



TRICO PACIFIC CENTER

201-225 PAULARINO AVE &
3159-3169 RED HILL AVE
COSTA MESA, CA



TRICOPACIFIC.COM



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201-225 Paularino Ave &
3159-3169 Red Hill Ave
Costa Mesa CA 92626

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PROPERTY DETAILS:
WWW.TRICOPACIFIC.COM

TRICO REALTY WEBSITE
WWW.TRICOREALTY.COM



CURIOUS WHAT AN **8 MILLION DOLLAR** MAKEOVER LOOKS LIKE?

- next generation flex tech space
- aluminum and glass rollup doors
- tinted energy efficient windows
- dedicated server rooms
- the latest and greatest internet wiring
- collaborative office space
- pretty much new everything

**DID WE PIQUE YOUR INTEREST?
GIVE US A CALL. 714-751-4420**



201
6,000 SF

205
6,000 SF

225
12,000 SF

3159-A
10,110 SF

3161
9,290 SF

3163
15,419 SF

3169-A
19,400 SF

ELEVATOR

RED HILL AVENUE

PAULARINO AVENUE

SECOND FLOOR

3159-B
3,530 SF

3165-A
786 SF

3165-B
785 SF

3169-B
3,530 SF

ELEVATOR



AVAILABILITIES

FLEX TECH UNITS

ADDRESS	TOTAL SQ FT	OFFICE SQ FT	STATUS
201 Paularino Ave	6,000 sq. ft.	1,630 sq ft	Available
205 Paularino Ave	6,000 sq. ft.	1,630 sq ft	Available
225 Paularino Ave	12,000 sq. ft.	3,205 sq ft	Available
3159-A Red Hill Ave	10,110 sq. ft.	2,393 sq ft	Available
3161 Red Hill Ave	9,290 sq. ft.	Existing	Leased
3163 Red Hill Ave	15,419 sq. ft.	2,714 sq ft	Available
3169-A Red Hill Ave	19,400 sq. ft.	4,260 sq ft	Available

OFFICE UNITS

ADDRESS	TOTAL SQ FT	STATUS
3159-B Red Hill Ave	3,530 sq. ft.	Available
3165-A Red Hill Ave	786 sq. ft.	Available
3165-B Red Hill Ave	785 sq. ft.	Available
3169-B Red Hill Ave	3,530 sq. ft.	Available

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Trico Realty, Inc. is an Orange County, California based Real Estate firm, with an emphasis on brokerage, development and management of multi-tenant and free standing industrial buildings.

From its founding in 1968, Trico has steadily grown from a small local company with 150,000 square feet of property, into a respected leader in Southern California real estate with over 2.4 million square feet of property. Through three generations of hard work, passion, creativity and exemplary customer service, Trico has thrived on balancing growth with financial responsibility.

In a business world increasingly filled with automated answering systems, outsourcing, corporate impersonality, and computerized responses, Trico strives to take the road less traveled. Call us old fashioned, but we still value human contact over endless emails. We still believe in the value of a handshake. From the 600 square foot tenant taking that first leap of faith into the small business world, to the 100,000 square foot tenant, we take pride in servicing every client like they are our most important.

At Trico, the relationship doesn't end when the ink is dry; we believe that's where it starts.



FEATURES AVAILABLE JULY 2018

- Flex Tech units 6,000 - 19,400 s.f.
- Office units 785 - 3,530 s.f.
- Collaborative office configurations
- Radical exterior facelift
- Ridiculously easy access to the 55, 405 and 73 freeways
- Sectional Glass & Aluminum Overhead Doors
- Dedicated server room in most suites
- 3.5 to 1 parking ratio
- Complete landscape renovation
- NEW roof
- NEW HVAC
- NEW energy efficient windows
- NEW offices
- NEW restrooms
- And oh yeah, a really nice landlord

