

FOR SALE

17722 Irvine Blvd, Tustin, CA 92780

7,557-SF Owner-User Office Building with Irvine Blvd Frontage and 11 Covered Parking Spaces



ECONOMOS DEWOLF

— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —

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Property. This section opens with a brief property description followed by the property's compelling highlights, an aerial showcasing its prominent location, and a nearby amenities map. **Pages 3-6**

Images. Here you'll find attractive photographs of 17722 Irvine Blvd and floor plans. **Pages 7-11**

Market. This section contains a purchase vs. lease analysis, loan illustration, potential depreciation scenario, and key sale comps demonstrating 17722 Irvine Blvd is priced attractively. **Pages 12-15**

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SUMMARY



Offering **17722 Irvine Blvd, Tustin, CA 92780**

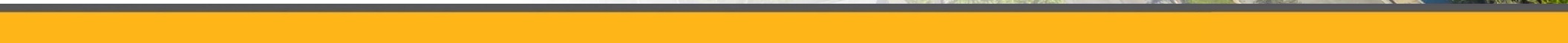
Two-story, freestanding office building built in 1975 with covered parking and a functional mix of private offices and open workspace.

Size **±7,557 SF** with 2,066 SF of covered parking (not included in the 7,557 SF)

Sale Price **\$2,535,000** (±\$335/SF)

Parking There are 21 total parking stalls at the property for a ratio of 2.8 per 1,000-SF: 11 covered parking stalls and 10 surface stalls.

Condition There are six HVAC units, which have been serviced quarterly. The roof has a 20-year warranty plan with four years remaining.



HIGHLIGHTS

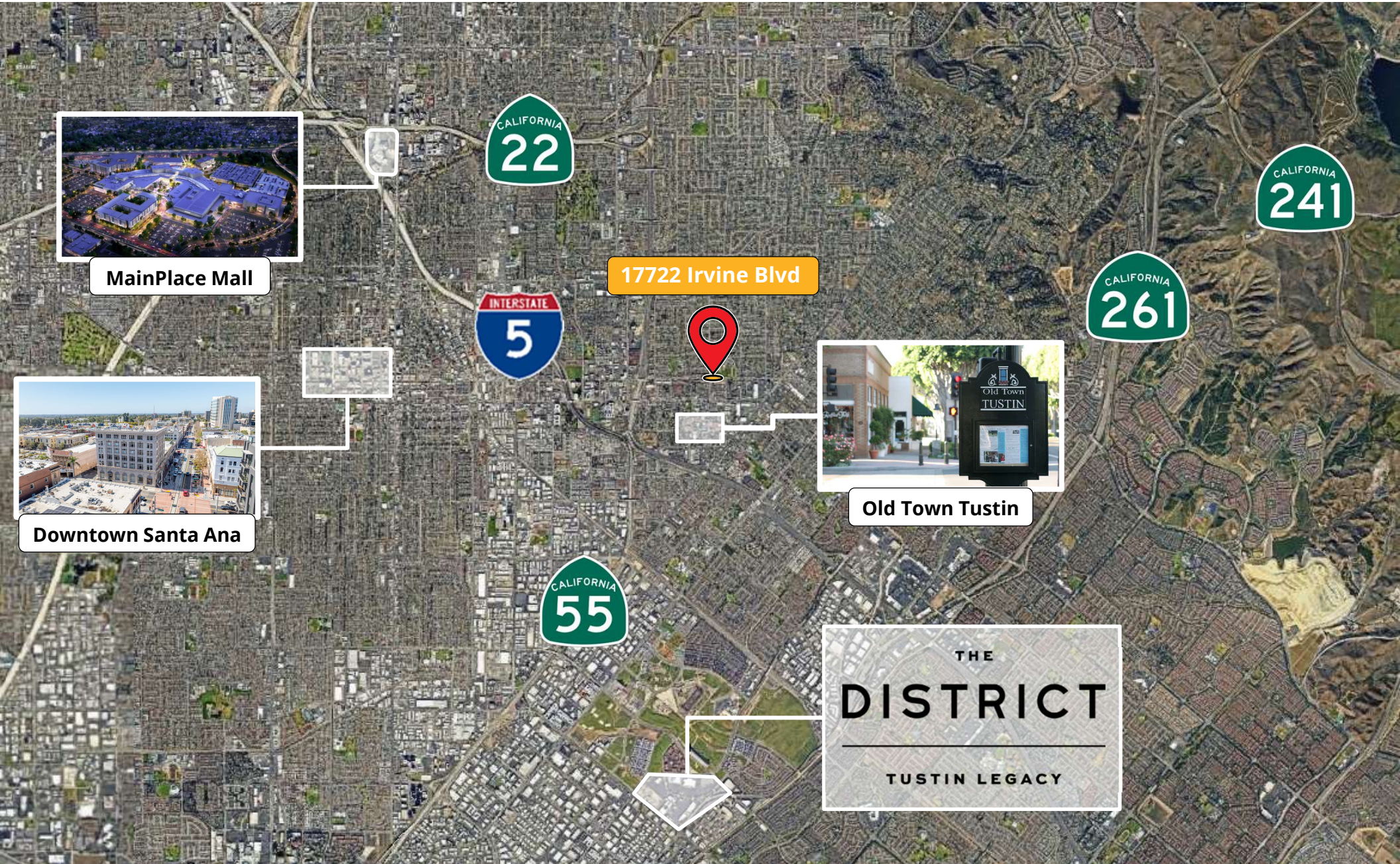
What Makes 17722 Irvine Blvd Unique?

