


# FOR SALE


2070 N Tustin Ave, Santa Ana, CA 92705

9,032-SF Freestanding Office Building Immediately Off the 55 Freeway



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 **Market.** This section includes sale comps highlighting why 2070 N Tustin Ave is a solid value. **Page 11**

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# SUMMARY



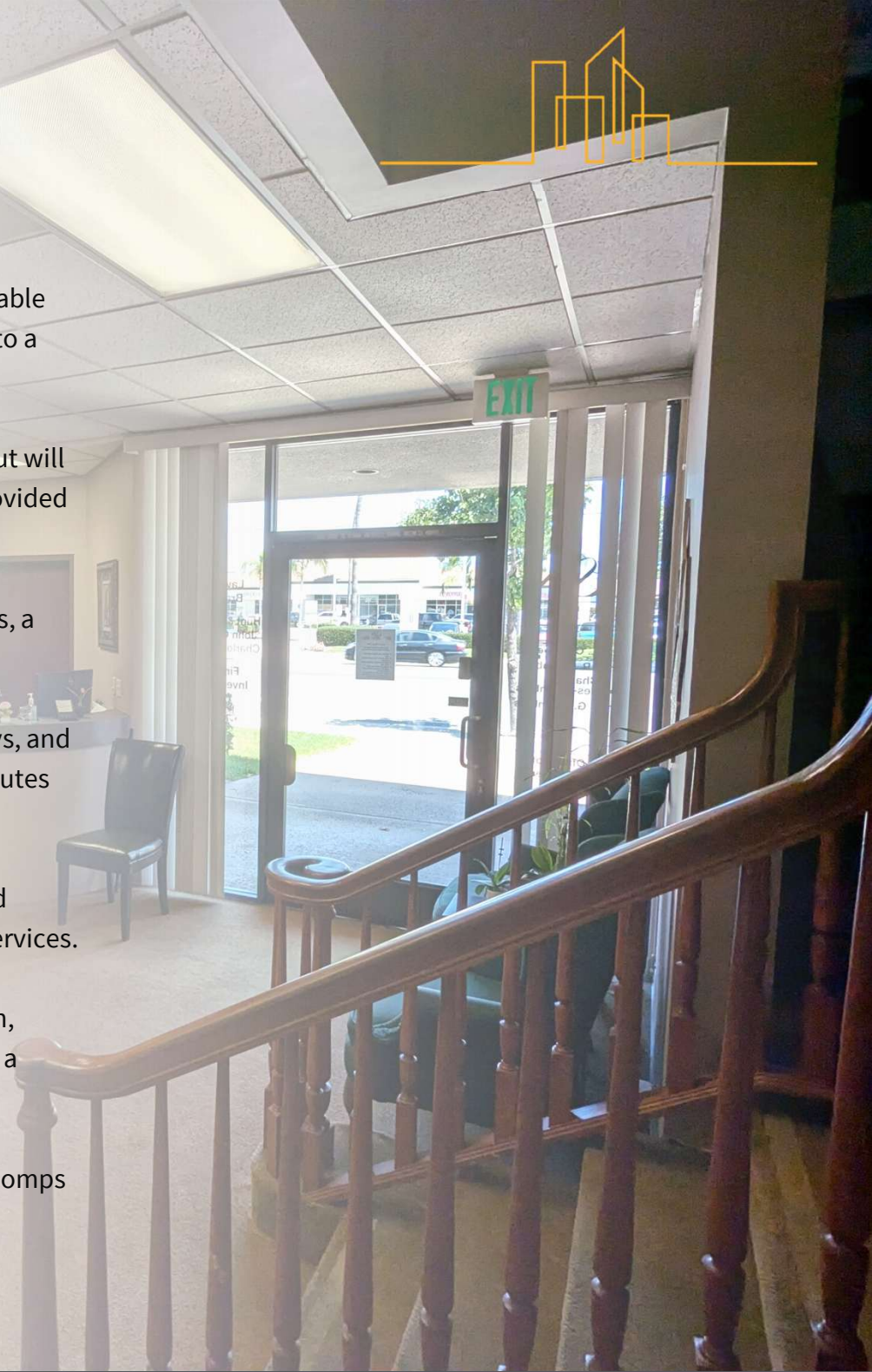
<b>Offering</b>	Hillview Business Center 2070 N Tustin Ave, Santa Ana, California 92705 Freestanding office building built in 1981 with reception area and two stories of private offices, conference room, open area with cubicles, restrooms, and a kitchenette/employee lounge.
<b>Size</b>	±9,032 square feet
<b>Sale Price</b>	\$2,970,000 (±\$329 per square foot)
<b>Availabilities</b>	Owner-user opportunity for a buyer to occupy the ±4,516-SF ground floor. The ±4,516-SF second floor is leased to a construction company through June 30, 2028, with two one-year options to extend the lease. Current rent is \$8,535 Full Service Gross per month. There are 3% annual increases scheduled, the next one on 5/1/27.
<b>Parking</b>	Surface parking is free and in-common within Hillview Business Center.
<b>Condition</b>	The roof was replaced in July 2024 by the association. There are four HVAC units that have been regularly maintained, and one unit was replaced in 2024.
<b>Association</b>	Association dues are currently \$2,905 per month. The association is responsible for the roof (just replaced in July 2024), landscaping, parking lot, common area maintenance and insurance, and window washing.



