



FOR SALE
MEDICAL CONDO LEASED INVESTMENT

999 N. Tustin Ave

Suite 201 | Santa Ana, CA 92705

\$2,500,000

Medical Office Condominium | 6,500 RSF

Five (5) Separately Deeded APNs



Exclusively Listed by MedWest Realty | Bryan McKenney | Kellie Hill Galligan

Investment Summary

ASKING PRICE

\$2,500,000

PRICE PER SF

\$384.62 / SF

BUILDING AREA

6,500 RSF

YEAR BUILT

1982

PARKING

6.0 / 1,000 SF (Surface)

ZONING

P Zone (Professional)

TOTAL APNs

5 (Separate Condo Units)

OCCUPANCY

100% Leased

STABILIZED CAP

6.55%

INVESTMENT HIGHLIGHTS

- ▶ 100% Occupied — Fully leased single-tenant NNN asset
- ▶ Newly Executed 5-Year NNN Lease (July 2026 – June 2031) — Immediate and certain income for the incoming owner
- ▶ Built-In Rent Escalations — Contractual increases throughout the lease term with one (1) five-year renewal option at Fair Market Value
- ▶ Exceptional Parking — Abundant surface park with rear gated doctor lot
- ▶ Prime Orange County Medical Corridor — On-campus to KPC Health Orange County Global Medical Center
- ▶ Five (5) Separately Deeded APNs — Condominium structure offers flexible future exit or individual unit disposition

Property Overview



PROPERTY DESCRIPTION

The subject property consists of 6,500 rentable square feet of specialized medical office space, comprising five (5) individually deeded condominium units within the established 999 Medical Building at 999 N. Tustin Avenue in Santa Ana, California. The combined suite is situated on the second floor and features a dedicated medical buildout suited for multi-specialty clinical operations.

Constructed in 1982 and zoned P (Professional), the 999 Medical Building is a well-maintained multi-tenant medical office complex home to a variety of healthcare providers and medical operators.

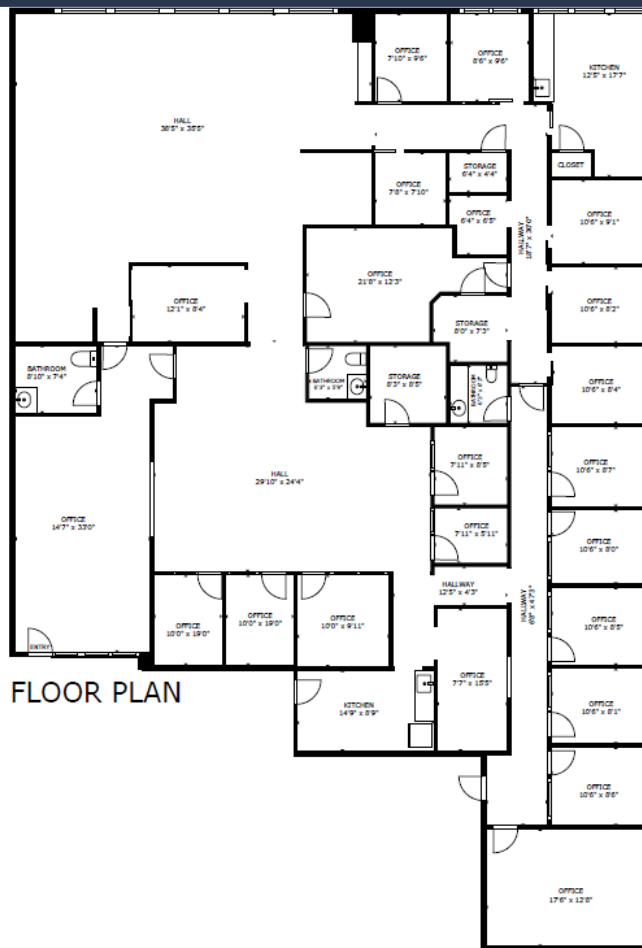
The subject offering provides investors with a 100% occupied, NNN-leased asset with a recently executed long-term lease commitment — a truly passive, management-light investment in one of Southern California's most in-demand healthcare submarkets.

BUILDING DETAILS

Address	999 N. Tustin Ave, Suite 201 Santa Ana, CA 92705
Property Type	Medical Office Condominium
Building Area	6,500 RSF (5 Combined Units)
Floor	Second (2nd) Floor
Year Built	1982
Construction	Concrete / Medical Office
Zoning	P Zone (Professional)
Parking	6.0 / 1,000 SF — Free
Occupancy	100% Leased
Lease Type	NNN
County	Orange County, CA
Total APNs	5 Separately Deeded Units

**MED
WEST**
REALTY

5 CONDOMINIUM UNITS: 201, 202, 203, 204 & 225



Location Overview

SANTA ANA — ORANGE COUNTY MEDICAL CORRIDOR

999 N. Tustin Avenue is situated in the heart of Santa Ana's established medical office corridor, one of Orange County's most active healthcare submarkets. The property offers outstanding accessibility with immediate proximity to SR-55 and I-5, ensuring a broad patient draw radius across Central and North Orange County. The surrounding area features a dense concentration of nationally recognized hospitals, specialty clinics, and medical service providers, anchoring the subject property as a core medical office asset.