- **Prime Tustin location** with Irvine Blvd frontage and only 10 minutes to John Wayne Airport.
- The property features a **functional office buildout** with a portion of the building in shell condition, allowing for a new owner to complete their own desired improvements.
- **Exceptional opportunity to own and occupy** a freestanding building in the heart of Tustin.
- **Lock in a cost of occupancy** with a 25-year fully-amortized 90% SBA loan, protecting against runaway lease rates. **Build equity for yourself instead of a landlord.**
- Located within **close proximity to numerous restaurants and amenities** (see Amenities Map – Page 6), enhancing employee convenience and tenant appeal.
- **Priced to sell at \$335/SF**, this offering is an attractive value compared to the sale comps on Page 15.
- A **cost segregation study** can reclassify 10-30% of its basis into short-life assets that qualify for **100% bonus depreciation**, reinstated by the One Big Beautiful Bill Act (effective for property placed in service after Jan 19, 2025). This lets an owner immediately expense those components in year one, often generating **substantial federal tax savings** (confirm with your tax professional).



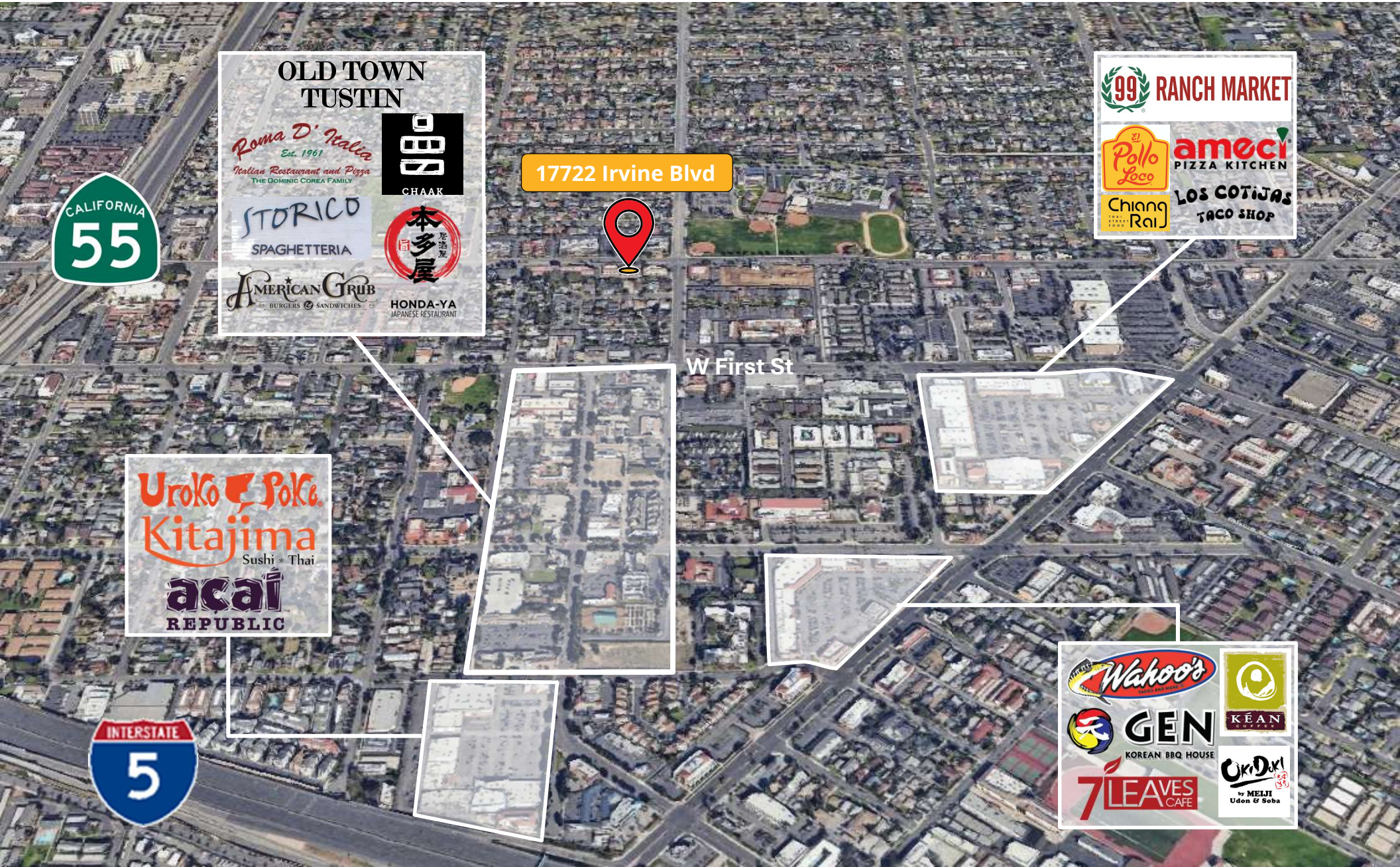
LOCATION

Prime Tustin Location in the Vicinity of Major Freeways and Local Attractions



AMENITIES

Abundance of Amenities in the Immediate Vicinity



17722 Irvine Blvd



W First St

OLD TOWN TUSTIN

Roma D' Italia
Est. 1961
Italian Restaurant and Pizzeria
THE DOMINIC COREA FAMILY