# HIGHLIGHTS

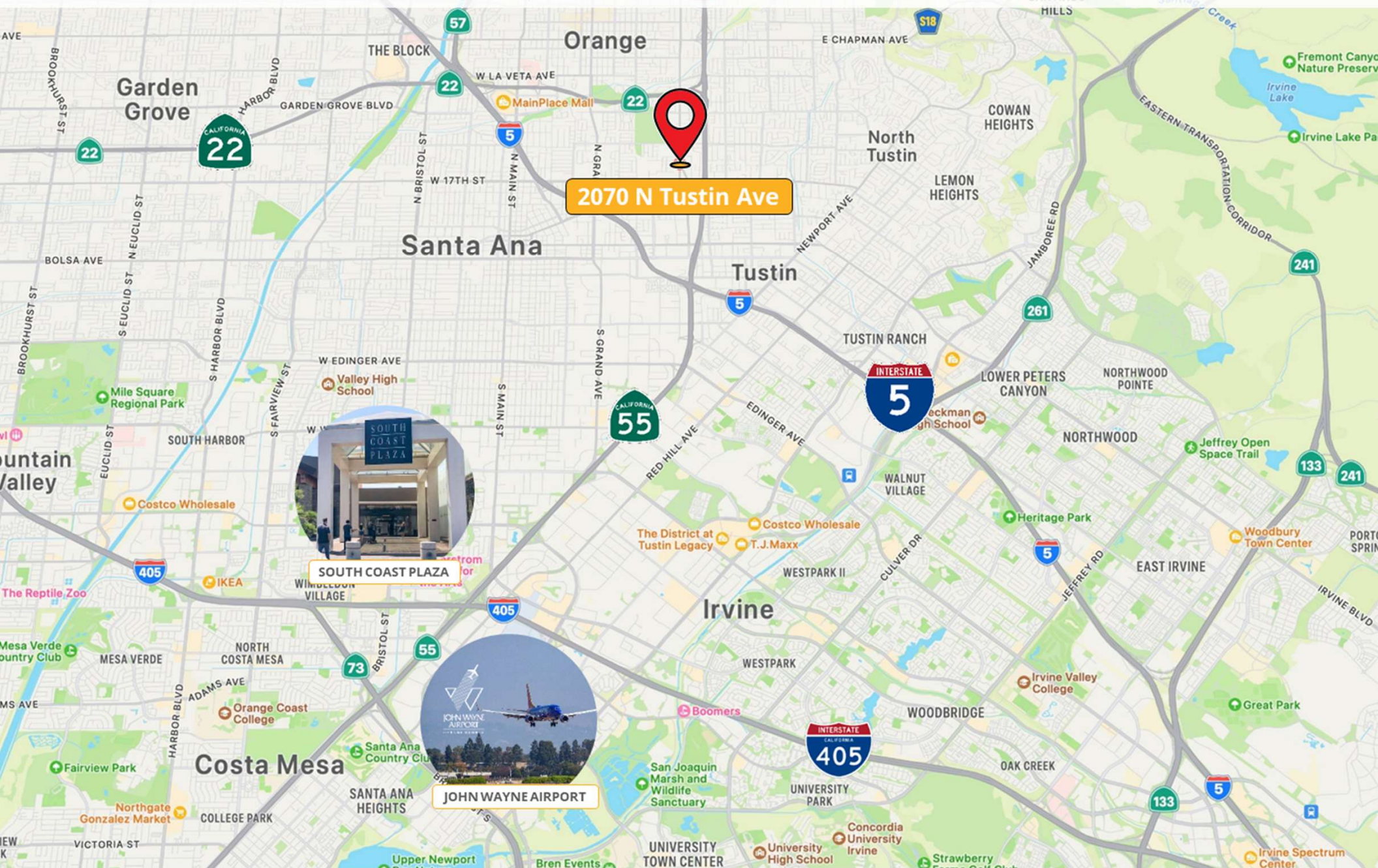
## Why 2070 N Tustin Ave is Unique

- Office building configured for two tenants with vaulted ceilings and an abundance of natural light throughout. The ±4,516-SF ground floor is available for a user to occupy, and the second floor is leased through June 30, 2028, to a construction company.
- Owner-user opportunity – the owner currently occupies half the building but will vacate upon close of escrow which will satisfy an SBA loan requirement provided the new owner’s company pays for 51% or more of the building income.
- The layout of the building is a very functional mix of private offices, cubicles, a conference room, a lobby on each floor, and multiple restrooms.
- The dynamic location is within close-proximity to the 55, 22, and 5 Freeways, and is just one block off of the 55 Freeway. The building is also located just minutes from downtown Orange, downtown Santa Ana, and Old Town Tustin.
- Numerous restaurants and other amenities are within walking distance and within a short drive of the building, offering easily-accessible convenient services.
- Lock in your 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.
- Priced to sell, this offering is a more attractive value compared to the sale comps on Page 14.



