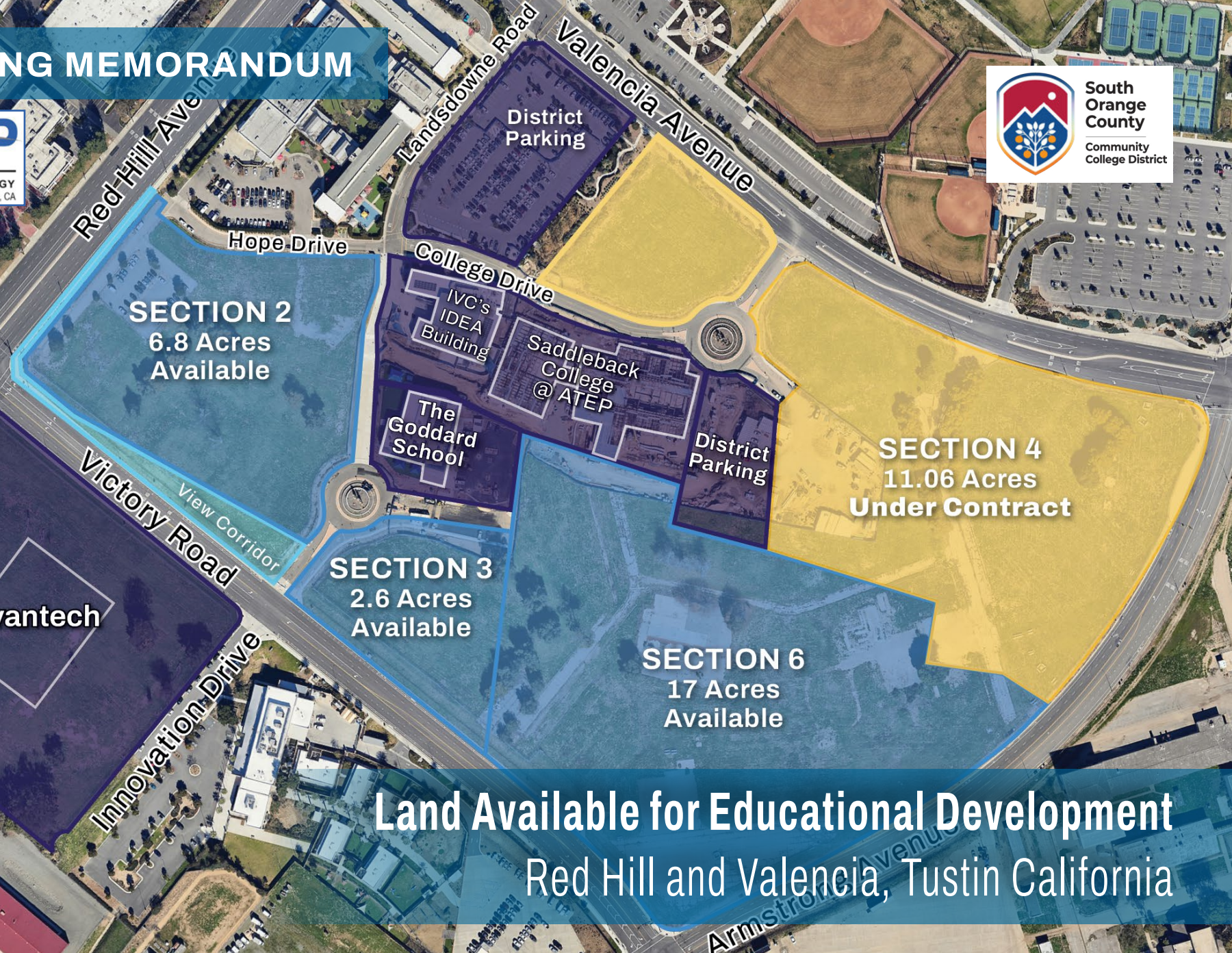


OFFERING MEMORANDUM



Land Available for Educational Development Red Hill and Valencia, Tustin California

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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NAI Capital - Orange County

1920 Main Street Suite 100

Irvine, 92614

Due Diligence information available separately with a signed Non-Disclosure Agreement

I. EXECUTIVE SUMMARY

OVERVIEW

The South Orange County Community College District (“SOCCCD”) is offering land for **educational development** at the Advanced Technology & Education Park (“ATEP”), an Education Village located within Tustin Legacy focusing on advanced technology, career technical and workforce development training programs.