品
CHAAK

STORICO
SPAGHETTERIA

本多屋
HONDA-YA
JAPANESE RESTAURANT

AMERICAN GRUB
BURGERS & SANDWICHES

99 RANCH MARKET

el Pollo Loco

amerci
PIZZA KITCHEN

Chiang Rai

LOS COTIJAS
TACO SHOP

Uroko & Poké
Kitajima
Sushi * Thai

acaí
REPUBLIC

Wahoo's
TACO RESTAURANT

GEN
KOREAN BBQ HOUSE

7 LEAVES CAFE

KEAN
COFFEE

OnDori
MELJI
Udon & Soba



PHOTOGRAPHS

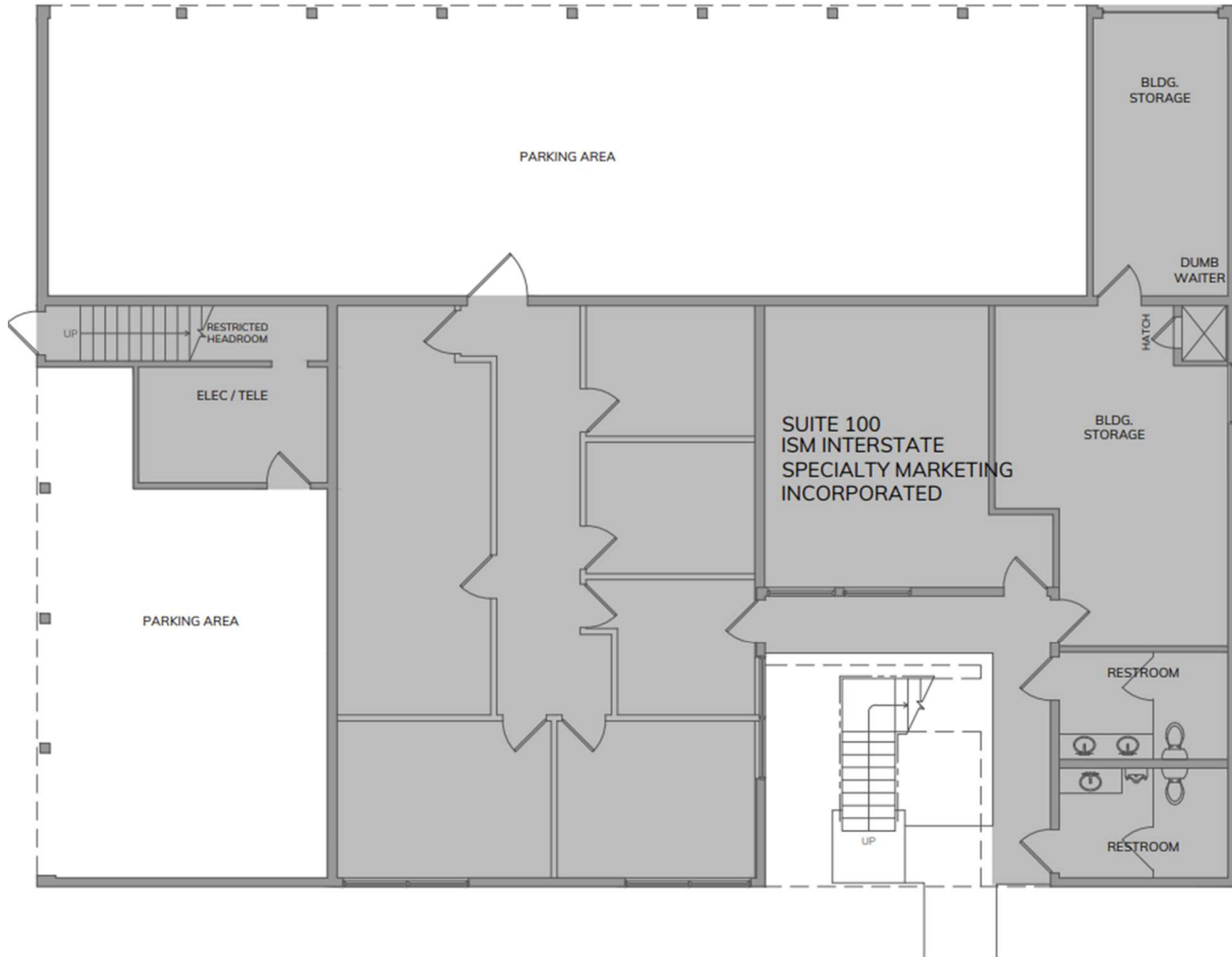


Irvine Blvd

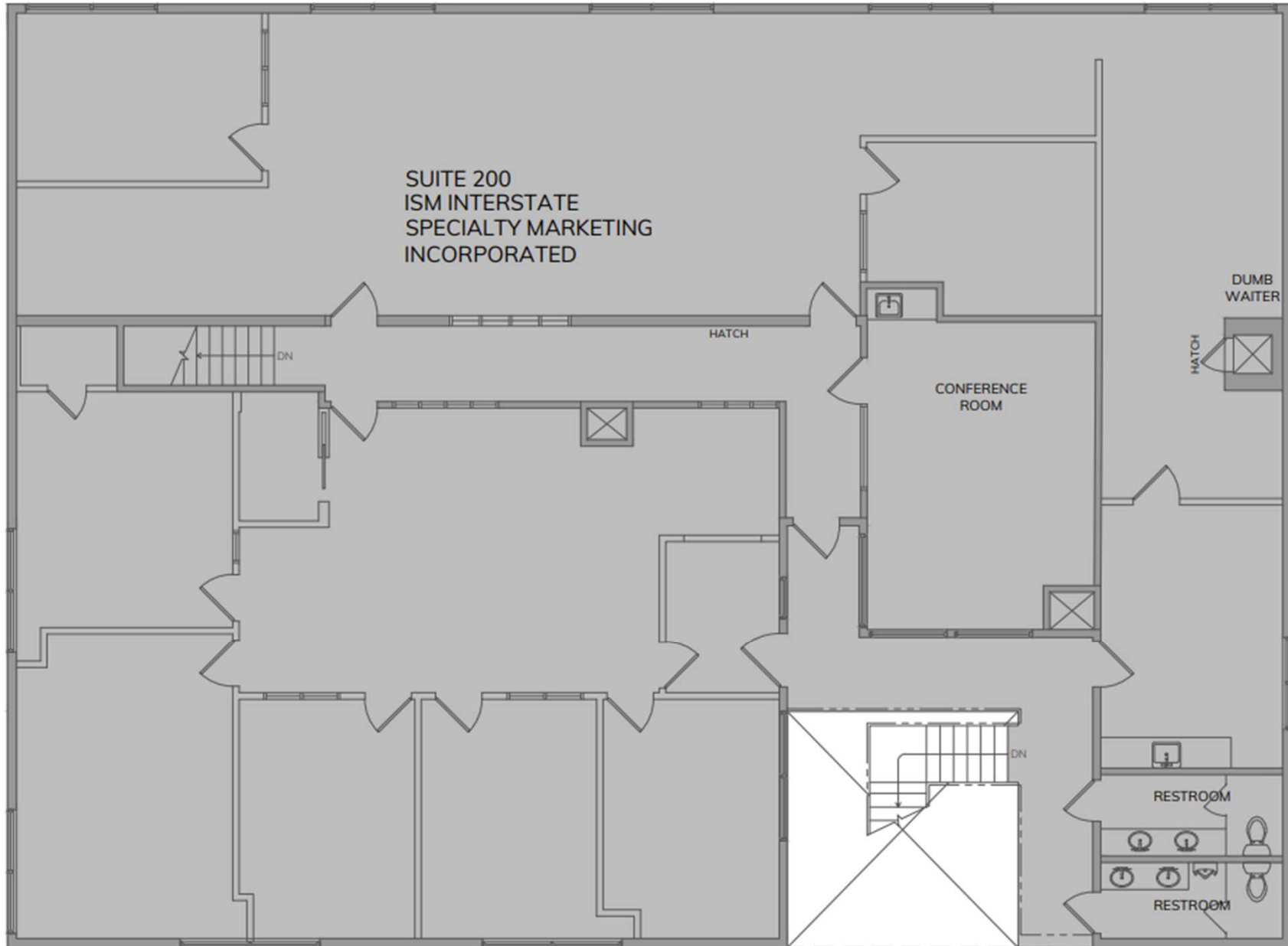




1st FLOOR



2nd FLOOR



PURCHASE VS. LEASE



Estimated 10-Year Savings of \$458,000 Plus Appreciation and Depreciation

