

VIEW ONLINE 

www.1361Valencia.com



Major Improvements Underway!

FOR LEASE | 1361 Valencia Avenue - Irvine Business Complex Location

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63,000 SQ.FT.
CREATIVE OFFICE





THE OPPORTUNITY

1361 Valencia Avenue is a 63,000 square foot, high image creative office in the heart of Orange County, California, with convenient access to major freeways and transportation options. The property is situated adjacent to the master planned development, Tustin Legacy, which features 1 million square feet of retail, dining, entertainment and housing developments, as well as an urban regional park with immediate access to jogging trails.



PROPERTY HIGHLIGHTS

- › 100% HVAC high image facility
- › ±63,000 SF creative office and warehouse areas
- › ±14,000 SF bonus - storage/warehouse/recreation area
- › Ground level and dock high loading
- › Large fenced yard area
- › 4:1,000 parking ratio
- › Excellent access to the Costa Mesa (55) and Santa Ana (5) Freeways connecting to the San Diego (405) Freeway and the Eastern (261) and Foothill (241) Transportation Corridors
- › 4 miles to John Wayne Airport
- › Central Orange County location less than 10 miles from 9 major retail destinations
- › 2 miles to the Tustin Metrolink Station





Hypothetical Improvements Courtesy of Ware Malcomb



TECHNICAL SPECIFICATIONS

- › ±63,000 SF two-story creative office facility
- › 31,500 SF floor plates
- › Office area can be built out as HVAC assembly area
- › ±14,000 SF of bonus warehouse/storage area that can be used as a recreation area
- › 2,500 amps of 277/480 v, 3 phase, 4 wire power (verify)
- › One (1) ground level loading door (more possible)
- › Two (2) truck well loading positions
- › Large fenced yard/secured parking area
- › Fully sprinklered (.45 GPM/2,500 SF)
- › New landscaping & exterior paint
- › New roof with 15 year warranty
- › 8 new HVAC units
- › ±5,000 SF employee recreation areas and outdoor amenitized courtyard

