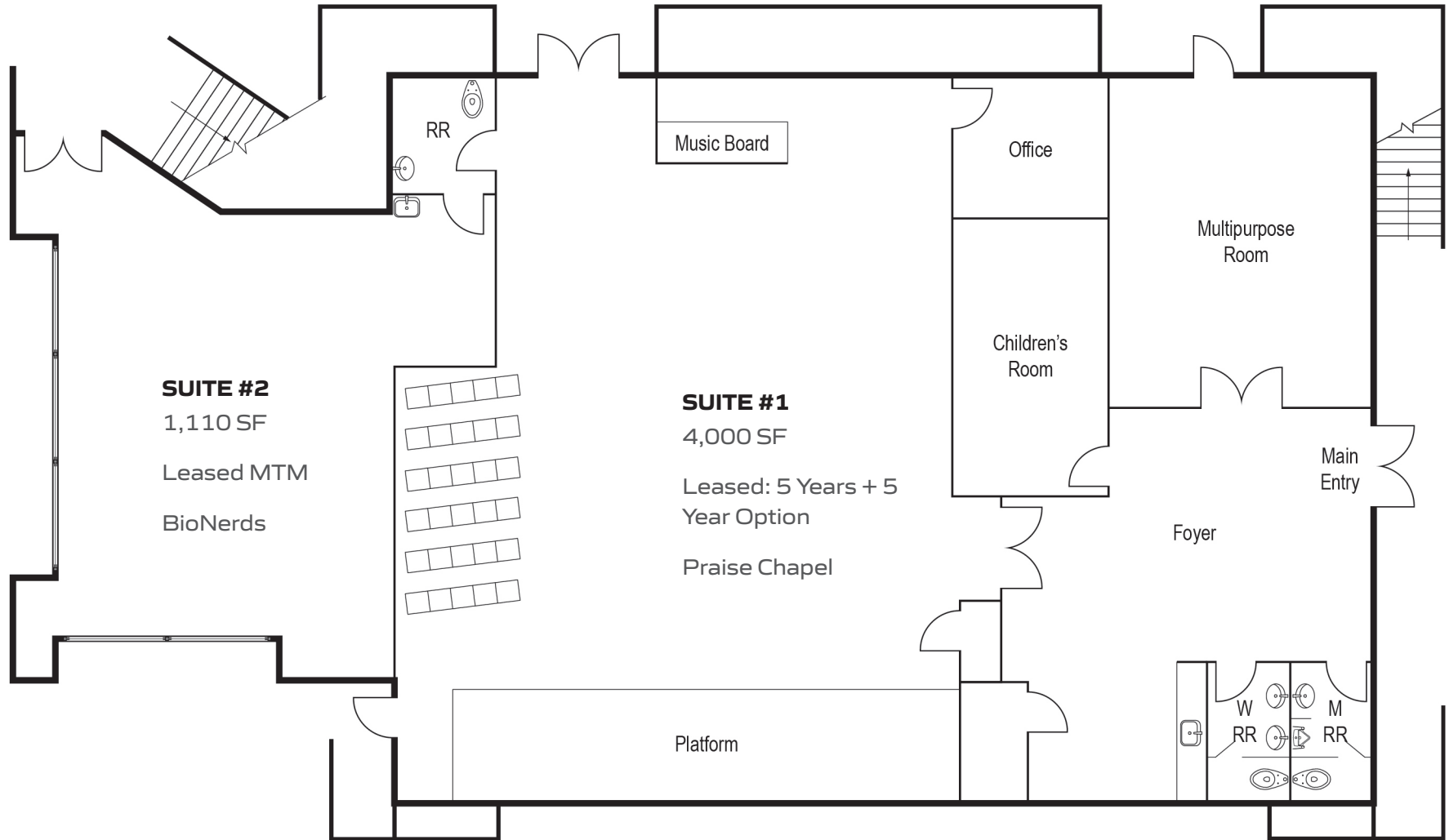
LOCATION HIGHLIGHTS

- 1st Street — high-visibility arterial corridor
- ± 0.5 miles to the 55 Freeway On/Off Ramps via Newport Ave
- ±6.5 miles to John Wayne Airport (SNA)
- Walking distance to retail and dining amenities
- Dense employment base — Orange County Central market
- Strong law, finance & professional services tenancy nearby



