

1223 N TUSTIN AVE #A, ANAHEIM



## PROPERTY FEATURES:

3,485 SQ FT | OFFICE SPACE: 2,219 SQ FT AND WAREHOUSE SPACE: 1,021 SQ FT

## PROPERTY:

- GROUND LEVEL: 3 OFFICES, RECEPTION ROOM, & 14' CEILING WAREHOUSE
- SECOND LEVEL: 2 OFFICES & CONFERENCE ROOM
- VISIBILITY TO TUSTIN AVE WITH 28,000 VPD
- PARKING RATIO: 5.74/1,000 SF
- HOA: \$464/MONTH
- ZONED: SP 2015-1

## LOCATION:

- LOCATED LESS THAN A MILE AWAY FROM FWY 91 CONNECTING TO 55 FWY AND 57 FWY

## VIRTUAL TOUR:

3D MATTERPORT LINK: [HTTPS://MY.MATTERPORT.COM/SHOW/M=AU9MYDKD4QK&BRAND=0&MLS=1&](https://my.matterport.com/show/m=AU9MYDKD4QK&BRAND=0&MLS=1&)

PERMITTED USES:

- AMBULANCE SERVICES
- AUTOMOTIVE-SERVICE STATIONS
- BUSINESS & FINANCIAL SERVICES
- INDUSTRY
- INDUSTRY-HEAVY
- OFFICES, PUBLIC SERVICES
- REPAIR SERVICES
- R&D
- TRUCK REPAIR & SALES
- WAREHOUSING & STORAGE-ENCLOSED
- WHOLESAILING

CONDITIONAL USE PERMIT REQUIRED:

- ALCOHOLIC BEVERAGE  
MANUFACTURING
- ANIMAL GROOMING
- AUTOMOTIVE-VEHICLE SALES, LEASE &  
RENTAL
- AUTOMOTIVE-REPAIR & MODIFICATION:  
MAJOR
- BANQUET HALLS
- BUILDING MATERIAL SALES
- EQUIPMENT RENTAL-SMALL
- STUDIOS-BROADCASTING
- STUDIOS-RECORDING

SOURCE-ANAHEIM CANYON. TABLE 120-B. DA-1 COLUMN:

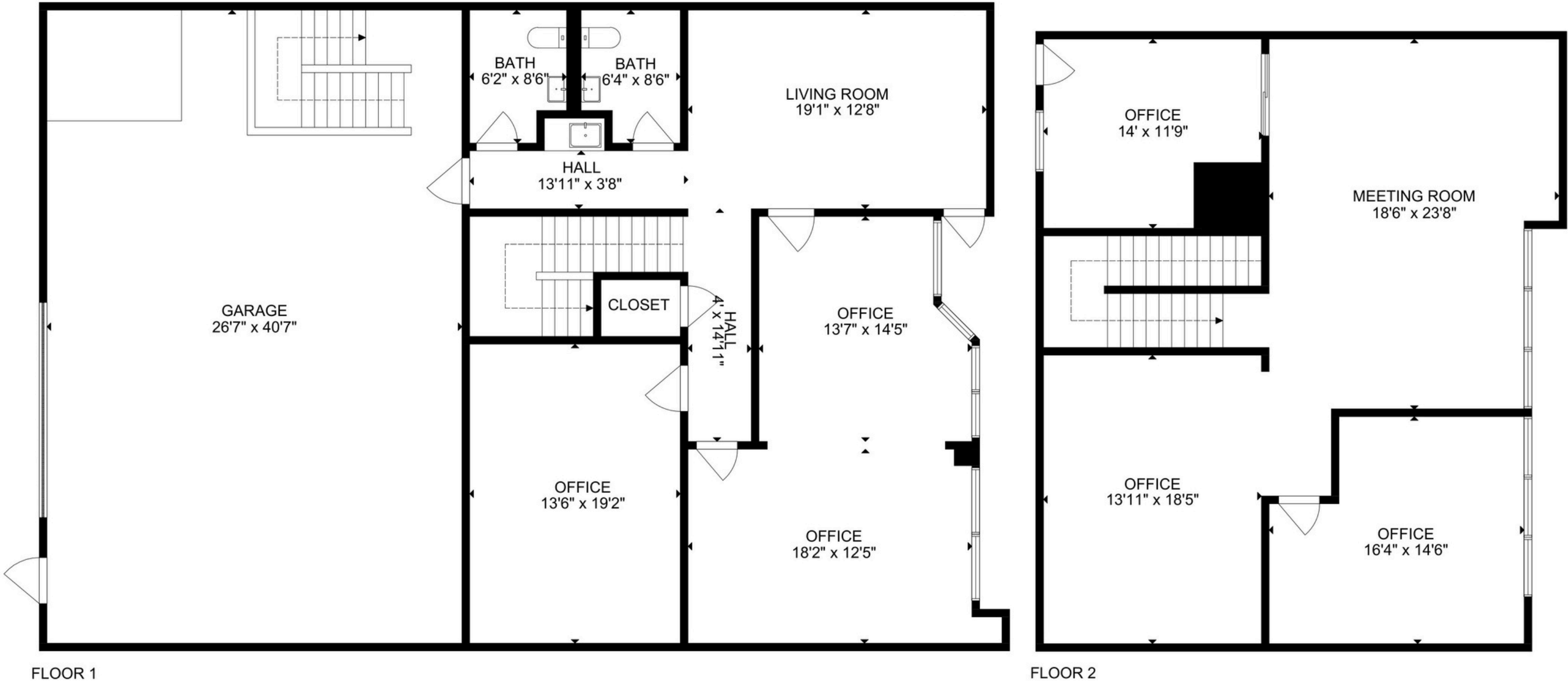
[HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/ANAHEIM/LATEST/ANAHEIM\\_CA/0-0-0-75243](https://CODELIBRARY.AMLEGAL.COM/CODES/ANAHEIM/LATEST/ANAHEIM_CA/0-0-0-75243)











GROSS INTERNAL AREA  
FLOOR 1: 1377 SQ FT, FLOOR 2: 1280 SQ FT  
EXCLUDED AREA: GARAGE: 1119 SQ FT  
TOTAL: 2657 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

| Population              | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------|-----------|-----------|-----------|
| Population              | 30,396    | 229,978   | 543,364   |
| Median Age              | 39.2      | 38.3      | 37.8      |
| Employment              | 25,005    | 186,006   | 439,730   |
| Median Household Income | \$119,062 | \$118,231 | \$115,505 |



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