

Pacific Tustin Commercenter



Colliers

1421, 1451, 1481 Edinger Avenue, Tustin, CA

Offering Memorandum

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Section One

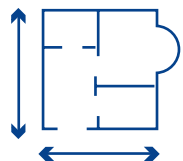
Executive Summary
Investment Highlights



Executive Summary

1421, 1451, 1481 Edinger Avenue Tustin, California

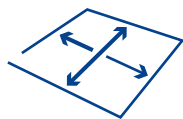
Pacific Tustin Commercenter is a fee simple Class A, 64,730 square-foot industrial / R&D flex project and a long term NNN ground lease with a ±3,600 SF Quick Quack Car Wash. The site consists of 193,842 square-foot parcel located on the signalized corner of Red Hill Avenue and Edinger Avenue in the city of Tustin, California in the heart of the Central Orange County submarket. The property is 100% leased to a high quality roster of eleven (11) tenants ranging in size from 5,119 to 9,896 square feet. Built to high quality standards in 1985, the Pacific Tustin Commercenter has been meticulously maintained and professionally managed to institutional standards. The project is uniquely suited to attract many user types, as the individual units offer excellent exterior glass line, twenty-four foot (24') minimum warehouse ceiling height and a 3.5 : 1,000 parking ratio in one of the nation's strongest metropolitan economies. In addition, Quick Quack Car Wash has recently signed a long term NNN ground lease on premier corner in Tustin and is currently under construction. These attributes as well as a strong occupancy history and rent profile make the Pacific Tustin Commercenter a very attractive asset suited to a long-term, core-like investment strategy.



64,730 Industrial

3,600 Retail

68,330 Total Square Feet



4.45 Ac

Total Lot Size



100%

Leased



11

Tenants



\$1,758,317

Year 1 NOI



TBD

Offering Price

Investment Highlights



Two-building Class A industrial / R&D Flex project with approximately 64,730 square feet.



Abundant parking (3.5 : 1,000 ratio) provides excellent parking options for many user types.



Long term single tenant ground lease with Quick Quack Car Wash on a prominent corner in the city of Tustin.



100% leased to eleven (11) tenants, the asset provides cash flow, smooth lease rollover profile and increasing projected revenues based on a rising rental rate environment which makes this an excellent value add opportunity.



Market functional multi-tenant industrial / R&D Flex space with units ranging from 5,119 to 9,896 square feet, twenty-four foot (24') minimum warehouse ceiling height and a 3.5 : 1,000 parking ratio attract a diverse tenant pool.



Fee Simple Ownership.



Maintained and managed to institutional standards since construction.



Diversified high quality tenant roster highlighted by DB Industries, LLC (a subsidiary of 3M), Dianese USA, Salewa USA, Inc. and Quick Quack Car Wash.



Excellent Central Orange County location. Immediate access to the Costa Mesa (55) and Santa Ana (5) freeways. Close proximity to the John Wayne Airport, the San Diego (405) and (261 & 241) Transportation Corridors.

Section Two

Property Overview
Building Information
Aerial
Parcel Map
Site Plan



Property Overview

Address	1421, 1451, 1481 Edinger Avenue Tustin, CA
Project Size	64,730 SF Industrial 3,600 SF Freestanding Car Wash
Lot Size	4.45 AC
APN	430-263-10 & 430-263-11
Number of Buildings	Three (3). Two-Building Class A Industrial / R&D Flex Buildings, a Single Building Retail Pad.
Suite Sizes	5,119 - 9,896 SF
Construction Type	Concrete Tilt-Up
Zoning	PC COM Planned Community Commercial – SP 11 Pacific Center East
Roof	Glue Laminate
Fire Sprinklers	Fully Fire Sprinklered
Loading Doors	10 Ground Level Loading Doors
Power	Industrial Units Separately Metered with 400 Amps
Min' Warehouse Clearance	24'
Parking	4.15:1,000 Overall Ratio, 3.5:1,000 Ratio on the Industrial Units



Building Information

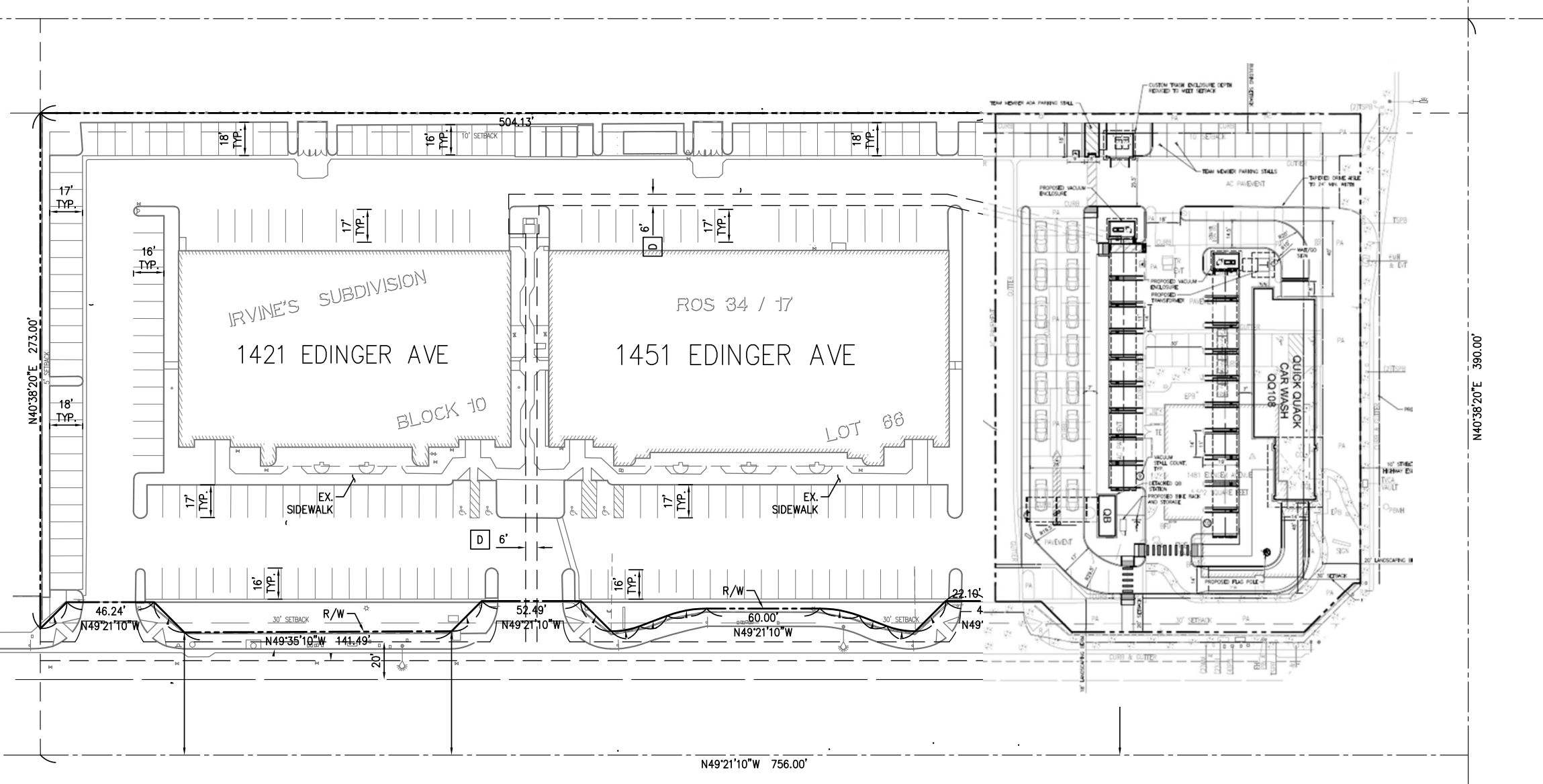
Building	Suite	Tenant Name	Size (SF)	Loading	Clear Height	Power	Sprinklers
1421	A	Advantage Drywall Systems, Inc.	6,387 SF	1 GL	24'	400 Amps	Yes
1421	B	DB Industries, LLC	7,413 SF	1 GL	24'	400 Amps	Yes
1421	C	Infusion Pump Repair Corporation	9,896 SF	1 GL	24'	400 Amps	Yes
1421	D	Salewa USA, Inc.	6,387 SF	1 GL	24'	400 Amps	Yes
1451	A	TRL Systems, Inc.	5,436 SF	1 GL	24'	400 Amps	Yes
1451	B	Encrease Construction	5,921 SF	1 GL	24'	400 Amps	Yes
1451	C	Rockwell Engineering and Equipment Co.	6,025 SF	1 GL	24'	400 Amps	Yes
1451	D	EV Infrastructure, LLC	6,150 SF	1 GL	24'	400 Amps	Yes
1451	E	UP3D Tech USA, Inc.	5,996 SF	1 GL	24'	400 Amps	Yes
1451	F	Dianese USA	5,119 SF	1 GL	24'	400 Amps	Yes
Total Industrial			64,730 SF				
1481	--	Quick Quack Car Wash Holdings, LLC	3,600 SF				
Total			68,330 SF				