# LOCATION

Dynamic Location in the Immediate Vicinity of the 55, 5, and 22 Freeways



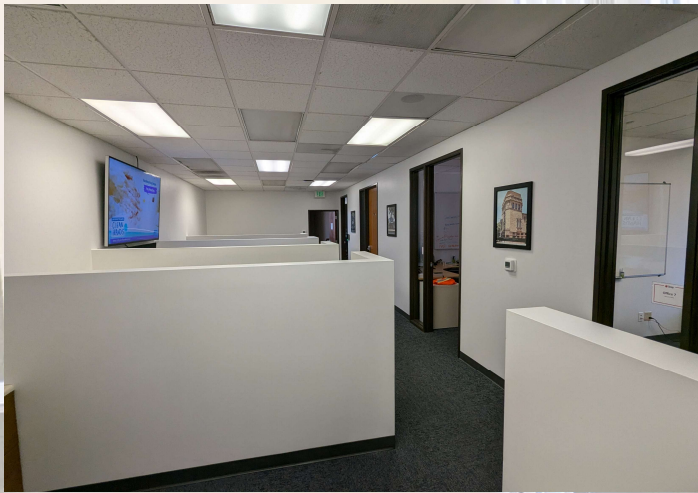
# AMENITIES

Surrounded by Local Favorites, National Brands, and Easy Transportation



2070 N Tustin Ave

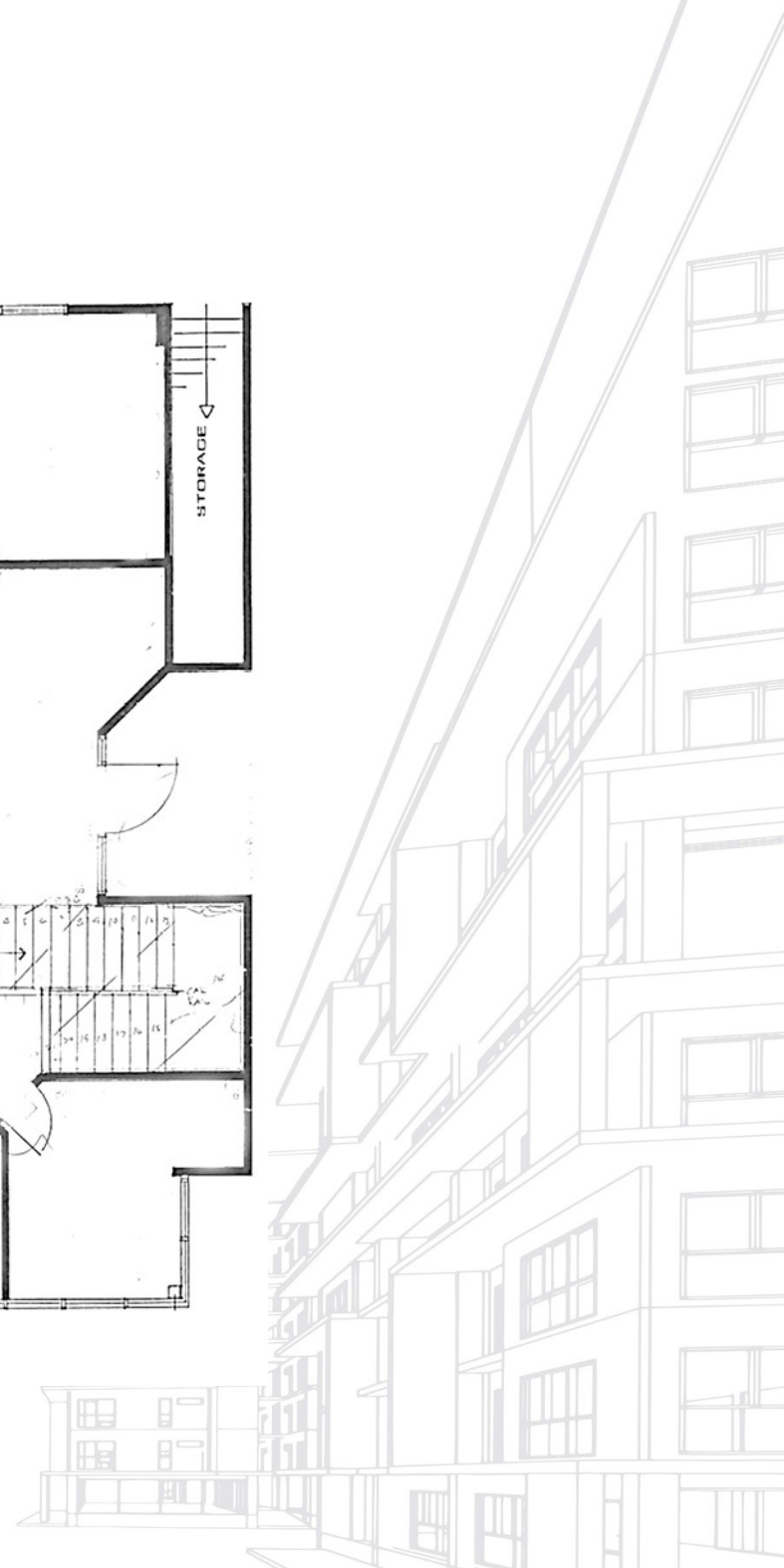
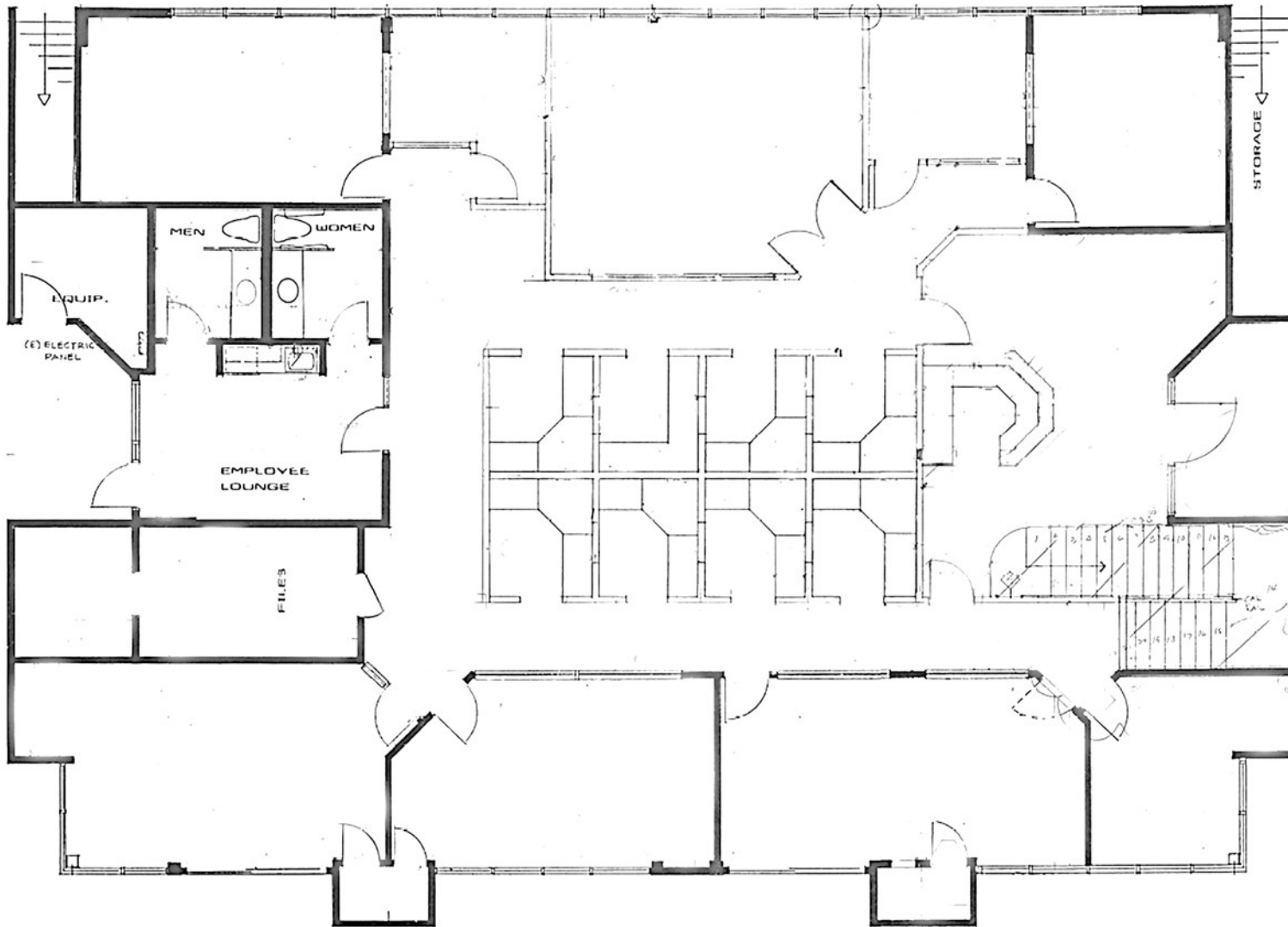






