

# MEDICAL OFFICE INVESTMENT FOR SALE

± 12,312 TOTAL SQUARE FEET

100% LEASED PROFESSIONAL PLAZA

\$3,800,000 Sale Price | 6.1% Cap Rate

1076 1ST STREET | TUSTIN, CALIFORNIA | 92780



## OFFERING SUMMARY

This single story multi-tenant medical office is being offered as a fully leased investment. The professional plaza is situated in a dynamic market with great access to Southern California's major freeways.

## INVESTMENT HIGHLIGHTS

- 6.1% Cap Rate by October 2009
- 100% Leased
- 8 Medical Suites between 970 and 2,539 Square Feet
- Great Street Frontage
- Directly off Newport Avenue with Daily Traffic Counts of ±23,600 Automobiles
- Less than 1.5 Miles from the Tustin Medical Center and Western Medical Center



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## RENT ROLL

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Suite	Square Feet	Monthly Rent
A	970	\$2,085.38
B	1850	\$3,814.10
C	1270	\$2,667.00
D	2539	\$5,458.53
E	1720	\$3,440.00
F	1600	\$2,720.00
G	1000	\$1,860.00
H	1000	\$1,900.00



## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2011 Projection	23,301	201,905	589,111
2006 Estimate	23,028	191,695	553,014
2000 Census	22,946	179,866	511,042
<b>2006 Households by HH Income</b>			
Income Less than \$15,000	549 6.78%	3,907 6.82%	11,693 7.49%
Income: \$15,000 - \$24,999	614 7.58%	4,590 8.01%	11,931 7.64%
Income: \$25,000 - \$34,999	842 10.39%	5,268 9.19%	13,672 8.76%
Income: \$35,000 - \$49,999	1,342 16.56%	8,571 14.95%	21,747 13.93%
Income: \$50,000 - \$74,999	1,794 22.14%	10,832 18.90%	29,587 18.96%
Income: \$75,000 - \$99,999	1,138 14.05%	7,351 12.83%	21,792 13.96%
Income: \$100,000 - \$149,999	1,230 15.18%	9,161 15.98%	25,742 16.49%
Income: \$150,000 - \$249,999	493 6.08%	5,695 9.94%	14,568 9.33%
Income: \$250,000 - \$499,999	75 0.93%	1,404 2.45%	3,834 2.46%
Income: \$500,000 or more	25 0.31%	534 0.93%	1,498 0.96%
2006 Avg Household Income	\$73,287	\$87,053	\$87,073
<b>Consumer Spending -Total Health Care*</b>			
Medical Services (*In Thousands)	\$14,403	\$105,994	\$289,247
Prescription Drugs	\$12,500	\$86,750	\$236,344
Medical Supplies	\$1,217	\$9,094	\$25,025

For more information, contact:

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