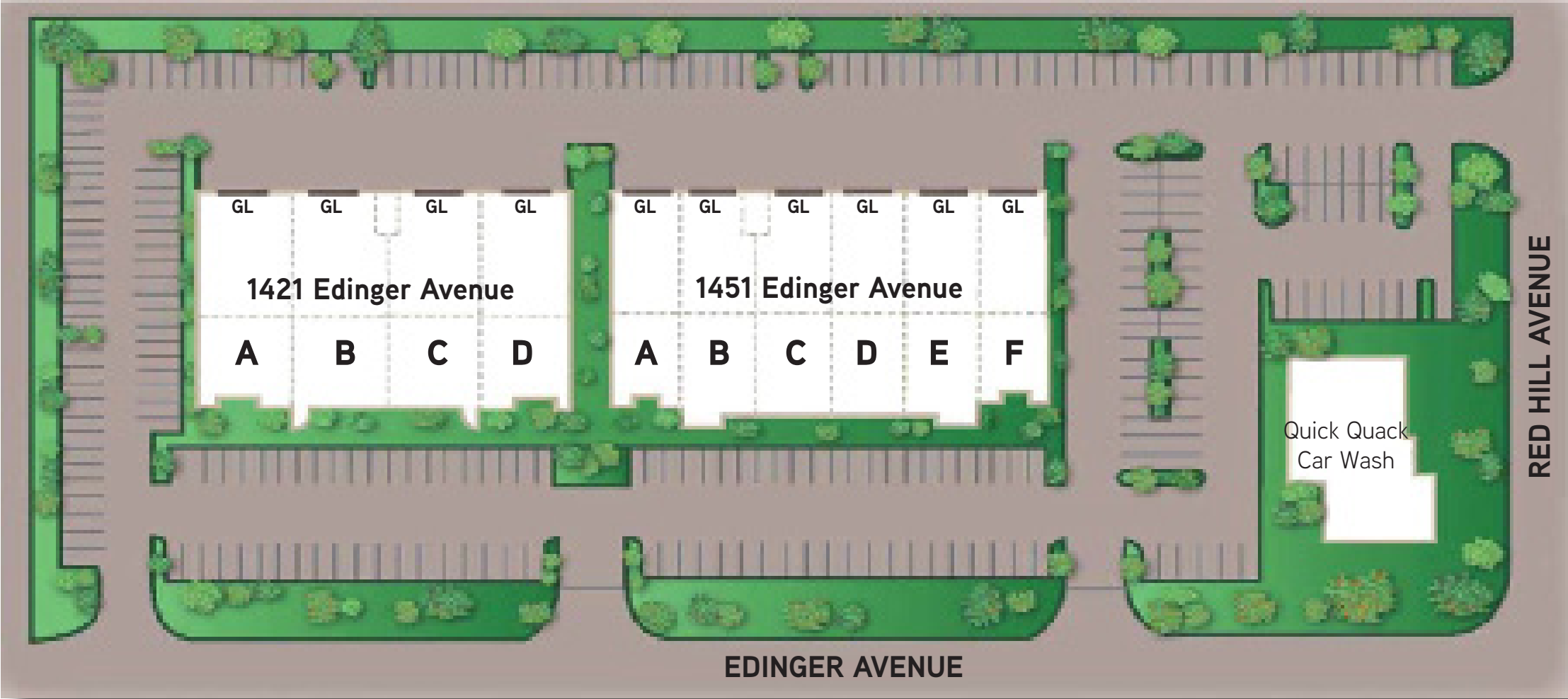
Aerial



Site Plan



Site Plan



Section Three

Financial Overview

Cash Flow

Rent Roll

Lease Expirations | Stacking Plan

Tenant Profiles

Financial Overview

Summary Of Year One NOI	Amount
Industrial Buildings Base Rent Revenue	\$1,379,786
Reimbursements	\$258,780
Additional Rent Revenue: Quick Quack Car Wash Ground Lease Additional Storage Income for 2 Industrial Units	\$400,000 \$12,000
Effective Gross Revenue	\$2,050,566
Less Operating Expenses	\$292,249
Net Operating Income	\$1,758,317