HIGHLIGHTS:

- Availability: 26.4 acres (divisible to 2 acres)
- ATEP is a 61.42-acre Education Village
- Central Orange County location
- \$149,790 average household income (within 5-mile radius)
- Located within Tustin Legacy, a 1,606-acre mixed-use community
- Development-ready
- High visibility
- Easy access to I-5, CA-55 and I-405 Freeways
- Minutes from OC John Wayne Airport and Metrolink
- Website link: www.ATEPland.com

EXISTING ENTITLEMENTS/DEVELOPMENT STANDARDS

ATEP’s development is fully outlined under a Development Agreement with the City of Tustin that defines permitted uses. Development standards not specifically provided for in the Development Agreement are subject to the Tustin Legacy Specific Plan and the District’s Architectural Guidelines for ATEP.

- Maximum Building Height: Six (6) stories
- Maximum Floor Area Ratio (FAR): The FAR for the entire site is 0.38, however, ATEP is authorized to allocate FAR as required to create higher density areas (up to 0.59) within the overall planning area.

I. EXECUTIVE SUMMARY

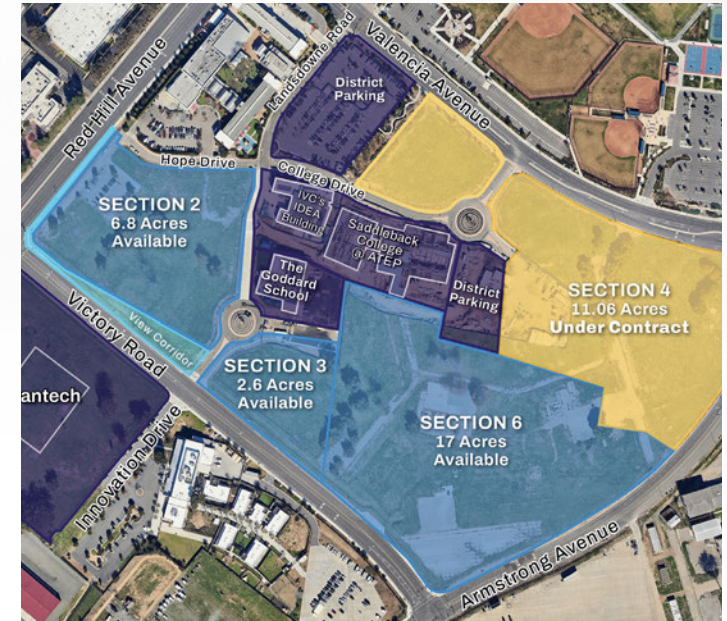
OFFERING HIGHLIGHTS

PROPERTY:

- **Available Parcels:** Section 2: 6.8 acres, Section 3: 2.6 acres, Section 6: 17 acres
- Sites are level, with infrastructure in place
- Surrounded by four major arterials
- Entitlement path through the City of Tustin is defined and streamlined

GROUND LEASE TERMS:

- Time Period: up to 99 years
- Base Year Ground Lease Rate: \$118,000/acre/year to \$140,000/acre/year
- Minimum Lot Size: Two (2) acres
- Minimum Building Size: 35,000 square feet



II. THE OFFERING

ATEP PURPOSE, VISION & MISSION



ATEP Purpose: To develop a vibrant environment with a focus on advanced technology and workforce development by building a strategic educational partnership with public/private industry that will foster collaborations between educational institutions and emerging technology businesses.

ATEP Vision: As the premier center of career-technical education in Orange County, ATEP will prepare students in current and emerging technological careers for a globally competitive economy.

ATEP Mission: To offer applied education and training programs in current and emerging technological careers driven by innovative business, industry and education partnerships.



II. THE OFFERING

CURRENT USERS

- **Irvine Valley College's IDEA building** (Integrated Design, Engineering and Automation) is a LEED gold equivalent career technical education institute at 32,000 square feet. This facility serves IVC's students, professionals from private industry and residents of the community. With a focus on career technical education, the building includes classrooms, specialized teaching labs, a certified testing center, Economic & Workforce Development offices and a student resource center. It trains individuals to enter and keep pace with the country's rapidly evolving high-tech workplace.
- **Saddleback@ATEP** is a two building complex that houses Saddleback College's Advanced Transportation department and the Culinary Arts department. The Advanced Transportation building is roughly 30,000 square feet and contains classrooms, multiple lifts and labs. The Culinary Arts building is approximately 20,000 square feet and has four state-of-the-art commercial kitchens and a restaurant and coffee bar with indoor and outdoor seating.
- **The Goddard School** of Tustin operates a preschool and daycare out of a 14,000 square foot building adjacent to the IDEA building.
- **Advantech**, A global leader in IoT intelligent systems and embedded platforms, broke ground in October, 2024, on a 188,000 square foot project that will house their North American Headquarters.