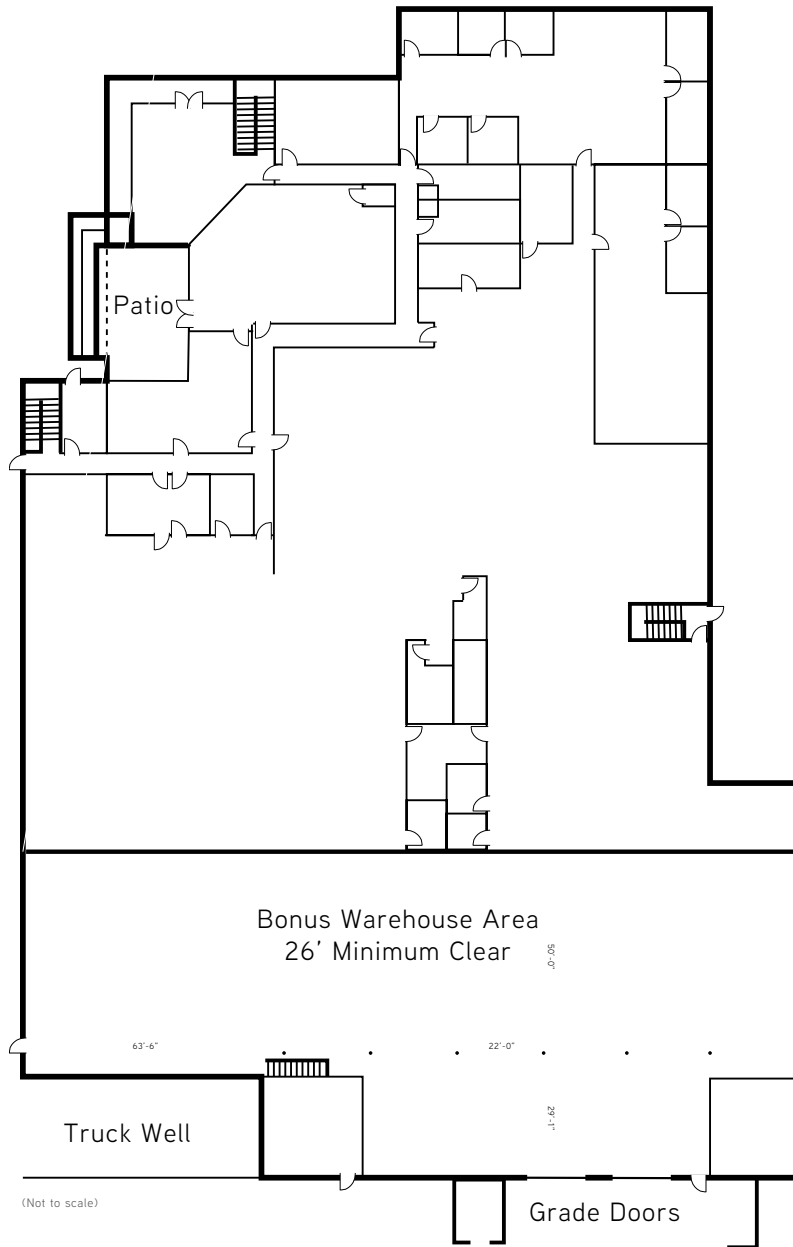
OPERATING COSTS & TAXES

\$0.31 PSF 2018 (estimate).

PARKING

- › Approximately 4 stalls per 1,000 SF

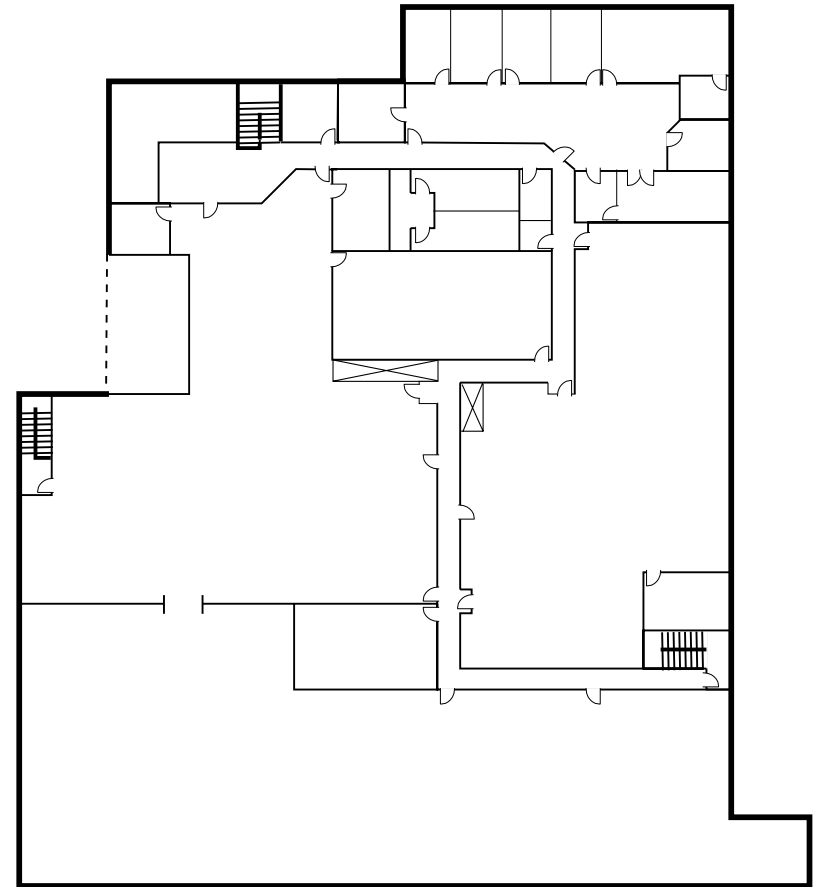
FLOOR PLANS



First Floor

NEW IMPROVEMENTS

The property is undergoing interior and exterior upgrades and renovations to be completed Q4 2018. Landlord will provide a tenant improvement allowance to enhance the high quality existing improvements.