Cash Flow

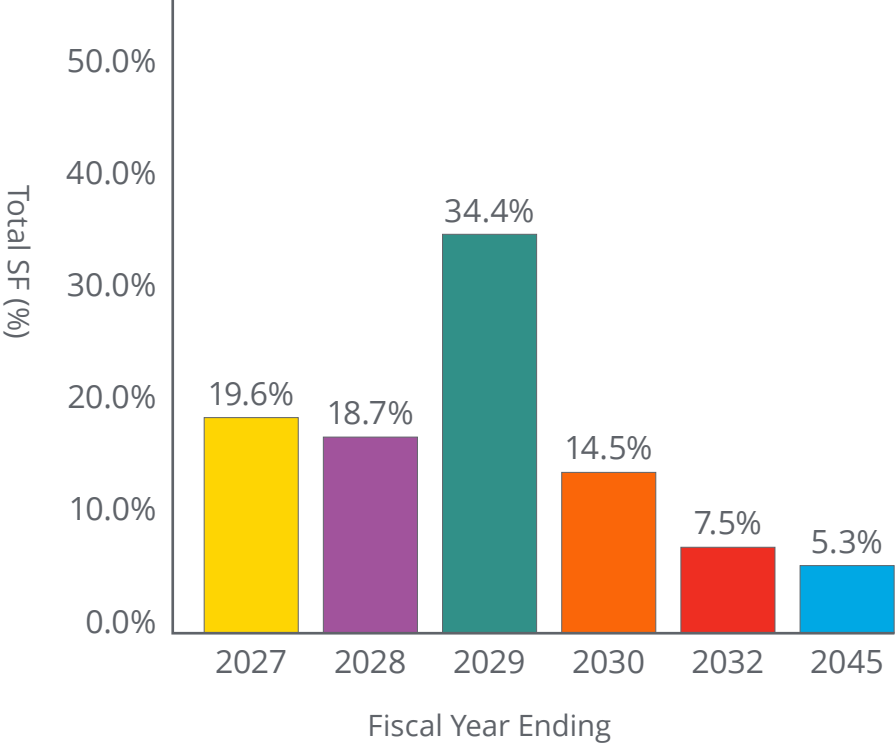
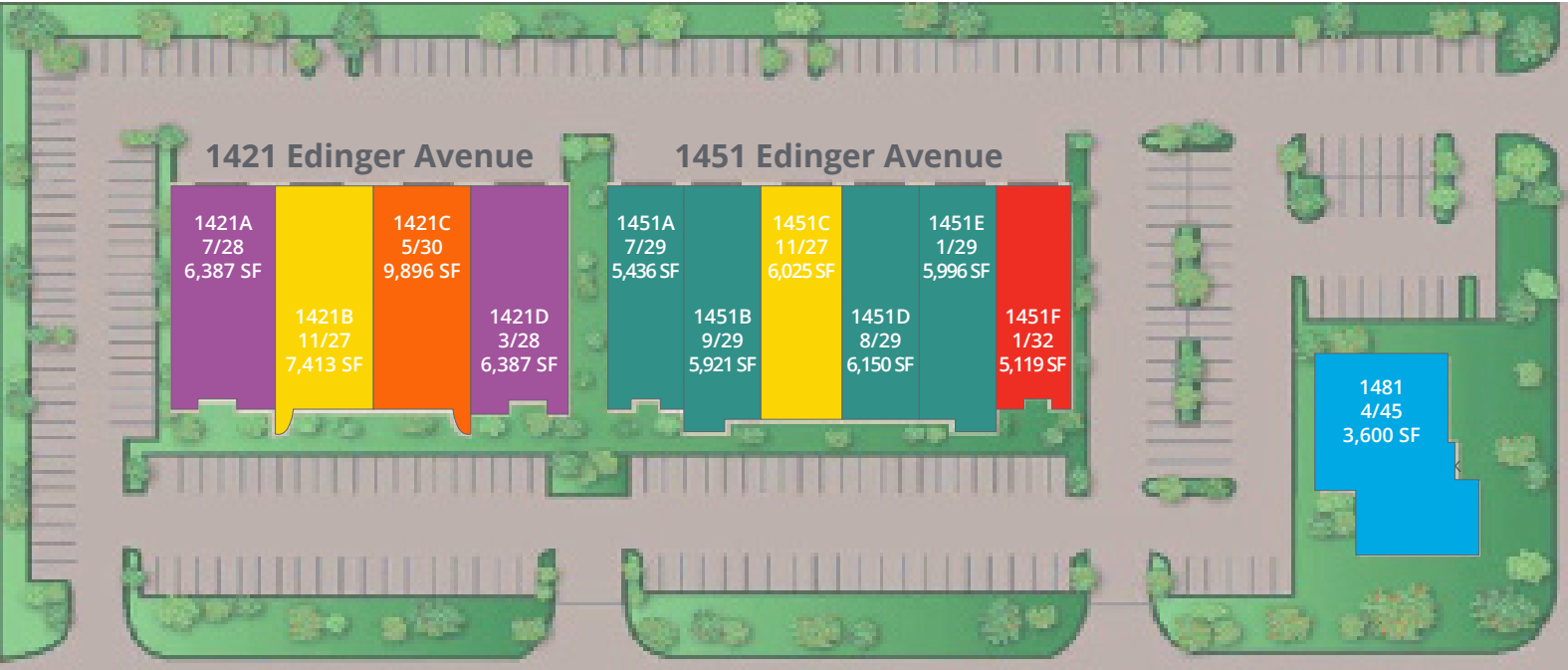
	Year 1 \$ / SF	In Place @ 8-1-26	Year 1 8-1-26 to 7-31-27
REVENUE			
Potential Base Rent - Industrial	21.32		\$1,379,786
Quick Quack	6.18	400,000	400,000
1421-D Storage Income	0.19	12,000	12,000
Scheduled Base Rent	21.32	1,355,411	1,379,786
Recoveries	4.00	258,780	258,780
Gross Rental Revenue	25.31	1,614,190	1,638,566
EFFECTIVE GROSS REVENUE	31.68	2,026,190	2,050,566
OPERATING EXPENSES			
Electricity	0.07	4,474	4,474
HVAC	0.13	8,563	8,563
Insurance	0.25	16,338	16,338
Landscaping	0.19	12,324	12,324
Management	0.95	61,517	61,517
Pest Control	0.03	2,196	2,196
Real Estate Taxes	2.11	136,733	136,733
Repair & Maintnance	0.04	2,731	2,731
Smoke Alarm Monitoring	0.09	5,696	5,696
Trash Disposal	0.56	36,132	36,132
Water/Sewer	0.09	5,545	5,545
TOTAL OPERATING EXPENSES	4.51	292,249	292,249
NET OPERATING INCOME	\$27.16	\$1,733,941	\$1,758,317

Rent Roll

Building Suite	Tenant	Square Feet	Bldg Share	Base Rent (Yearly)	Base Rent	Base Rent PSF	Lease Type	Lease Start	Lease End	Annual Increase	Next Increase	Option to Extend
1421-A	Advantage Drywall Systems, Inc.	6,387	9.13%	\$22.71	\$12,089.31	\$1.89	NNN	8/1/24	7/31/28	4.00%	8/1/27	0
1421-B	DB Industries, LLC	7,413	10.60%	\$16.63	\$10,273.66	\$1.39	IG	12/1/13	11/30/27	3.50%	12/1/26	2 FMRV
1421-C	Infusion Pump Repair Corporation	9,896	15.30%	\$19.20	\$15,833.60	\$1.60	NNN	5/1/22	5/31/30	3.50%	6/1/27	1 FMRV
1421-D	Salewa USA, Inc.	6,387	9.13%	\$21.84	\$11,624.34	\$1.82	NNN	4/1/20	3/31/28	4.00%	4/1/27	0
1451-A	TRL Systems, Inc.	5,436	7.70%	\$21.00	\$9,513.00	\$1.75	NNN	8/1/18	7/31/29	4.00%	8/1/27	0
1451-B	Encrease Construction	5,921	8.46%	\$21.84	\$10,776.22	\$1.82	NNN	10/1/24	9/30/29	4.00%	10/1/26	0
1451-C	Rockwell Engineering and Equipment Co.	6,025	8.62%	\$21.84	\$10,965.50	\$1.82	NNN	12/1/24	11/30/27	4.00%	12/1/26	1 FMRV
1451-D	EV Infrastructure, LLC	6,150	8.79%	\$21.84	\$11,193.00	\$1.82	NNN	9/1/24	8/31/29	4.00%	9/1/26	0
1451-E	UP3D Tech USA, Inc.	5,996	8.79%	\$23.36	\$11,674.00	\$1.95	NNN	12/1/23	1/31/29	4.00%	12/1/26	0
1451-F	Dianese USA	5,119	7.91%	\$21.00	\$8,958.25	\$1.75	NNN	02/01/26	1/31/32	4.00%	2/1/27	1 FMRV
1481	Quick Quack Car Wash Holdings, LLC	3,600	5.57%	\$111.11	\$33,333.33	\$9.26	NNN	4/15/26	4/30/45	10.00%	(Every 5 years)	0
Total GLA		68,330 SF	100.00%									

* Rent Roll does not include the additional storage income from 1421-D.
* Base Rent is calculated commencing August 1, 2026 for Rent Roll.

