



SITE HIGHLIGHTS

PROPERTY FEATURES:

3,485 SQ FT | OFFICE SPACE: 2,219 SQ FT AND WAREHOUSE SPACE: 1,021 SQ FT

PROPERTY:

- GROUND LEVEL: 3 OFFICES, RECEPTION ROOM, & 14' CEILING WAREHOUSE
- SECOND LEVEL: 2 OFFICES & CONFERENCE ROOM
- VISIBILITY TO TUSTIN AVE WITH 28,000 VPD
- PARKING RATIO: 5.74/1,000 SF
- HOA: \$464/MONTH
- ZONED: SP 2015-1

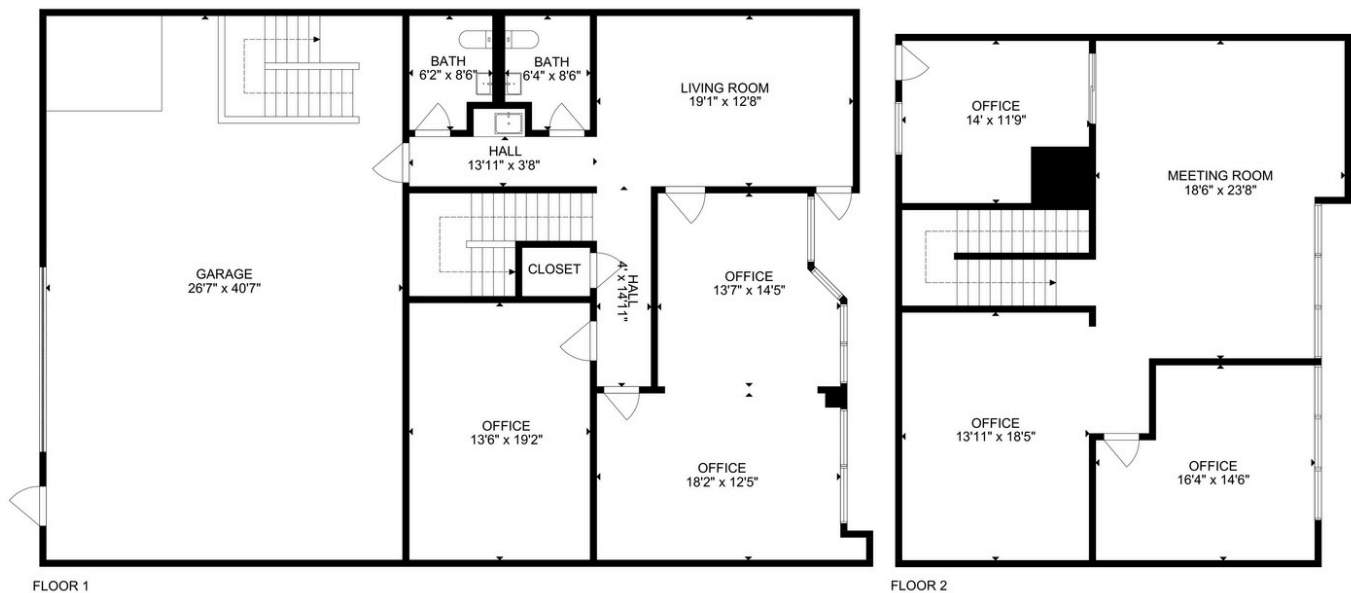
LOCATION:

- LOCATED LESS THAN A MILE AWAY FROM FWY 91 CONNECTING TO 55 FWY AND 57 FWY

VIRTUAL TOUR:

3D MATTERPORT LINK: <https://my.matterport.com/show/m=AU9MYDKD4QK&brand=0&mls=1&>

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 1377 SQ FT, FLOOR 2: 1280 SQ FT
EXCLUDED AREA: GARAGE: 1119 SQ FT
TOTAL: 2657 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

AERIAL MAP




DEMOGRAPHICS

CONTACT US

Population	1 Mile	3 Miles	5 Miles
Population	30,396	229,978	543,364
Median Age	39.2	38.3	37.8
Employment	25,005	186,006	439,730
Median Household Income	\$119,062	\$118,231	\$115,505



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