Situation: Business owner purchases and occupies 17722 Irvine Blvd for \$335/SF, with an initial investment of \$34/SF (10% down + estimated closing costs).

Estimated Monthly Costs

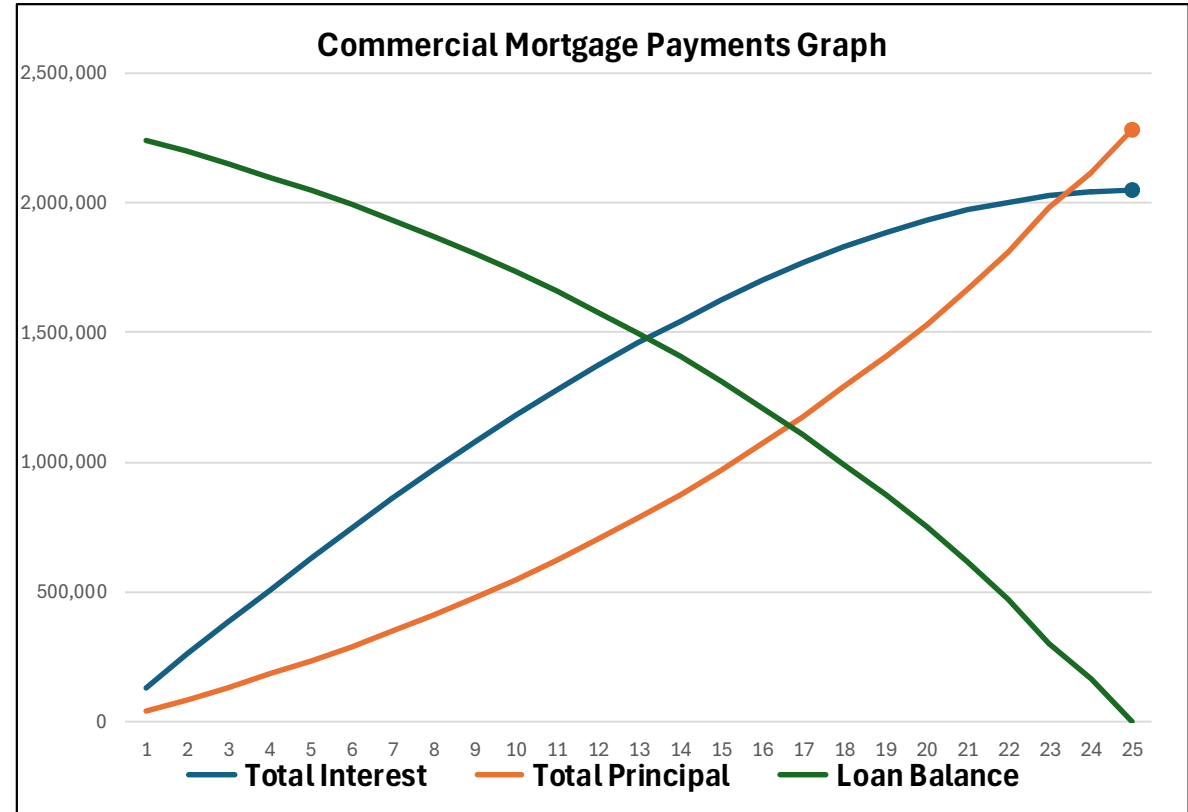
Typical Operating Expenses	\$0.68
Mortgage Payment	\$1.91
Amount of Principal in Mortgage Payment*	\$0.45