PRIME LOCATION

Central Orange County position with direct access via SR-55 (Costa Mesa Fwy) and I-5 (Santa Ana Fwy); minutes from the 22 interchange

MEDICAL CLUSTER

On-Campus to KPC Health Global Medical Center

Adjacent to CHOC, Providence St. Joseph Hospital, and Foothill Regional Medical Center — one of OC's most dense hospital and outpatient clusters

STRONG DEMOGRAPHICS

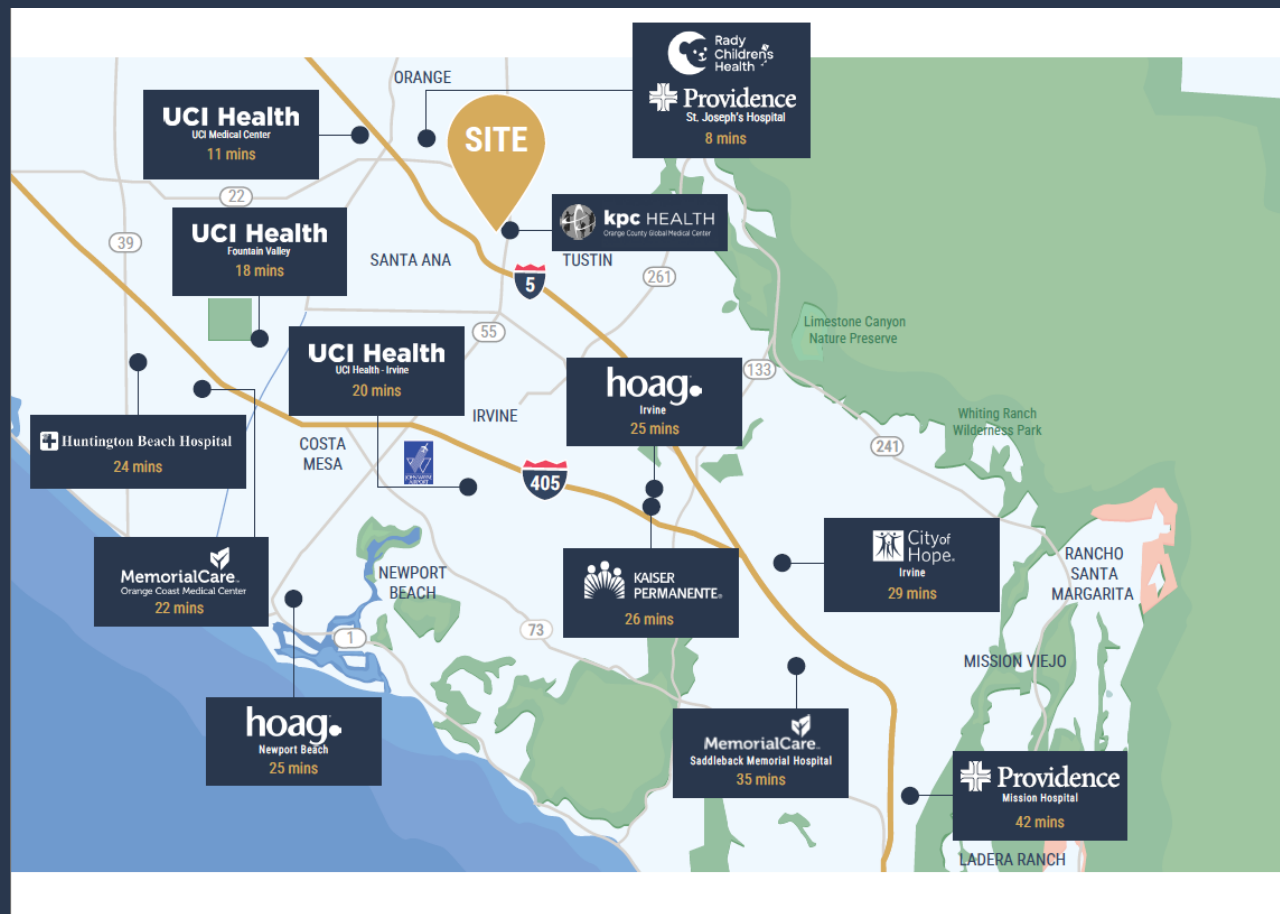
Dense, insured patient population base across Central OC; high healthcare utilization rates driven by aging demographics and population growth

STRONG FUNDAMENTALS

Medical office vacancy remains at historic lows in Orange County; sustained demand driven by healthcare system expansion and outpatient care growth



Location Map



KEY DISTANCES

KCP Health Orange County
Global Medical Center ~0.1 mi

SR-55 Freeway ~0.8 mi

I-5 (Santa Ana Fwy) ~1.0 mi

SR-22 (Garden Grove Fwy) ~2.5 mi

CHOC Hospital ~4.2 mi

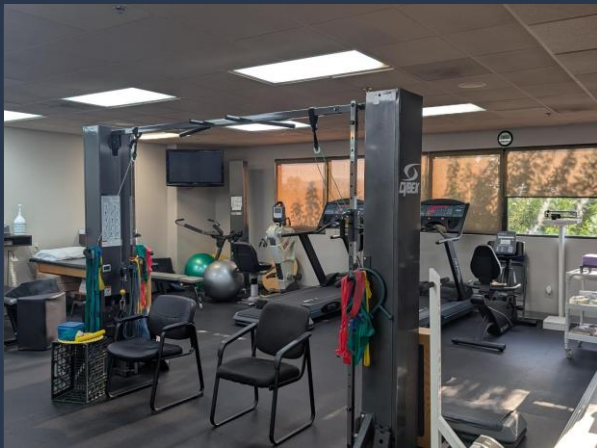
Providence St. Joseph ~4.3 mi

UCI Health – Orange ~4.6 mi

John Wayne Airport (SNA) ~6.7 mi

* Map shown for illustrative purposes. Distances are approximate.

Property Photos





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