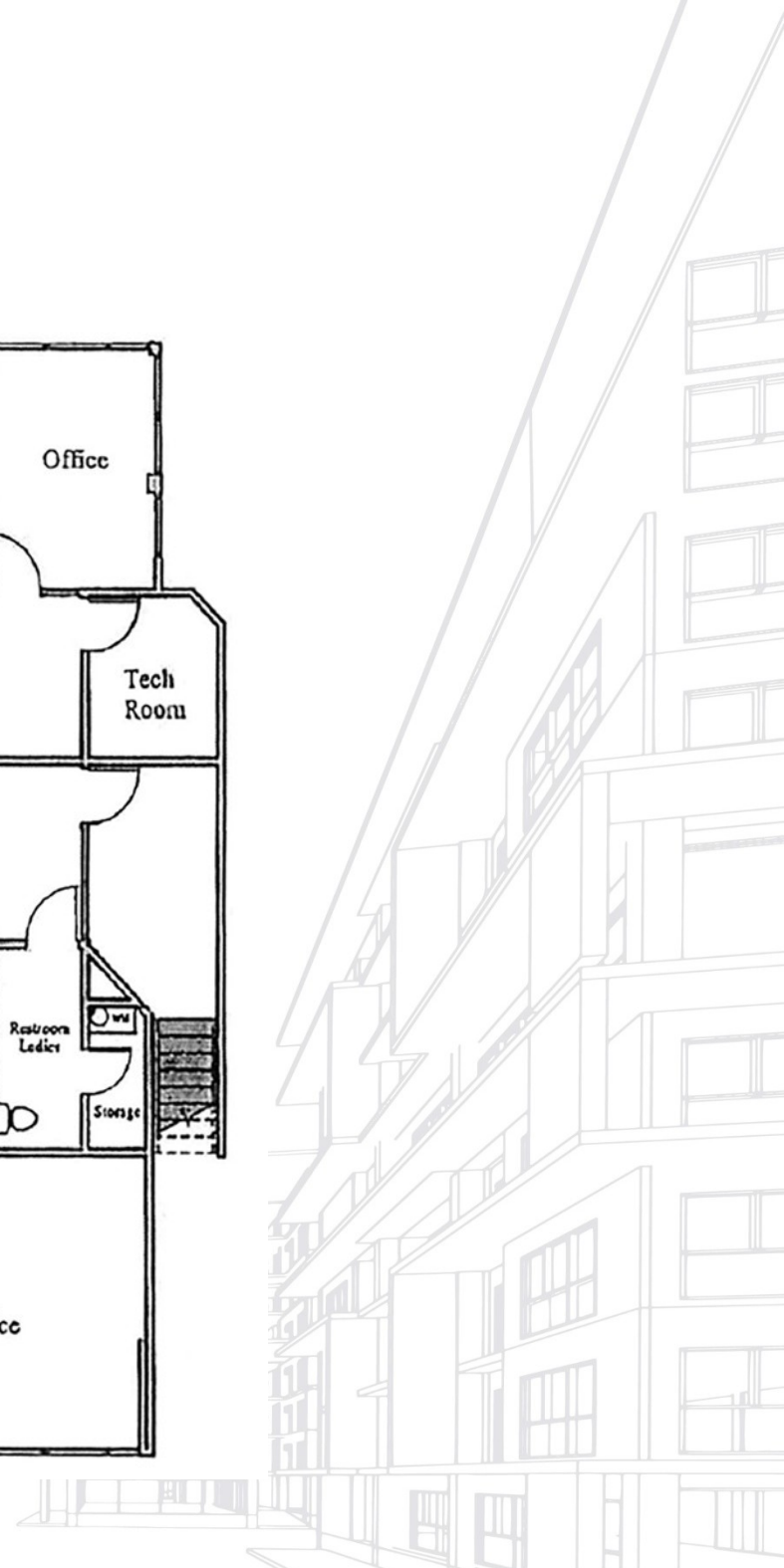
