



934-970 N Tustin St.
Orange, CA 92867

FOR LEASE
6,496 SF & 1,800 SF

E Collins Avenue (±18,162 VPD)

**Potentially Available
6,496 SF**



**LUCKY'S
THAI PANTRY**



**Available
1,800 SF**

The UPS Store



**AMERICA'S BEST
CONTACTS & EYEGLASSES**



N Tustin Street (±36,078 VPD)

NEWMARK

Property Highlights

- **Rare opportunity** in a trophy Orange County grocery anchored retail center.
- **Extremely desirable trade area** with an estimated 167,011 people with an average household income of \$127,687 and average home value of \$730,362 living within a three mile radius of the center.
- Centrally located within the **affluent and densely** populated established community of Orange, California.
- **Prominently located** at the heavily trafficked lighted intersection of Tustin St. and Collins Ave. (54,240 vehicles per day) just west of the 55 Freeway.



For More Information:

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PABLO RODRIGUEZ

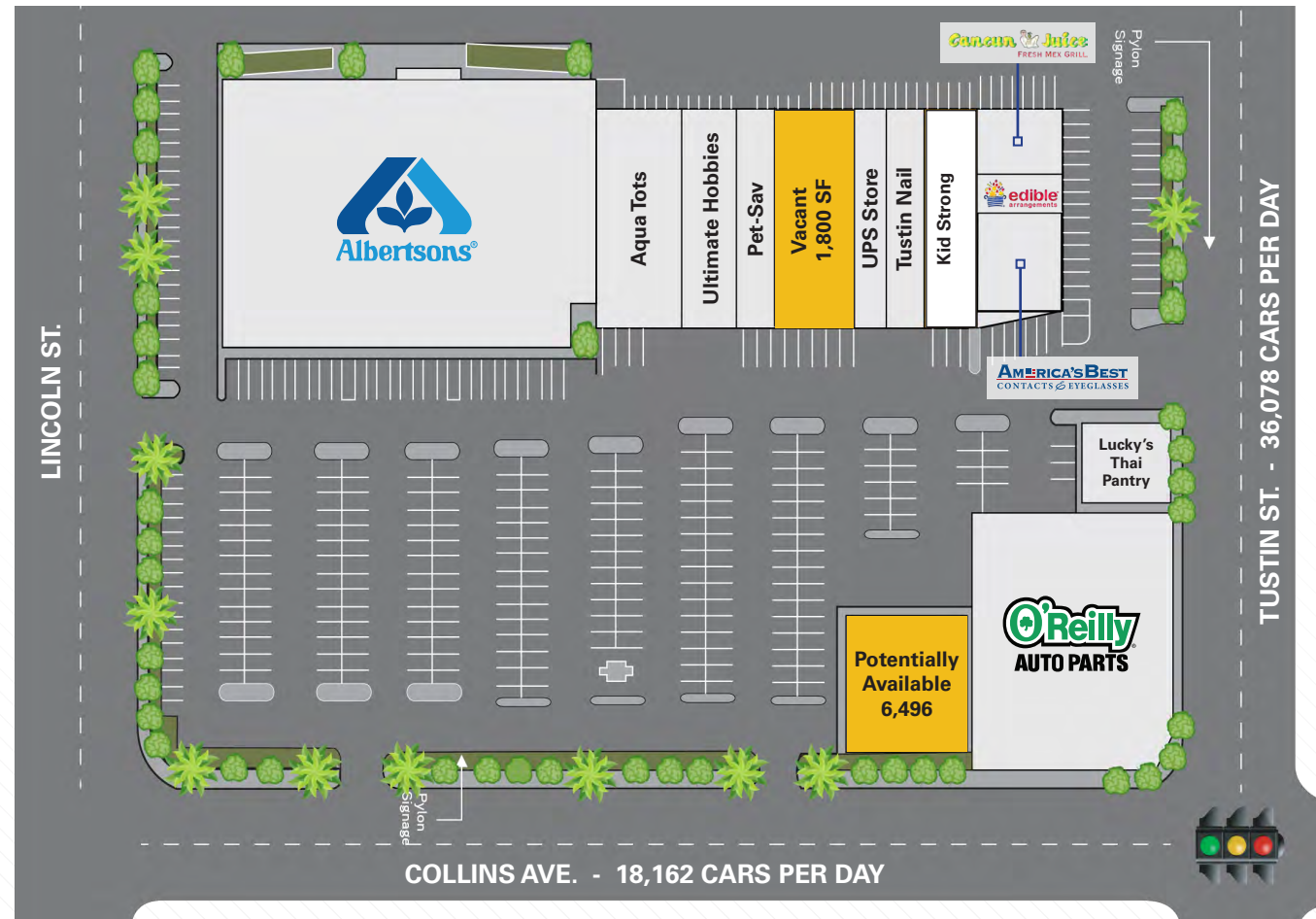
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NEWMARK