DEVELOPED PROJECTS:	Acreage	Building SF
IVC's IDEA Building	1.1	32,000
Saddleback @ ATEP:	3.1	-
Culinary Arts		20,000
Automotive Tech		30,000
District Parking	2.7	-
Goddard	1.03	14,000
Advantech	9.75	111,000 (Phase 1)

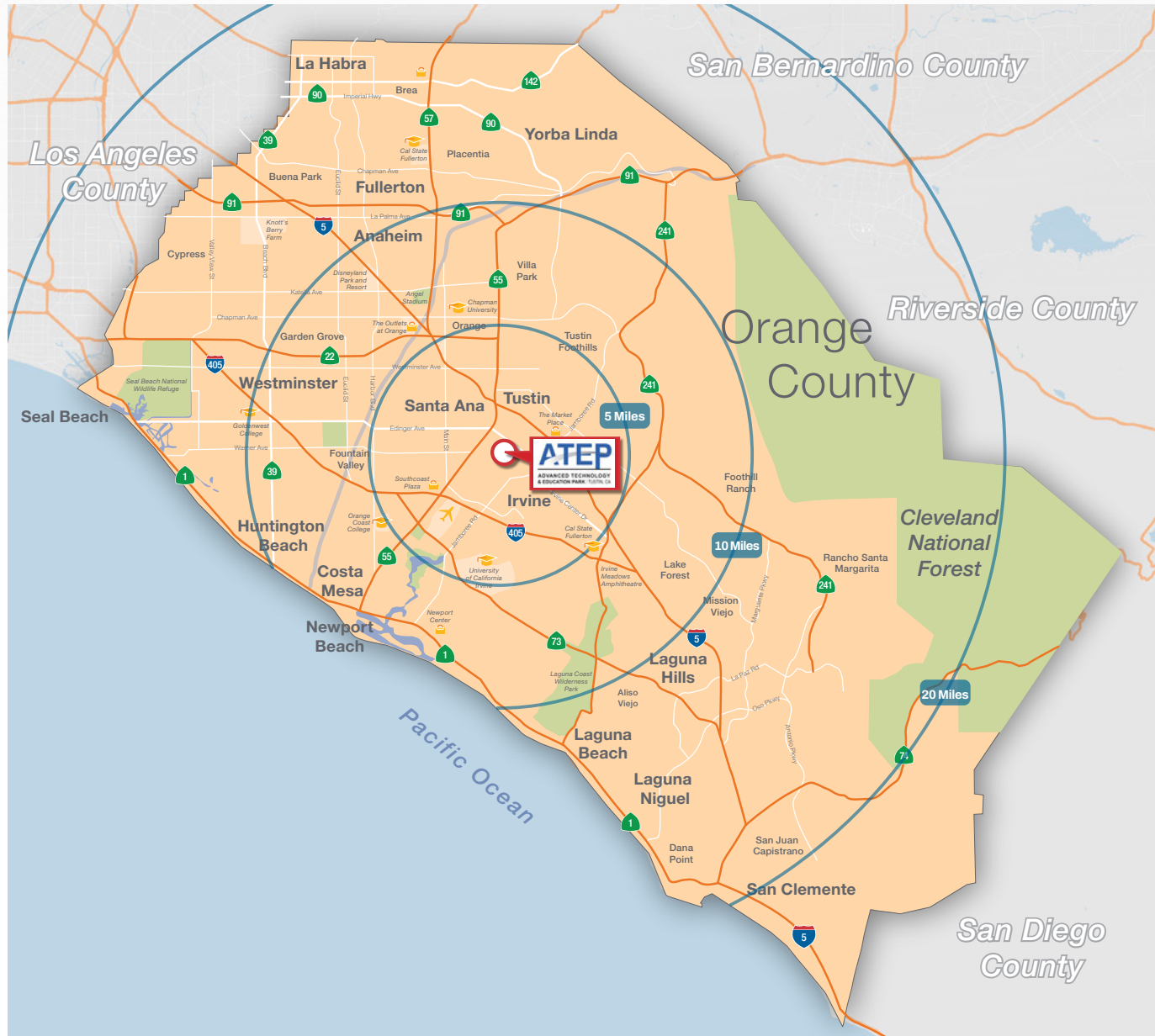
III. AREA OVERVIEW

REGIONAL MAP



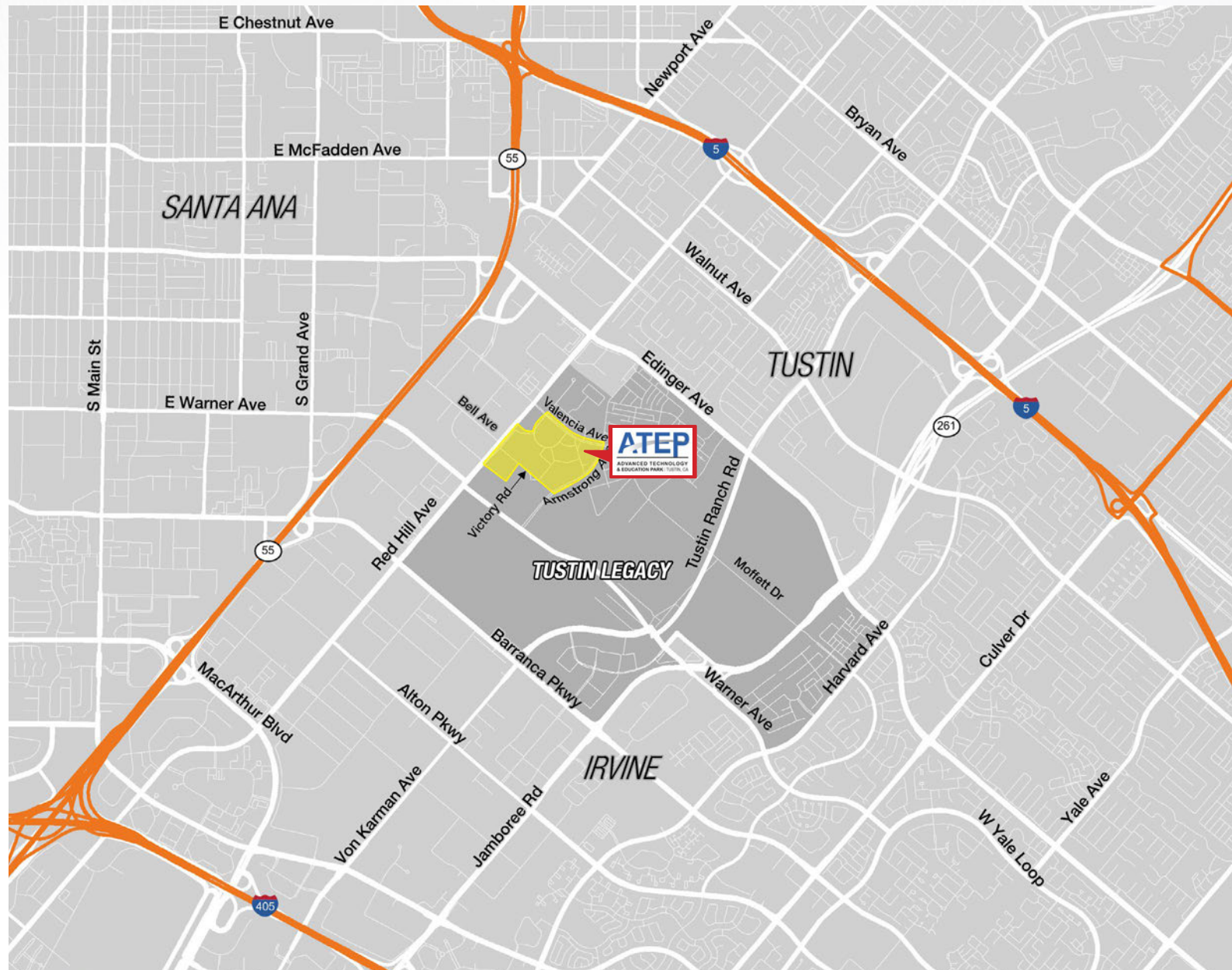
III. AREA OVERVIEW

COUNTY MAP



III. AREA OVERVIEW

LOCAL MAP



III. AREA OVERVIEW

CITY OF TUSTIN

Tustin is a thriving city with a strong business atmosphere. The city boasts a diverse economy, with a focus on technology, healthcare, and professional services. Tustin is home to numerous businesses, including corporate headquarters, research and development facilities, and small businesses. The city's central location in Orange County provides easy access to a skilled workforce, major transportation hubs, and a wealth of amenities. Tustin's business-friendly environment, coupled with its high quality of life, makes it an attractive destination for businesses.

It's a vibrant city with a diverse population of families, young professionals, and retirees. Tustin offers a variety of housing options, from single-family homes to apartments and condos. The city is also home to excellent schools, parks, and recreational facilities.

With its ideal location in Orange County, Tustin provides easy access to major freeways, public transportation, and nearby attractions. The city's strong sense of community, coupled with its convenient location and thriving economy, makes it an attractive place to live and work.



III. AREA OVERVIEW

ORANGE COUNTY

Orange County lies in Southern California bordering the Pacific Ocean to the west, Los Angeles County to the north, Riverside County in the east, and San Diego County to the south. The County is California’s third-most populous and the sixth-most populous county in the United States, overall. Orange County spans 948 square miles and is the smallest California county by area.