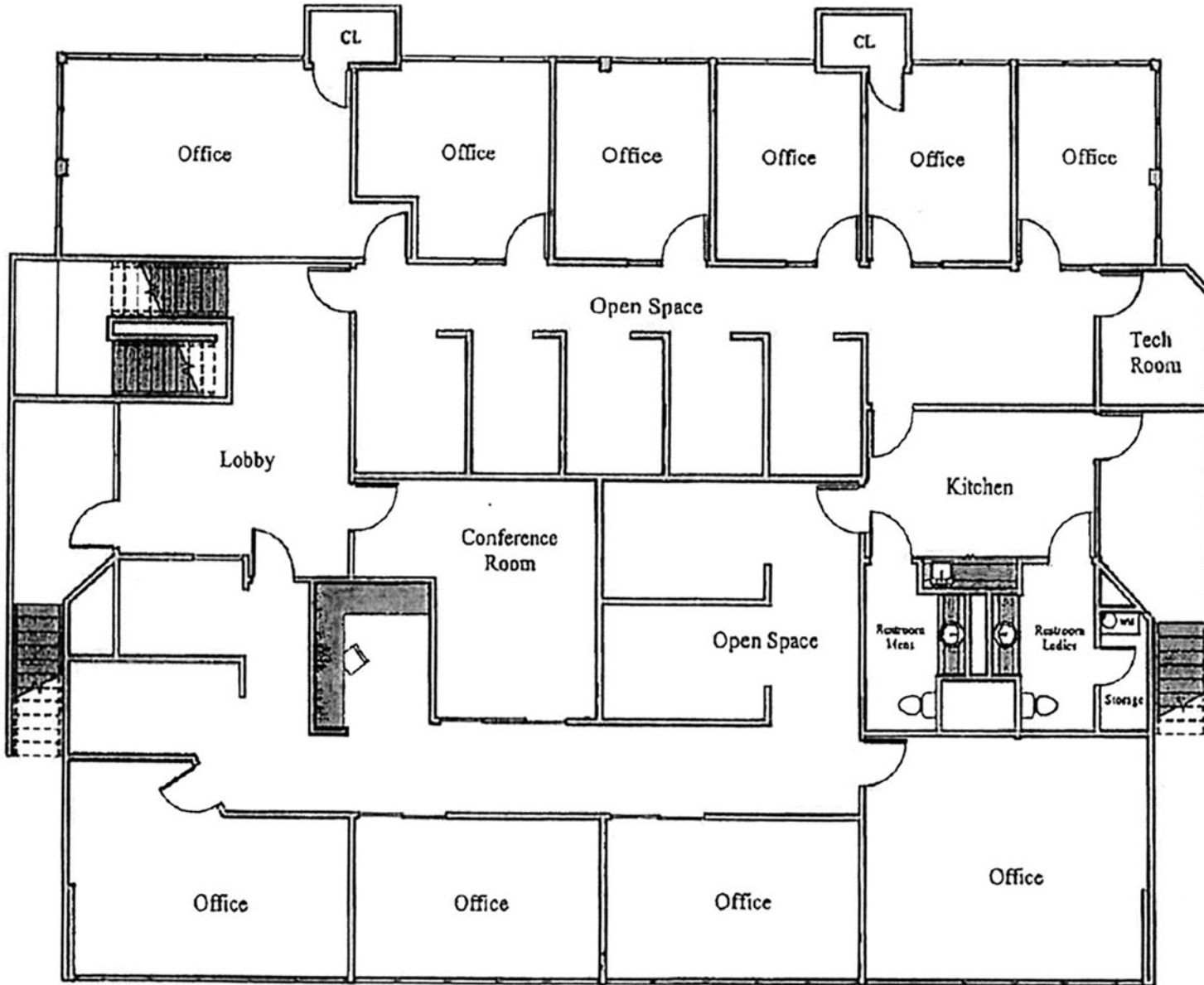
# FLOOR PLANS