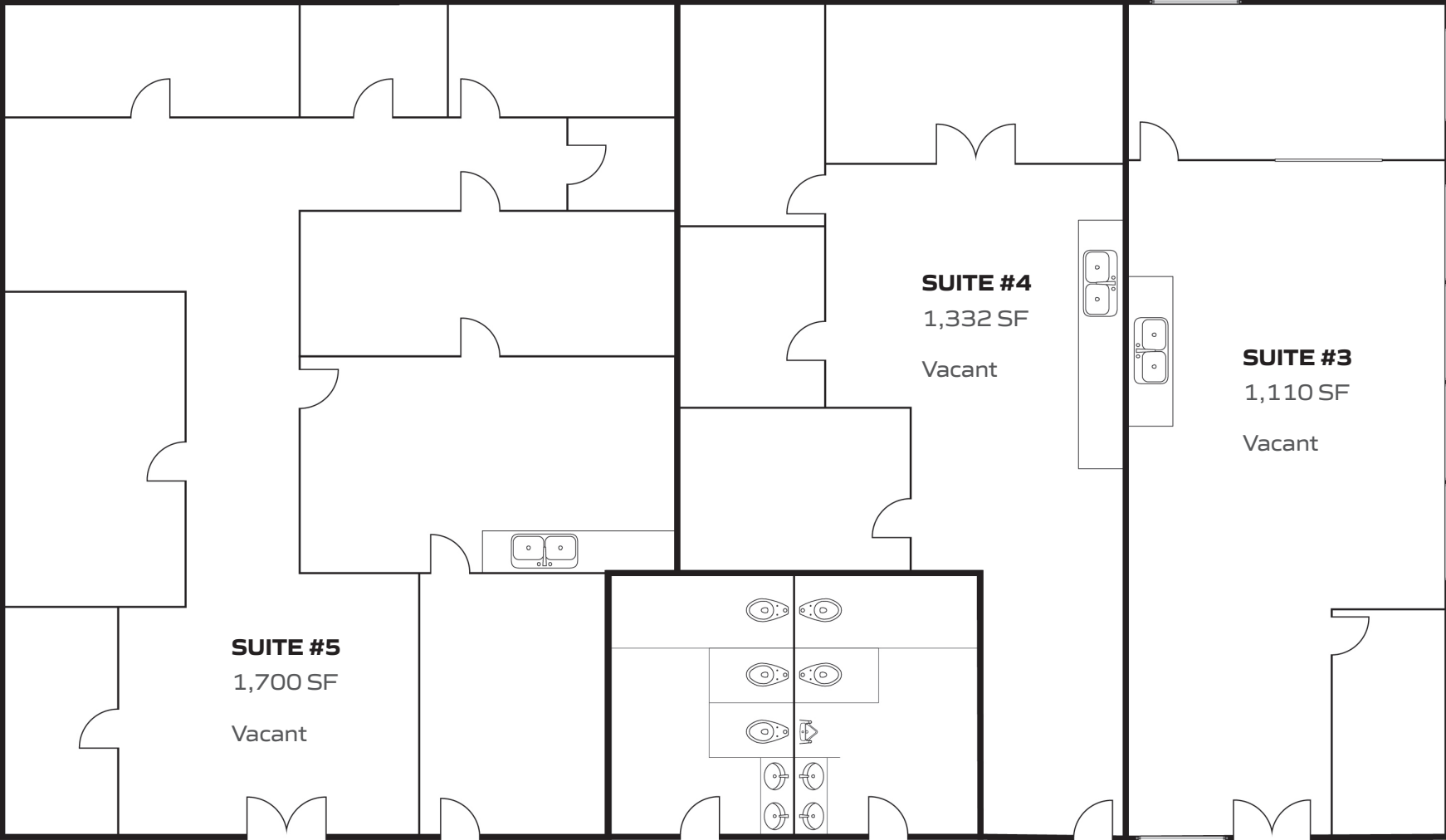
FLOOR PLANS

560 WEST 1ST STREET
FIRST FLOOR



FLOOR PLANS

560 WEST 1ST STREET
SECOND FLOOR



INTERIOR SUITE PHOTOS

560 WEST 1ST STREET
FIRST FLOOR

CHURCH SPACE



SUITE #3





SUITE #4



SUITE #5



RENT ROLL

Tenant	Suite	Square Footage	Total Monthly Rent	Term	Additional Lease Term
Praise Chapel PRAISE CHAPEL TUSTIN 	1	±4,000	\$5,000.00	5 Years Lease Commenced 4/1/26	5 Year Option
BioNerds  Biology. Kids. Hands-on. Fun.	2	±1,100	\$2,300.00	MTM	
Vacant Unit	3	±1,110	N/A	N/A	
Vacant Unit	4	±1,323	N/A	N/A	
Vacant Unit	5	±1,700	N/A	N/A	
Total Income Per Month			\$7,300.00		

SITE AERIAL



AMENITIES MAP





Patrick McCredie
Senior Associate
909.499.4665
pmccredie@voitco.com
License #02014408

Voit
REAL ESTATE SERVICES

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved. License #01991785.

2020 Main Street, Suite 100, Irvine, CA 92614 | www.voitco.com