Lease Expirations | Stacking Plan



Tenant Profiles

Tenant Name	Suite	Logo	Tenant Website	Description
Advantage Drywall Systems, Inc.	1421 A		www.advantagedrywall.com	Advantage Drywall is a drywall contracting company that has been in business for over 10 years. They specialize in interior and exterior, metal studs framing and drywall systems.
DB Industries, LLC	1421 B		www.scottu.3m.com	For more than 75 years, 3M Scott Fire & Safety has addressed some of the biggest needs of the fire service, and that commitment remains today. 3M™ Scott™ Fire & Safety brings to the firefighting community their legacy of innovation, research and dedication to protecting people. Now a global powerhouse, their products improve the daily lives of people around the world.
Infusion Pump Repair Corporation	1421 C		www.iprmed.com	Infusion Pump Repair (IPR) is a certified medical support and solutions company. IPR specialize in the repair, refurbishment and resale of infusion pumps that are no longer supported by the original equipment manufacturer (OEM). IPR's services extend the life of your IV pumps, lower medical equipment expenses, and help reduce the cost of medical care.
Salewa USA, Inc.	1421 D		www.salewa.com/en-us	Salewa is committed to providing high-quality, durable mountain sports products while leaving as little trace as possible in nature. They have been putting a lot of effort into creating products that are socially and environmentally responsible.
TRL Systems, Inc.	1451 A		www.trlsystems.com	TRL Systems is comprised of teams of highly trained specialists in life safety and security strategic planning and implementation including installation, service and IT integration. By design, TRL System specialists communicate, collaborate and leverage knowledge across the organization.
Encrease Construction	1451 B		www.marsbroconstruction.com	Mars Brother delivers top-tier commercial contracting services, focusing on constructing and renovating office spaces, retail outlets, and more. They prioritize efficiency, quality, and innovation to meet the unique needs of their business clients, ensuring project success.

Tenant Profiles

Tenant Name	Suite	Logo	Tenant Website	Description
Rockwell Engineering and Equipment Co.	1451 C		www.rockwellengineering.com	With 25+ years of experience and over 5,000 installations, Rockwell Engineering provides problem solving solutions, creating long-term efficiency and minimizing operational costs for their valued customers. From pumps to grinders to control panels to fogrod level controllers they leverage their knowledge to provide equipment in numerous industries.
EV Infrastructure, LLC	1451 D		www.brytemove.com	Brytemove is dedicated to designing and building electric vehicle charging and battery energy storage system infrastructure. Today, Brytemove is one of the largest design-build service partners in the nation, offering full-scope services for EV infrastructure.
UP3D Tech USA, Inc.	1451 E		www.up3dtech.com	UP3D is the first company in China that independently develops its denture design software, and its dental CAD/CAM system, as well as providing a full set of digital solutions for the global dental market.
Dianese USA	1451 F		www.dianese.com	An Italian company founded in 1972, Dianese designs and manufactures protective apparel and safety solutions for dynamic sports like motorcycling, skiing, and sailing as well as for activities like horse riding and space exploration. Their core mission is to advance safety, ergonomics, and performance through continuous innovation.
Quick Quack Car Wash Holdings, LLC	1481		www.dontdrivedirty.com	Quick Quack Car Wash is an industry leader and one of the largest car wash companies in the US. With over 240 locations and more than 1,000 employees, Quick Quack was listed on Inc. Magazine's Fastest Growing Companies. In June 2024 KKR purchased an \$850 Million minority interest in Quick Quack valuing the company at more than \$3 billion (per Reuters).

Section Four

Lease Availabilities
Lease Comparables
Industrial Sale Comparables
Retail Sale Comparables

Lease Availabilities

	Project Name Address	Available SF	Asking Rate PSF	Operating Expenses PSF	Office SF	Loading	Clear Height	Power	Sprinklers	Year Built
	Dow Business Center 3002 Dow Avenue Bldg 100, Unit 124 Tustin, CA	±4,309	\$1.80 NNN	\$0.50	±2,912	1 GL	18'	---	Yes	1987
	Main and Redhill Business Center 18251 McDermott Unit A Irvine, CA	±4,515	\$1.75 NNN	\$0.50	±3,492	1 GL	---	---	No	1983
	Rockfield Business Center 15560 Rockfield Boulevard Unit A Irvine, CA	±4,712	\$1.80 NNN	\$0.44	---	2 GL	12'	---	No	1980
	Costa Mesa Business Center 1586 Sunland Ln Costa Mesa, CA	±4,730	\$1.80 NNN	\$0.45	±1,500	1 GL	20'	200 Amps	Yes	1976

Lease Availabilities



Project Name Address	Available SF	Asking Rate PSF	Operating Expenses PSF	Office SF	Loading	Clear Height	Power	Sprinklers	Year Built
Airway Commerce Center 3194 Airport Loop Drive Bldg C, Unit D Costa Mesa, CA	±4,800	\$1.87 NNN	\$0.54	±1,500	2 GL	14'-15'	200 Amps	Yes	1974
Dow Business Center 3002 Dow Avenue Bldg 100, Unit 124-126 Tustin, CA	±8,592	\$1.80 NNN	\$0.50	±7,583	2 GL	18'	---	Yes	1987

Lease Availabilities

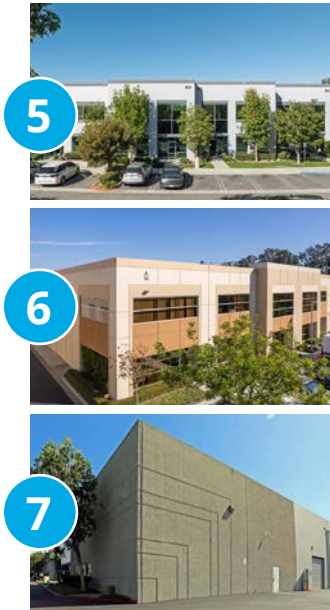


Lease Comparables



Project Name Address	Tenant Landlord	Leased SF Office SF	Start Date Lease Term	Rent / PSF Effective Rent	Operating Expenses PSF	TIA PSF Free Rent	Annual Increases
1 Peters Canyon Road Irvine, CA	Altura Solutions	±4,643	12/22/2025	\$1.50 NNN	\$0.60	\$0.00	3.00%
	S & A Nikiyan Trust	±2,388	36 months	\$1.50 NNN		1 Month	
McGaw Business Center 17332 Von Karman Avenue Irvine, CA	Advance Medical Research	±5,304	05/15/2025	\$2.20 NNN	\$0.28	\$0.00	3.00%
	Western States Technology	±3,300	38 months	\$2.02 NNN		4 months	
Koll Center 9711-9741 Irvine Center Drive Irvine, CA	Hayward Industries, Inc.	±5,879	10/01/2025	\$2.07 NNN	\$0.40	\$0.00	4.00%
	9731 ICD LLC	±2,266	72 months	\$2.29 NNN		0 month	
Koll Center 9740-9760 Research Drive Irvine, CA	Vida Lifescience	±5,908	10/01/2025	\$1.72 NNN	\$0.50	\$0.00	3.00%
	KY Research	±2,266	36 months	\$1.77 NNN		3 months	

Lease Comparables



Project Name Address	Tenant Landlord	Leased SF Office SF	Start Date Lease Term	Rent / PSF Effective Rent	Operating Expenses PSF	TIA PSF Free Rent	Annual Increases
MK Business Center III 611 Wald Irvine, CA	Walk Your Plans Ali Tehranchi	±6,500 ---	07/16/2025 60 months	\$1.70 NNN \$1.76 NNN	\$0.58	\$0.00 2 months	3.50%
Irvine Business Center 16 Goodyear Irvine, CA	Casper, LLC Don Wilson Builders	±6,760 ±4,166	04/21/2025 60 months	\$1.75 NNN \$1.90 NNN	\$0.46	\$0.00 0 month	4.00%
17536 Von Karman Avenue Irvine, CA	Kerstin Florian OAC, Inc.	±9,914 ±7,914	06/01/2025 62 months	\$2.00 NNN \$2.06 NNN	\$0.38	\$0.00 2 months	3.00%