Second Floor

AT THE CENTER OF IT ALL

The Property's location within the Tustin Legacy Area allows easy access to world-renowned retail, entertainment, fitness and dining destinations. The following is a partial list of amenities less than 10 miles from the property.

1. VON KARMAN PLAZA

- › 2.2 miles
- › 8 dining options
- › Walmart, Staples, Jo-Ann Fabric, Seafood City

2. THE DISTRICT

- › 2.5 miles
- › 43 dining options
- › Target, Lowe's, Costco, Whole Foods, Michael's, HomeGoods, Planet Fitness, etc.

3. THE VILLAGE AT TUSTIN LEGACY

- › 2.7 miles
- › 11 dining options
- › Stater Bros. Market, CVS, Great Foundations Montessori School, Tustin Legacy Animal Hospital

4. DIAMOND JAMBOREE

- › 2.7 miles
- › 23 dining options
- › HMart Supermarket

5. TUSTIN MARKETPLACE

- › 3.5 miles
- › 50 dining options
- › Best Buy, Home Depot, Lowes, Target, Dick's Sporting Goods, PetsSmart, Nordstrom Rack, Bed Bath & Beyond, Edwards Cinema, etc.

6. SOUTH COAST PLAZA

- › 5 miles
- › 30 dining options
- › Bloomingdale's, Macy's, Macy's Home, Saks Fifth Avenue, Crate & Barrel, Segerstrom Center for the Arts, etc.

7. METRO POINTE

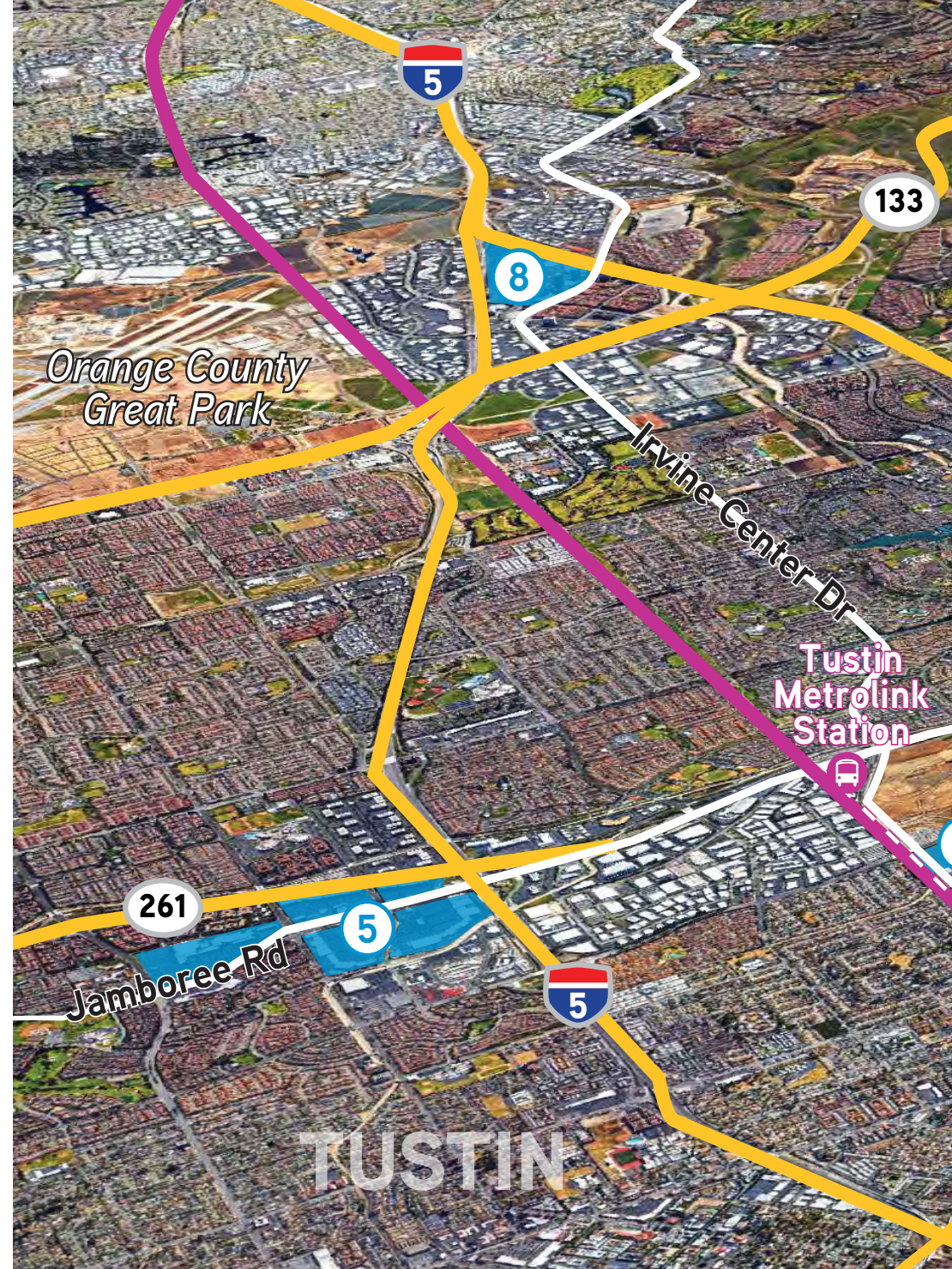
- › 5.5 miles
- › 9 dining options
- › Best Buy, The Container Store, David's Bridal, Marshalls, Old Navy, Nordstrom Rack, Off Saks Fifth Avenue, DSW Shoes, Edwards Cinema, etc.