Orange County boasts a thriving business economy and a well-educated work force. Numerous local colleges and universities, such as University of California, Irvine and California State University, Fullerton, provide a constant stream of highly skilled workers. Education, healthcare, hospitality and retail trade are prominent local employment sectors. Orange County is the home of exciting professional sports, a wide range of tourist attractions and quality venues for visual and performing arts. Almost in the shadow of Disneyland is Angel Stadium of Anaheim formally called “The Big A” where the Angels have been thrilling baseball fans since 1966. Also nearby is The Honda Center, home of the Anaheim Ducks Hockey Team.

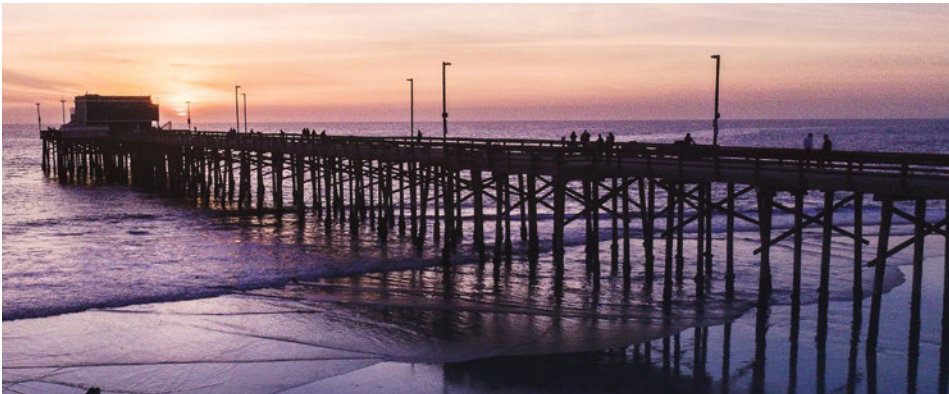
Tourism is a significant aspect of Orange County’s economy, with several major theme parks, shopping outlets, beaches, and the Anaheim Convention Center drawing tens of millions of visitors annually. Disneyland Resort, which includes two theme parks, three hotels, and an outdoor shopping center, is estimated to have a \$5.7 billion economic impact on Southern California’s economy. Additionally, Knott’s Berry Farm averages approximately 4 million visitors per year to its location in Buena Park contributing substantially to the local economy.

Resorts, convention centers, and shopping centers exert a significant impact on the local economy in addition to theme parks. The Anaheim Convention Center, located in downtown Anaheim, is currently the largest exhibit facility on the West Coast. It is notable for hosting several conventions for video games, such as Orange County-based Blizzard Entertainment’s BlizzCon, comic books, such as the Anime Expo and WonderCon, as well as sporting events, such as the 1984 Summer Olympics and the future 2028 Summer Olympics.

Orange County contains several notable shopping centers, such as the South Coast Plaza, the largest mall in California and third largest in the United States, Fashion Island in Newport Beach, The Shops at Mission Viejo, The Outlets at Orange, the Irvine Spectrum Center, and Downtown Disney.

Orange County Ten Largest Industries	Number of Employees
Services	853,176
Manufacturing	156,152
Retail Trade	144,265
Construction	105,368
Wholesale Trade	79,230
Finance And Insurance	61,480
Real Estate & Rental and Leasing	40,003
Transportation And Warehousing	30,784
Information	21,806
Utilities	3,350