Lease Comparables



Industrial Investment Sale Comparables



Project Name	Seller	Buyer	Building SF	Sale Price	Sale Price / PSF	Cap Rate	Sale Date
Address							
16211-16217 Heron Avenue La Mirada, CA	J.O.R. Real Estate LLC	Rancho De Los Cazadores	20,000	\$6,029,000.00	\$301.45	4.60%	07/28/2025
McGaw Business Center 17332 Von Karman Avenue Irvine, CA	Western States Technology	AOA San Marcos LLC	31,336	\$11,150,000.00	\$355.82	4.80%	07/07/2025
Hammond Business Park 8 Hammond Irvine, CA	Ruby Turner One	GDC Hammond JV, LLC	41,022	\$9,100,000.00	\$352.25	5.00%	07/01/2025
201 E Stevens Avenue Santa Ana, CA	Turner Development Corp.	TA Realty	51,000	\$15,510,000.00	\$304.12	5.20%	01/15/2025

Industrial Investment Sale Comparables

	Project Name Address	Seller	Buyer	Building SF	Sale Price	Sale Price / PSF	Cap Rate	Sale Date
 5	Orangethorpe Center 2350-2380 E. Orangethorpe Avenue Anaheim, CA	JR Family Properties	GDC Orangethorpe JV, LLC	62,400	\$18,700,000.00	\$299.68	4.80%	04/29/2026
 6	Lakeside Business Center 23042-23142 Alcalde Drive Laguna Hills, CA	Montclair Pines Associates	Lakeside Business Center LLC	99,931	\$34,500,000.00	\$345.24	5.00%	01/14/2026
 7	Grand Commerce Center 600-650 S. Grand Avenue Santa Ana, CA	Rexford Industrial	Dornin Investent Group	101,676	\$29,900,000.00	\$294.07	4.59%	12/22/2025
 8	Yorba Linda Commerce Center 3700-3690 Prospect Avenue Yorba Linda, CA	Cashman Family Limited Partnership	YLCC Owner LLC	279,229	\$80,975,000.00	\$290.00	5.05%	05/15/2026

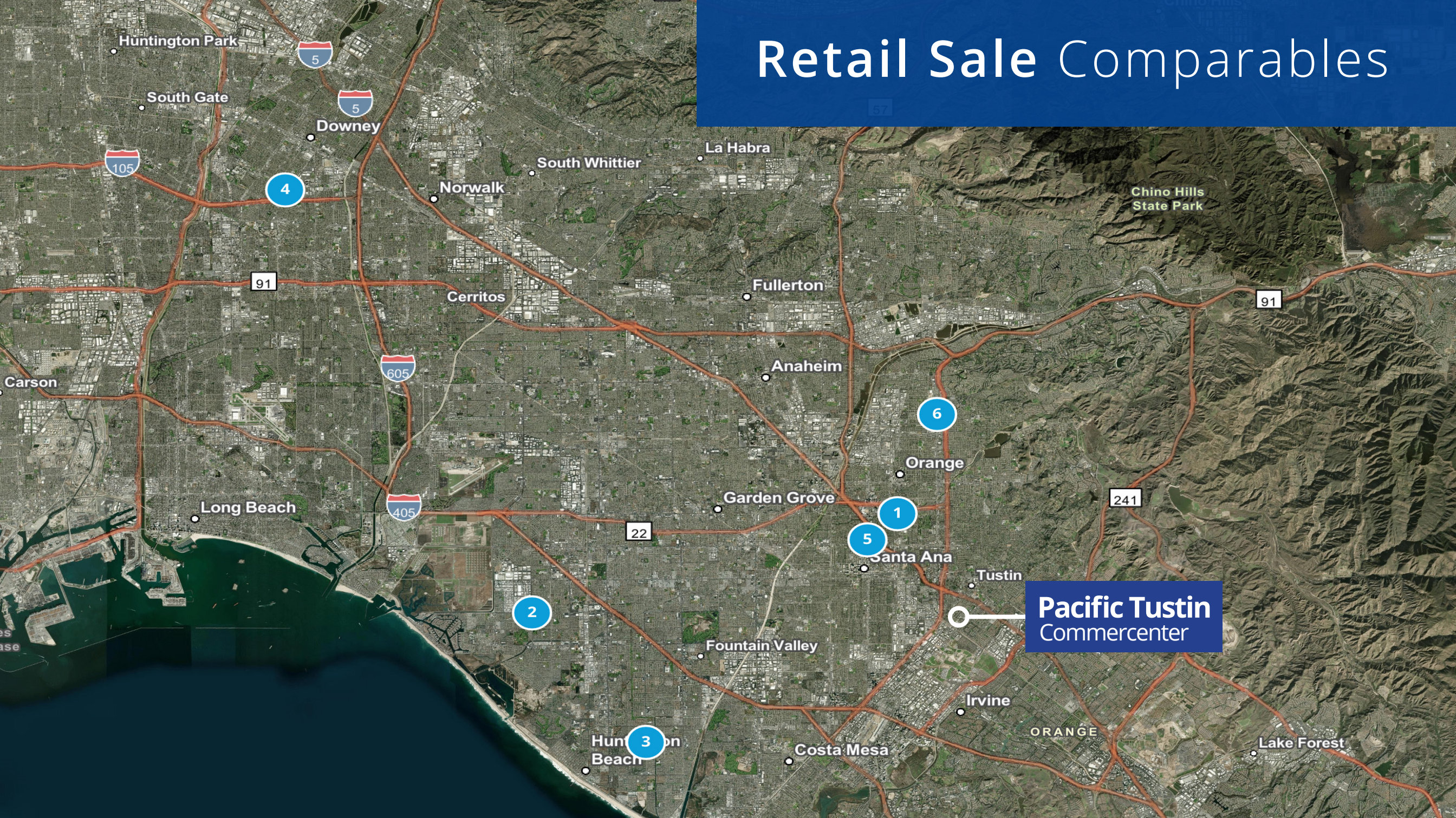


Industrial Investment Sale Comparables

Retail Sale Comparables

	Project Name	Seller	Buyer	Building SF	Sale Price / PSF	Cap Rate	Sale Date	Tenant
	Address							
 1	Bishop Village 2701 N. Grand Ave Santa Ana, CA	Santa Ana Property LLC	Orange County Properties LLC	1,612	\$2,389.00	5.00%	03/09/2026	Starbucks
 2	6042 Edinger Avenue Huntington Beach, CA	Jib289 LLC	Pinwood 6042 LLC	2,212	\$1,076.00	4.80%	03/19/2026	Jack in the Box
 3	Adams Marketplace 9032 Adams Avenue Huntington Beach, CA	CREFMA1 Magnolia Adams Owner	GPG Jiffy HB Owner LLC	2,511	\$916.00	4.50%	07/10/2025	Jiffy Lube
 4	8845 E. Imperial Highway Downey, CA	NAJD Acquisitions LLC	Dean S E Trust	2,771	\$614.00	5.00%	12/26/2025	Crystal Cave Car Wash
 5	1807 N. Main Street Santa Ana, CA	Atef Rafla	Ventec Investment LLC	5,530	\$638.00	5.35%	11/25/2025	Quick Quack Car Wash
 6	1821 N. Tustin Street Orange, CA	Tustin Center Properties	Rancho De Los Cazadores	13,156	\$512.00	4.69%	07/31/2025	Goodwill

Retail Sale Comparables



Section Five

Orange County Market Overview
Orange County Economic Overview
Tustin Market Overview