*This money is simply cash being converted to savings

Estimated Monthly Cost to Own Year 1	\$2.13
Estimated Starting Lease Rate	\$2.25

The advantage of owning over leasing increases every year. Assuming lease rates increase by 3% annually and operating expenses increase by 2.5% annually, below is a ten-year comparative analysis of purchasing vs. leasing (per square foot):

Year	Lease Rate	Ownership Cost	Annual Savings	Cumulative
1	\$2.25	\$2.13	\$1.39	\$1.39
2	\$2.32	\$2.12	\$2.32	\$3.71
3	\$2.39	\$2.11	\$3.29	\$6.99
4	\$2.46	\$2.10	\$4.29	\$11.28
5	\$2.53	\$2.09	\$5.34	\$16.63
6	\$2.61	\$2.07	\$6.43	\$23.06
7	\$2.69	\$2.06	\$7.57	\$30.63
8	\$2.77	\$2.04	\$8.76	\$39.39
9	\$2.85	\$2.02	\$10.00	\$49.39
10	\$2.94	\$2.00	\$11.29	\$60.67



LOAN ILLUSTRATION



Purchase Price \$2,535,000	SBA 7(a)
Down Payment	\$253,500
Combined LTV%	90%
Loan Amount	\$2,281,500
Financed Fee	\$0
Rate (%)	5.80%
Amortization (Years)	25
Term (Years)	25
Total Monthly Loan Payments	\$14,422

Estimated Closing Costs	SBA 7(a)
SBA Guaranty Fee (Financed)	TBD
Appraisal	TBD
Environmental Report	TBD
SFR	TBD



BENEFITS OF DEPRECIATION



Assume a business owner or trust personally purchases the building and leases it to his/her business at a market rate (this is allowable under the SBA program). This enables the owner to convert business income to real estate income sheltered in part by depreciation. In terms of this scenario, depreciation is the spreading of cost over the useful life of an asset. Simply stated, a portion of the cost of the building (excluding land) reduces taxable income, and thus tax liability, for a period of 10 years in this example. Cost segregation and depreciation schedule should be confirmed with a tax professional.

In this scenario, let us assume the following facts:

Purchase Price:	\$ 2,535,000
Building Size:	7,557
Percentage of Building Value to Land:	65/35%
Owner's Personal Income Tax Bracket:	50%




The amount subject to depreciation, in this example, is 65% of \$2,535,000, or \$1,647,750. Spread over 10 years, the deduction per year is approximately \$165,000. At a tax rate of 50%, the tax savings due to depreciation would be approximately \$82,500 per year of ownership. If you are considering this on a monthly per-square-foot basis consistent with the example on the previous page, this tax savings equates to an additional ownership benefit of \$0.91/sf per month. As time progresses, the cost basis of the building is being reduced by depreciation accumulated since purchase. Should the owner decide to sell, the depreciation is recaptured and taxed, but typically at a lower rate than ordinary income rate used when the deduction was realized. This yields an overall tax benefit during the building ownership period, especially if the building is kept and passed down to future generations.

*This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.

SALE COMPS

17722 Irvine Blvd is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 18141 Irvine Blvd Tustin	Nov 2025	5,346 SF	<u>\$1,800,000</u> \$337/SF	This property is located on the same street as 17722 Irvine Blvd and sold to an owner-user. As a similar offering with covered parking available, 17722 Irvine Blvd is a clear value priced less per square foot.
 14101 Yorba Tustin	May 2025	9,176 SF	<u>\$3,551,112</u> \$387/SF	14101 Yorba sold to an owner-user with the plan to put a rehab facility into the building. It had more parking, but that's more than accounted for with a \$52/sf reduction in price.
 18301 Irvine Blvd Tustin	Dec 2024	6,706 SF	<u>\$2,900,000</u> \$432/SF	This property is located on the same street as 17722 Irvine Blvd and sold to an owner-user for \$432/SF. As a similarly sized offering with covered parking available, 17722 Irvine Blvd is a clear value priced nearly \$100 less per square foot.



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