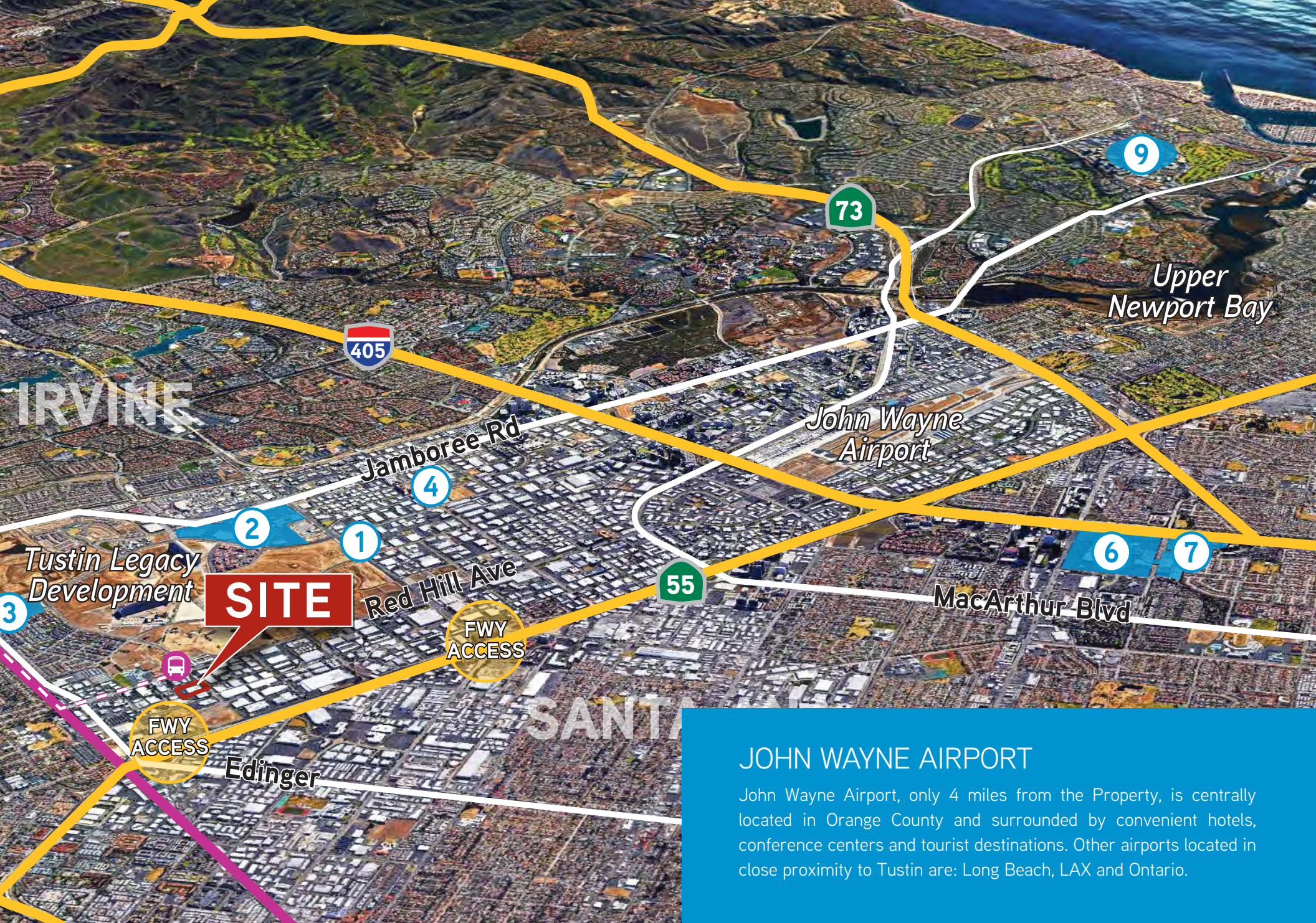
8. IRVINE SPECTRUM CENTER

- › 9 miles
- › 53 dining options
- › Nordstrom, Target, Barnes & Noble, H&M, Old Navy, Dave & Busters, Edwards IMAX, 24 Hr Fitness, etc.

9. FASHION ISLAND

- › 9 miles
- › 44 dining options
- › Bloomingdale's, Bloomingdale's Home Store, Macy's, Neiman Marcus, Nordstrom, Anthropologies, Apple Store, Whole Foods Market, Barnes & Noble, Urban Outfitters, etc.





JOHN WAYNE AIRPORT

John Wayne Airport, only 4 miles from the Property, is centrally located in Orange County and surrounded by convenient hotels, conference centers and tourist destinations. Other airports located in close proximity to Tustin are: Long Beach, LAX and Ontario.



TUSTIN LEGACY DEVELOPMENT

Adjacent to 1361 Valencia is the new master planned mixed-use community, Tustin Legacy. Bringing the best of urban living and working environments, this new development will be the epicenter of the entrepreneurial spirit in the Orange County Airport Area.

Tustin Legacy is already home to new restaurants, retail, dynamic neighborhoods, parks and future creative businesses, but the plans do not stop there. Future development will be driven by a focus on connecting business and people to neighborhoods, pathways, parks and bike trails, as well as educational centers and tributes to the area's fascinating history.





Tustin Legacy will be the epicenter of the entrepreneurial spirit in the Orange County Airport Area

TRANSPORTATION

Walking distance from the property is the Red Hill Valencia Loop bus arriving every 30 minutes to connect passengers to the Tustin Metrolink Station.

This major transit center provides easy access to the City of Irvine iShuttle and Metrolink Orange County/Inland Empire trains servicing Los Angeles, San Bernardino, Riverside and San Diego Counties..



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