Orange County

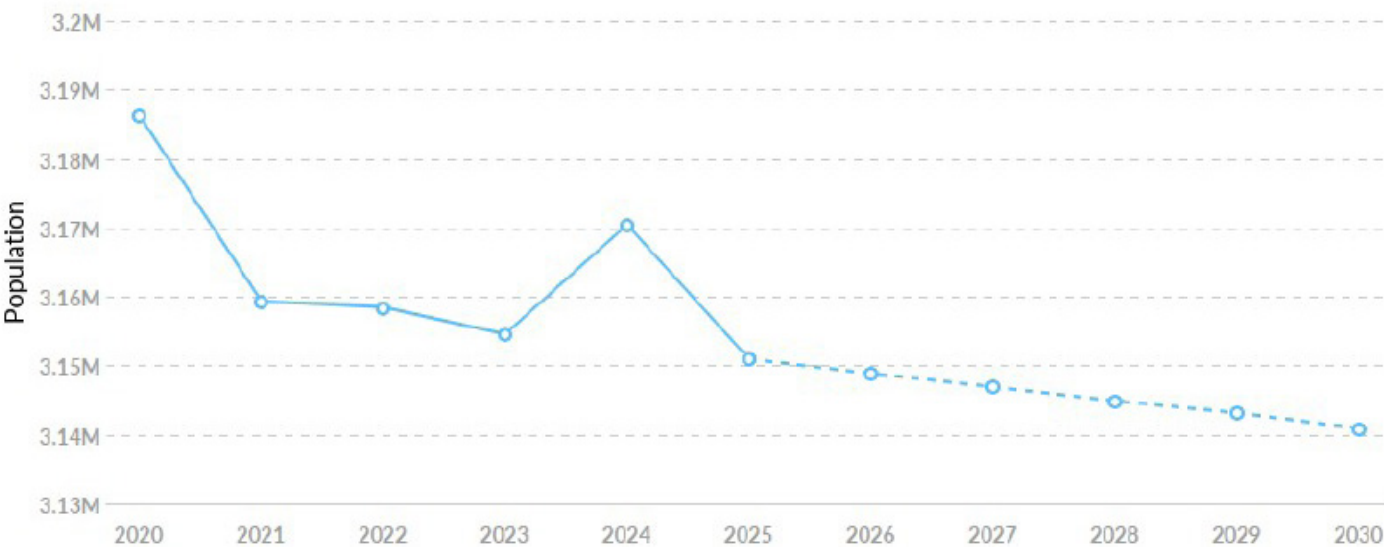
Market Overview

Situated between Los Angeles and San Diego, Orange County is a beloved area that boasts a thriving economy, a sophisticated art scene, and a community of high-powered movers and shakers. What was once an area known for its citrus farms, is now thriving on a long-running technological explosion. This conglomeration of 34 cities has become an international world trade center, with a little over three million people spread throughout. A third of the firms in Orange County deal internationally, and nearly half of the population comes from diverse cultures and ethnicities. Occupying the sloping plains of the Santa Ana Range’s foothills to the Pacific Ocean, the area is blessed with brilliant weather, a low unemployment rate, and a rapidly growing job market.

This 798-square-mile landscape hosts dozens of urban pods and postindustrial communities that include restaurants, businesses, galleries, and much more. Residents average less than a half an hour’s drive to work, and dozens of quality hospitals, universities, and entertainment centers are equally close by. Anaheim is one of the largest of these pods, hosting some of the most famous theme-park attractions and professional sports teams like the NHL’s Anaheim Ducks and Major League Baseball’s Anaheim Angels. Irvine is the home of the University of California campus, a multicultural populace, and its own John Wayne Airport, while Fullerton boasts Cal State Fullerton.

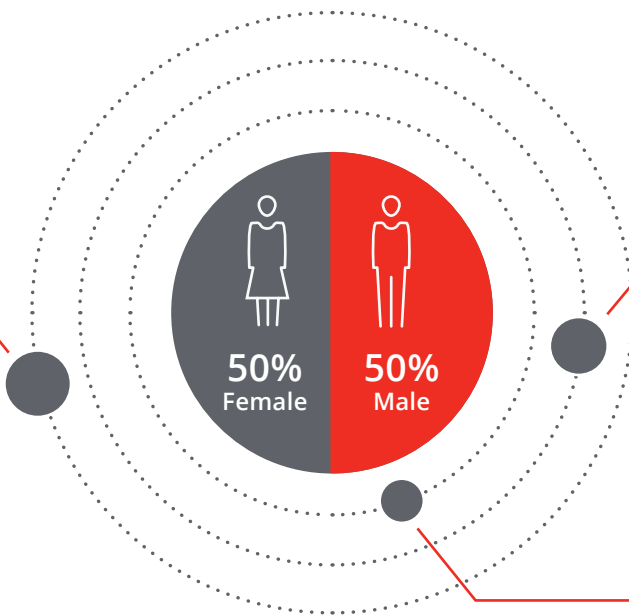
Population Trends

As of 2025 the region’s population declined by 1.1% since 2020, falling by 35,312. Population is expected to decrease by 0.3% between 2025 and 2030, losing 10,007.



3,167,074

Total Population



39.8 Years

Median Age

4.7%

Unemployment

Orange County

Market Overview

Surfers make Huntington Beach their home, and Newport Beach attracts affluent individuals seeking elegant dining and the arts. In addition to being one of the nation’s wealthiest counties, Orange County was ranked the #5 Best County to Live in California in Niche’s 2026 rankings.

The crime rate in Orange County is far below the national average, with few violent crimes occurring each year. Part of the low crime rate results from poverty rates that are significantly lower than the national average. There are fewer children living in poverty in Orange County than in most other California communities.