Source: Employment Development Department Labor Market Information Division



III. AREA OVERVIEW

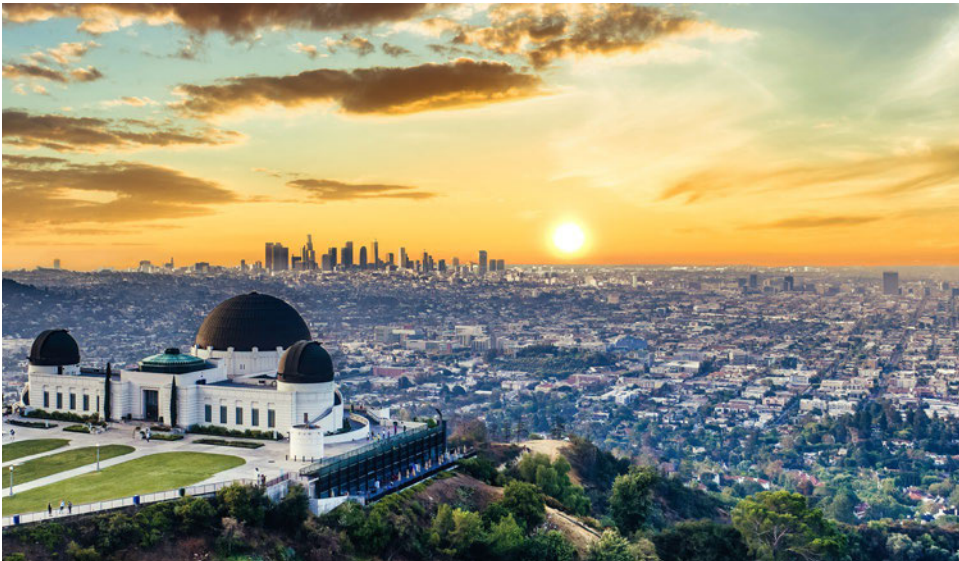
LOS ANGELES COUNTY

Located in the southern portion of the state of California, Los Angeles County covers 4,083 square miles. With a population of over 9.81 million, its population is the largest of any county in the nation. With a Gross Domestic Product of \$962 billion in 2023, Los Angeles County’s economy is larger than that of 45 states and all but 19 countries. The County serves as the central trade district for the western United States and the gateway to the Asian economies, as it has evolved into a leader in international commerce and investments. Los Angeles County enjoys a diverse industrial base, with employment in wholesale and retail trade, health care, manufacturing, and leisure and hospitality being the leading employment sectors in the private economy.

The two major seaports in the County, located in the cities of Los Angeles and Long Beach, encompass the largest port complex in the nation as measured by cargo tonnage and the number of containers handled, and on a combined basis rank ninth largest among the world’s port facilities. The combined ports Los Angeles and Long Beach handle over 31% of all inbound containers for the entire United States.

The Los Angeles region is the largest manufacturing hub in the nation, employing 298,700 workers in 2025. While the county remains home to traditional entertainment studios and music recording facilities, recent years have seen rapid growth in digital media, game design, virtual reality, and social media platforms, with YouTube Studios and others redefining the entertainment and media landscape. In addition, the rise of ‘Silicon Beach’—a tech cluster along the Westside—has become a key driver of high-paying employment, contributing to the county’s growing technology sector, which employed 189,800 workers in 2025.

Los Angeles County Ten Largest Industries	Number of Employees
Private Education and Health Services	1,013,200
Professional & Business Services	645,500
Government	586,000
Leisure & Hospitality	543,600
Manufacturing	298,700
Transportation, Warehousing, and Utilities	219,000
Financial Activities	202,900
Information	189,800
Other Services	155,600
Construction	145,800



III. AREA OVERVIEW

2024 DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION	227,942	625,634	1.71 M
HOUSEHOLDS	75,855	200,489	574,270
AVERAGE HOUSEHOLD SIZE	3.0	3.0	2.9
MEDIAN AGE	35.2	36.0	38.6
MEDIAN HH INCOME	\$114,746	\$121,895	\$124,771
AVERAGE HH INCOME	\$139,549	\$149,790	\$157,210
PER CAPITA INCOME	\$46,502	\$48,288	\$53,021
SOURCE: APPLIED GEOGRAPHIC SOLUTIONS			



III. AREA OVERVIEW

TRANSPORTATION

John Wayne Airport,
Orange County (SNA)