1<sup>st</sup> Floor: Available for an Owner-User to Occupy






# FLOOR PLANS

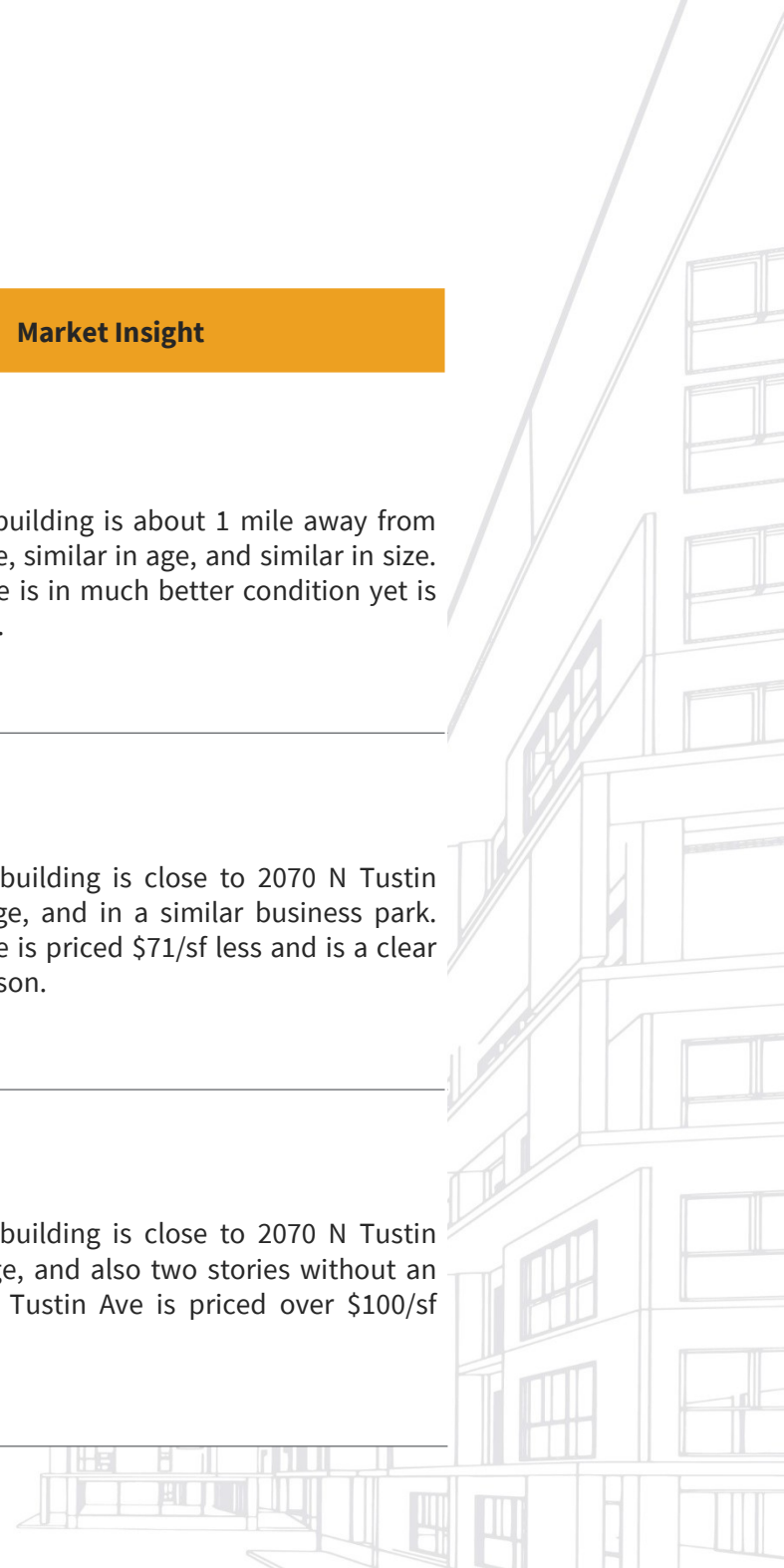
2<sup>nd</sup> Floor: Occupied Through June 2028



# OFFICE SALE COMPS

2070 N Tustin Ave is a Clear Value

Property	Sale Date	Size	Price P.S.F.	Market Insight
 14101 Yorba St Tustin	May 2025	9,176 SF	<u>\$3,551,000</u> \$387	This 1980 office building is about 1 mile away from 2070 N Tustin Ave, similar in age, and similar in size. 2070 N Tustin Ave is in much better condition yet is priced \$58/sf less.
 1811 E Garry Ave Santa Ana	Apr 2025	5,495 SF	<u>\$2,198,000</u> \$400	This 1978 office building is close to 2070 N Tustin Ave, similar in age, and in a similar business park. 2070 N Tustin Ave is priced \$71/sf less and is a clear value by comparison.
 18301 Irvine Blvd Tustin	Dec 2024	6,706 SF	<u>\$2,900,000</u> \$432	This 1982 office building is close to 2070 N Tustin Ave, similar in age, and also two stories without an elevator. 2070 N Tustin Ave is priced over \$100/sf less.





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