Population
3.1M



Households
1.09M



Labor Force Participation
63%



Best Counties for Families in California



Counties with the Best Public Schools in California



Best Counties for Young Professionals



Healthiest Counties in California



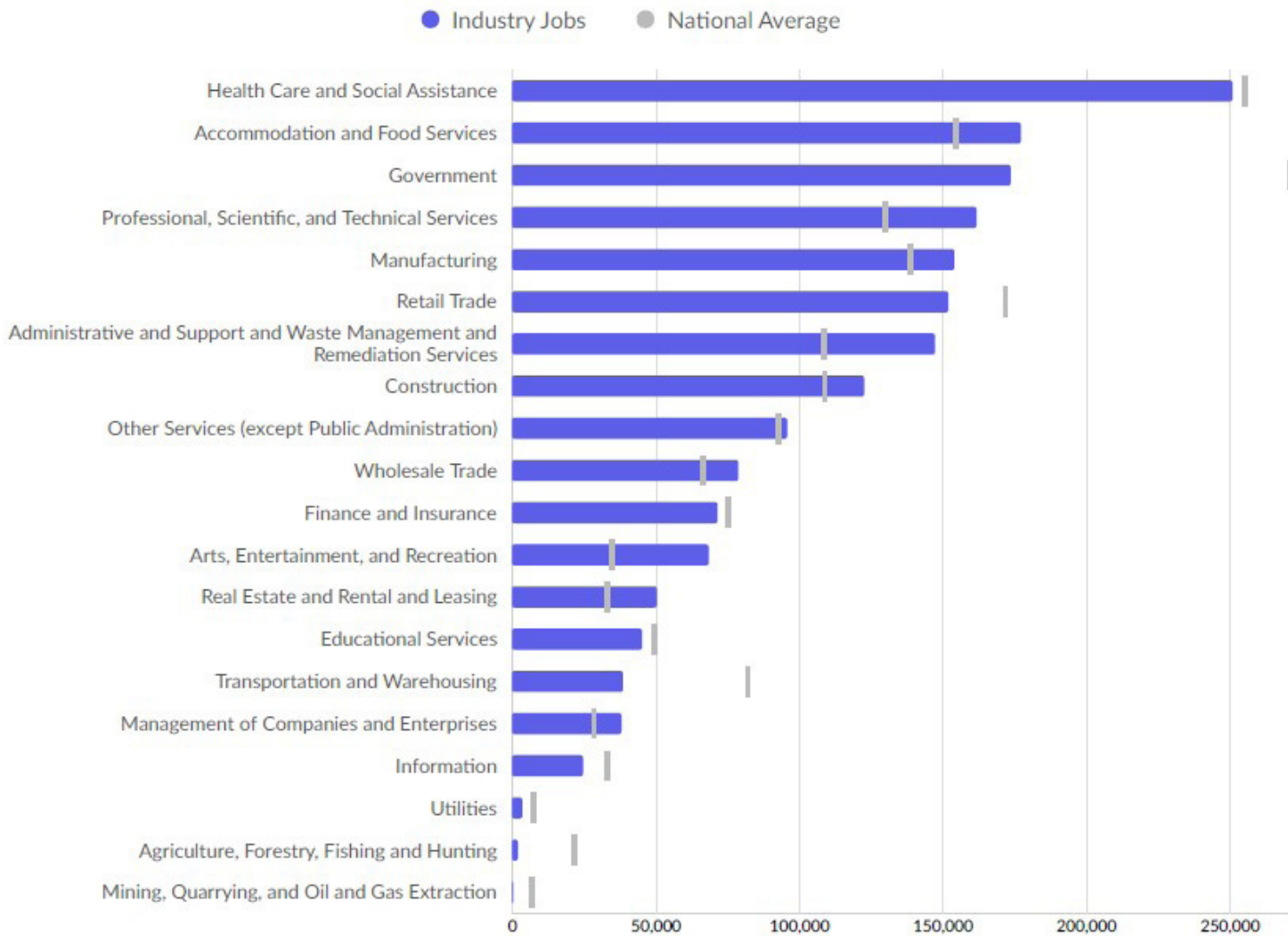
Orange County

Transportation

Orange County benefits from its up-to-date communications network as well as its modern transportation. Strong infrastructure contributes to Orange County’s successful and positive business climate. Orange County is served by a large freeway network with more than 17 major interstates and state routes, which provide access to the four neighboring counties of Los Angeles, San Diego, Riverside, and San Bernardino. Centrally located in Southern California, Orange County has easy access to the ports of Los Angeles and Long Beach, the two largest container ports in the world.

The addition of new toll roads in South County and improvements to the existing freeway system in Central County will continue to fuel the growth well into the 21st century. Orange County is home to one major commercial airport, John Wayne, originally known as the Orange County Airport. John Wayne Airport handles over 10 million passengers annually through 20 commercial and 6 commuter gates. In 2018, the airport began the process to expand its private and corporate jet hangars to provide further services to the businesses that use John Wayne Airport as a home base for their private aviation aircraft.

Largest Industries



Orange County

Education

Orange County is home to many universities and colleges, private and public as well as some satellite campuses for other major colleges. Orange County has 8 two-year colleges including Santa Ana College and Santiago Canyon College; four-year specialty colleges including Laguna College of Art and Design; private universities including Chapman University in Orange. California State University, Fullerton, and the University of California, Irvine are also located in Orange County. The Orange County satellite campuses include USC, National University, Pepperdine University, and the University of Redlands. Nearly 44.1% of Orange County residents possess a Bachelor’s Degree or higher, reflecting the area’s highly educated workforce.



#46 in Best Undergraduate Civil Engineering Programs



#53 in Best Business Schools



#7 in Best Fire Prevention & Safety Technology/Technician Schools



#4 on EDSmart.org’s list of Best Community Colleges in California



#9 Best Health Sciences & Services Associate Degree in California



Fullerton College
Excellence. Elevated.

#11 in Best Community Colleges in California



#64 in Best Colleges for Culinary Arts in America



#30 Best Community Colleges in California

Orange County

Economy

Consistently ranked in Forbes magazine’s top 50 economically thriving metro areas, Orange County enjoys lower business costs, a highly qualified workforce, and one of the lowest unemployment rates of any major metropolitan area in California, at 4.7%. The top three industries in 2025 are Restaurants, Education and Hospitals (Local Government), and Individual and Family Services.

Orange County continues to attract leading employers due to its diverse economy, highly educated workforce, and strong higher education network. Key industries include healthcare, professional and business services, technology, construction, tourism, finance, insurance, and real estate. Tourism remains a significant economic driver, with world-renowned destinations such as Disneyland Resort, Fashion Island, South Coast Plaza, and the county’s premier coastal communities attracting millions of visitors each year. In addition to its strong tourism sector, Orange County supports a thriving entrepreneurial ecosystem that encourages innovation, business formation, and the expansion of both emerging and established companies. Orange County’s workforce is among the most highly educated in the nation supporting continued economic competitiveness and long-term growth.

Orange County Industrial/Flex Markets

Market	Total RBA	Vac % YTD	Net Absorption Current	Net Absorption YTD
Airport	61,935,741	4.1%	283,215	283,215
North	110,384,930	5.3%	-78,132	-78,132
South	33,758,027	8.6%	-147,645	-147,645
West	36,878,874	5.5%	116,383	116,383
O.C. Overall	242,957,572	5.5%	173,821	173,821

Orange County Industrial/Flex (2026)

Orange County Industrial/Flex			
243M SF	5.5%		
Total Inventory	Direct Vacancy Rate YTD		
173,821	\$1.46		
Net Absorption 2026	Avg Direct Asking Rate (NNN)		
Orange County Airport Industrial/Flex			
62M SF	4.1%		
Total Inventory	Direct Vacancy Rate YTD		
283,215	\$1.51		
Net Absorption 2026	Avg Direct Asking Rate (NNN)		