www.ocair.com

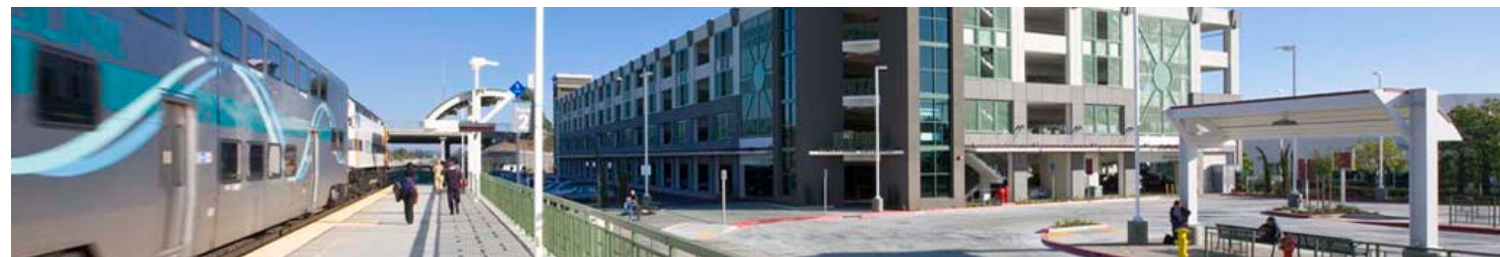
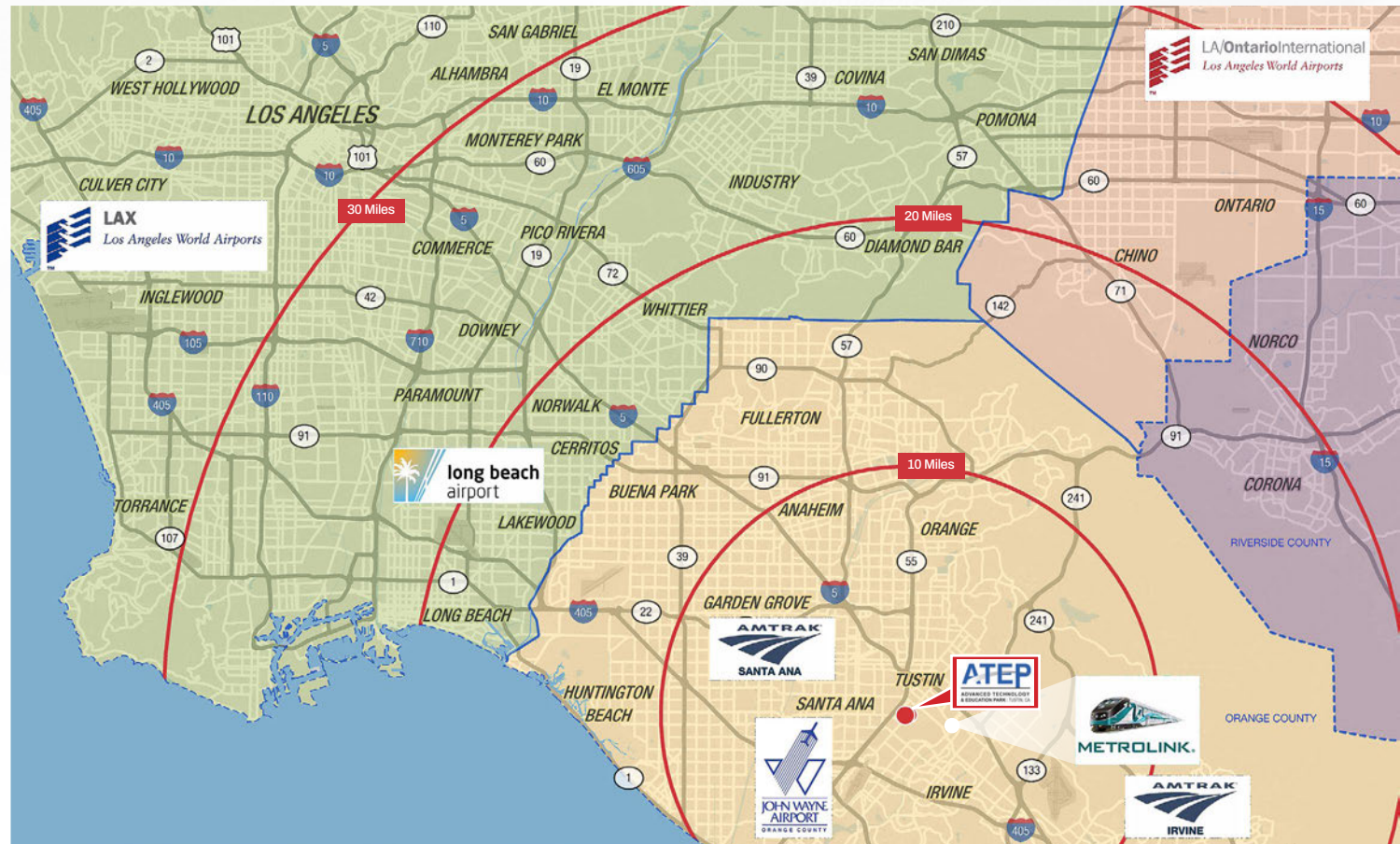
Los Angeles International Airport
www.lawa.org/welcomeLAX.aspx

Long Beach Airport
www.lgb.org

LA/Ontario International Airport
www.flyontario.com

Metrolink, Tustin Station
[metrolinktrains.com/rider-info/
general-info/stations/tustin](https://metrolinktrains.com/rider-info/general-info/stations/tustin)

Amtrak
www.amtrak.com/california-train-bus-stations



III. AREA OVERVIEW

SURROUNDING PROJECTS: A SUMMARY OF PERTINENT PROJECTS IS OUTLINED AS FOLLOWS:

ATEP - AVAILABLE

1. Section 2: 6.8 Acres
2. Section 3: 2.6 Acres
3. Section 6: 16.75 Acres

EDUCATIONAL

4. District Parking
5. Irvine Valley College "IDEA" Campus
6. Saddleback College
7. Goddard School
8. Educational (Under Contract)
9. Heritage Elementary School
10. Legacy Magnet School (6-12)
11. Future TUSD

COMMERCIAL

12. Advantech
13. Flight

PUBLIC AGENCIES

14. Orange County Sheriff's Regional Training Academy
15. Orange County Rescue Mission
16. SSA Tustin Family Campus
17. Tustin Army Reserve
18. Orange County Animal Shelter
19. Fire Station 37

