

EXCLUSIVE OFFERING | STRATA TUSTIN CENTER

Marcus & Millichap

14071-14111 Newport Avenue | Tustin, California

FOR SALE



INVESTMENT HIGHLIGHTS

- First-class core Orange County 100% Leased shopping center in affluent and dense area of Tustin
- Successful internet-resistant seasonal tenancy
- Over 75% of the center is occupied by international, national and regional / local chains
- Upside on below-market rents by 10-30%
- Two buildings on two parcels
- Higher annual CPI rent increases than many other centers
- 100% leased, stable income stream with leases expirations staggered through 2026

HOOK RETAIL ADVISORS

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19800 MacArthur Boulevard, Suite 150 | Irvine, CA 92612
www.MarcusMillichap.com

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PROPERTY HIGHLIGHTS

- Newport Avenue at I-5 Freeway, Tustin
- 13,255 square feet with two buildings on two parcels
- Attractive, timeless Mediterranean design
- Recently-built (2006, 2010) first-class construction
- Property has been recently refreshed, with buildings repainted and parking lot resurfaced.
- Easy access from both I-5 and 55 freeways
- Two high quality monument signs, plus distinctive tenant signage increases exposure and tenant sales

FINANCIAL OVERVIEW

Price:	\$13,600,000
CAP Rate:	4.41%
Building Square Feet:	13,255
Year Built:	2006/2010
Lot Size:	Approx. 40,075 SF
Occupancy:	100%

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