Orange County

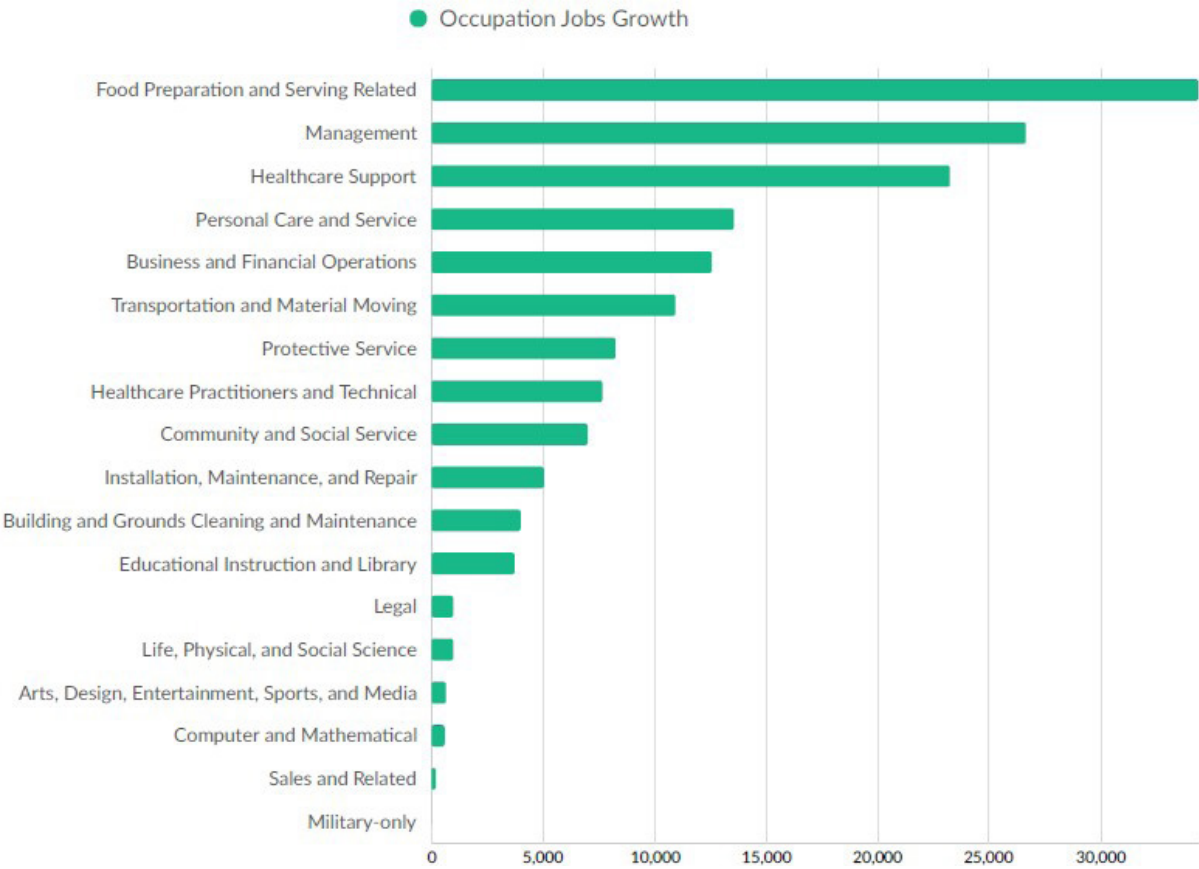
Tourism

Orange County is home to world-class tourist attractions and has increased its reputation as a travel destination getaway due to the popularity of Disneyland, California Adventure, Angel Stadium, and Knott’s Berry Farm. The county is also home to gorgeous beaches, resorts, and world-renowned shopping. More than 50 million tourists visit Orange County annually, spending approximately \$15.4 billion and supporting nearly 134,500 local tourism industry jobs.

Orange County is also renowned for its numerous popular shopping destinations including the upscale outdoor Fashion Island Mall in Newport Beach, the Brea Mall, and The Outlets at Orange, Irvine Spectrum Center, Downtown Disney, Bella Terra, and the luxury shopping center, South Coast Plaza in Costa Mesa. South Coast Plaza is visited by approximately 24 million visitors annually and generates annual sales of \$2.5 billion, making it the highest-grossing center in the United States. Besides providing an extravagant shopping experience with 270 stores, South Coast Plaza offers many services to guests such as foreign language assistance, shuttle services, and money exchange.

Orange County continues to expand from its exceptionally well-diversified economy, high-quality labor force, and direct access to major airport facilities and strategic locations on the Pacific Rim. This vibrant economic health, along with the area’s tremendous residential desirability and established education/recreation and cultural base have resulted in Orange County being one of the top areas in the country for real estate investment.

Top Growing Occupations



City of Tustin

City of Tustin, CA

The city of Tustin is located in the Airport Area submarket of Orange County, part of the Los Angeles metropolitan area. The 2026 estimated population of the city of Tustin is 85,060. Tustin, affectionately dubbed the “city of trees”, encompasses a diverse collection of neighborhood communities, commercial and industrial businesses, and cultural environments which provides an outstanding quality of life for both residents and businesses alike. Residents can expect to pay competitive rates for housing with the median home value close to \$990,000.

The city of Tustin was incorporated in 1927 and began with 434 acres of land. By the 1950s, Tustin had grown exponentially in size and the Marine Corps Air Station (MCAS) became part of the city which increased the city size to 2,257 acres. Today, Tustin presents a strong industrial market with vacancy rate at 5.6% and net absorption at -36,086 SF at the close of 2026 Q1. The Tustin Industrial market makes up 2.5% of the total Orange County Industrial market and 9.3% of the Airport Area submarket.



Population
(2025)

85K



Total Regional
Employment

50K



Avg. Earnings per
Job (2025)

\$88.8K

Top Employers



1,200



480



350



340



726



400



341



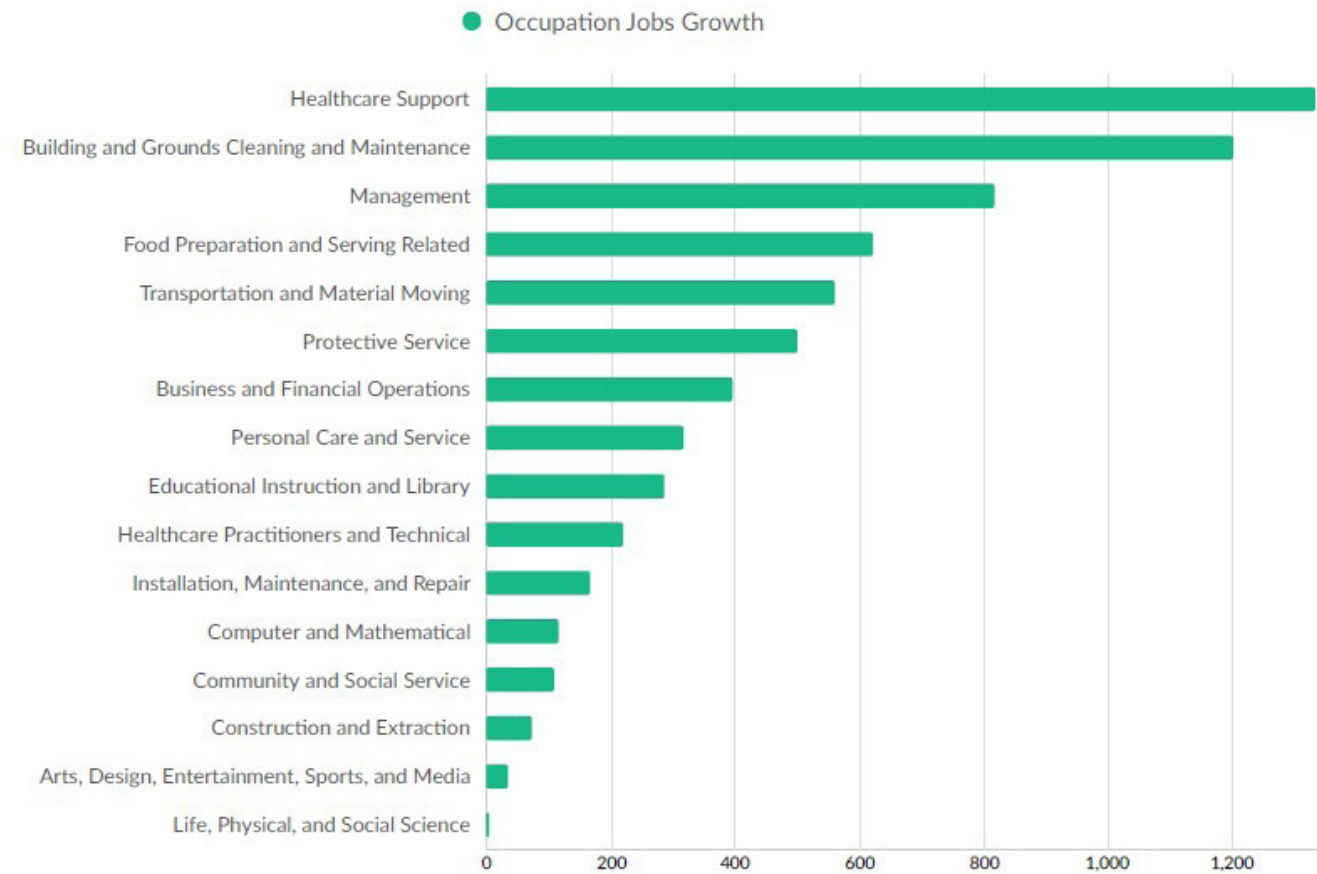
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City of Tustin

Tustin is also home to Tustin Legacy, a 1,600-acre planned community as a result of the decommissioning of a former Marine Corps Air Station. Once complete, the community will include a myriad of parks, several housing and dining opportunities, as well as a commercial retail center and over nine million square feet of institutional and commercial development. Development plans include the construction of a new 1,336-unit apartment community designed to complement the region’s growing economy and expanding housing demand. Construction on the new development began in Q1 of 2026. Residents will have access to The Village at Tustin Legacy, a master planned community in the heart of Orange County at 112,084 square feet. The center includes key retailers such as Stater Brothers and CVS and presents a highly trafficked neighborhood with a daytime population close to 300,000.

Top Growing Occupations





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