RETAIL/ ENTERTAINMENT

20. The District – 1M Sq. Ft. Regional Lifestyle Center
21. The Village – 112,000 Sq. Ft. Neighborhood Retail Center

PARKS & PUBLIC SPACE

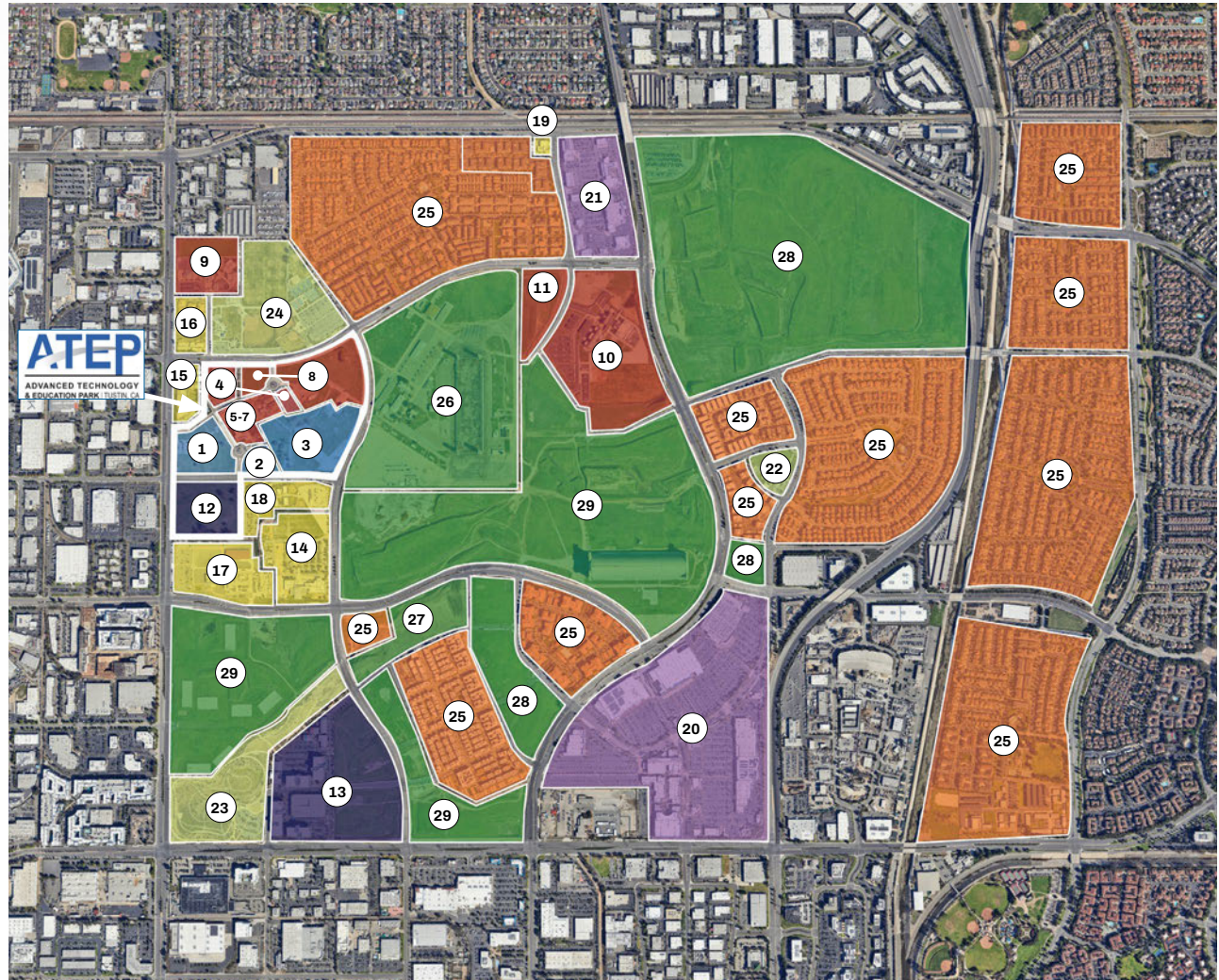
22. Victory Park
23. Tustin Legacy Park - Phase 1
24. Veterans Sports Park

RESIDENTIAL

25. Multiple neighborhoods offering choices of single family homes, apartments & townhomes, currently 4,600 units.

UNDEVELOPED LAND

26. City of Tustin Reuse Parcel (undetermined future development)
27. Future Commercial
28. Future Residential
29. Future Mixed Use



ATEP

ADVANCED TECHNOLOGY
& EDUCATION PARK | TUSTIN, CA



South
Orange
County
Community
College District

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