DTLA OFFICE

515 S. Flower Street, Suite 3510
Los Angeles, CA 90071
Corporate License #01355491

Site Plan

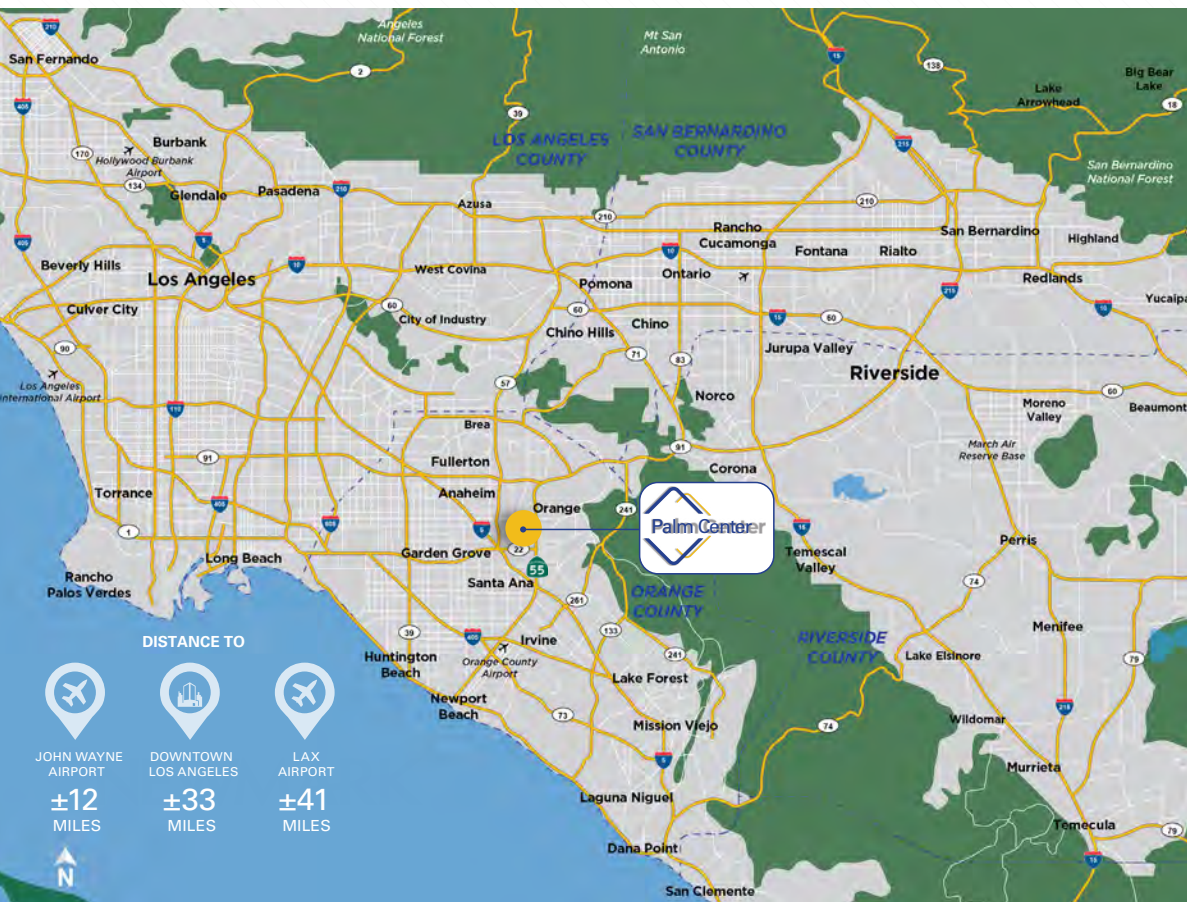


TENANT	SF
Albertsons	42,426
Aqua Tots	8,775
Ultimate Hobbies	6,486
Potentially Available	6,496
O'Reilly Auto Parts	6,000
Vacant	1,800

TENANT	SF
America's Best	3,540
Tustin Nail Spa	3,309
Pet-Sav Pet Store	2,206
OC Mattress & Furniture	1,952
Kid Strong	1,897
Cancun Juice	1,565

TENANT	SF
Lucky's Thai Pantry	1,306
UPS Store	1,172
UPS Storage	472
Edible Arrangements	925
TOTAL GLA	92,950*

* GLA based on recent unit measurement



Demographics

POPULATION

1 MILE	3 MILES	5 MILES
27,911	165,035	533,789

HH INCOME

1 MILE	3 MILES	5 MILES
\$86,298	\$97,440	\$83,239

AVE HH INCOME

1 MILE	3 MILES	5 MILES
\$110,949	\$124,759	\$114,653

FAMILIES

1 MILE	3 MILES	5 MILES
5,874	38,070	115,251

COLLEGE DEGREE

1 MILE	3 MILES	5 MILES
35%	39%	32%

DISPOSABLE INCOME

1 MILE	3 MILES	5 MILES
\$68,969	\$77,153	\$66,976

Traffic Counts

244,000 CARS PER DAY

Costa Mesa Freeway

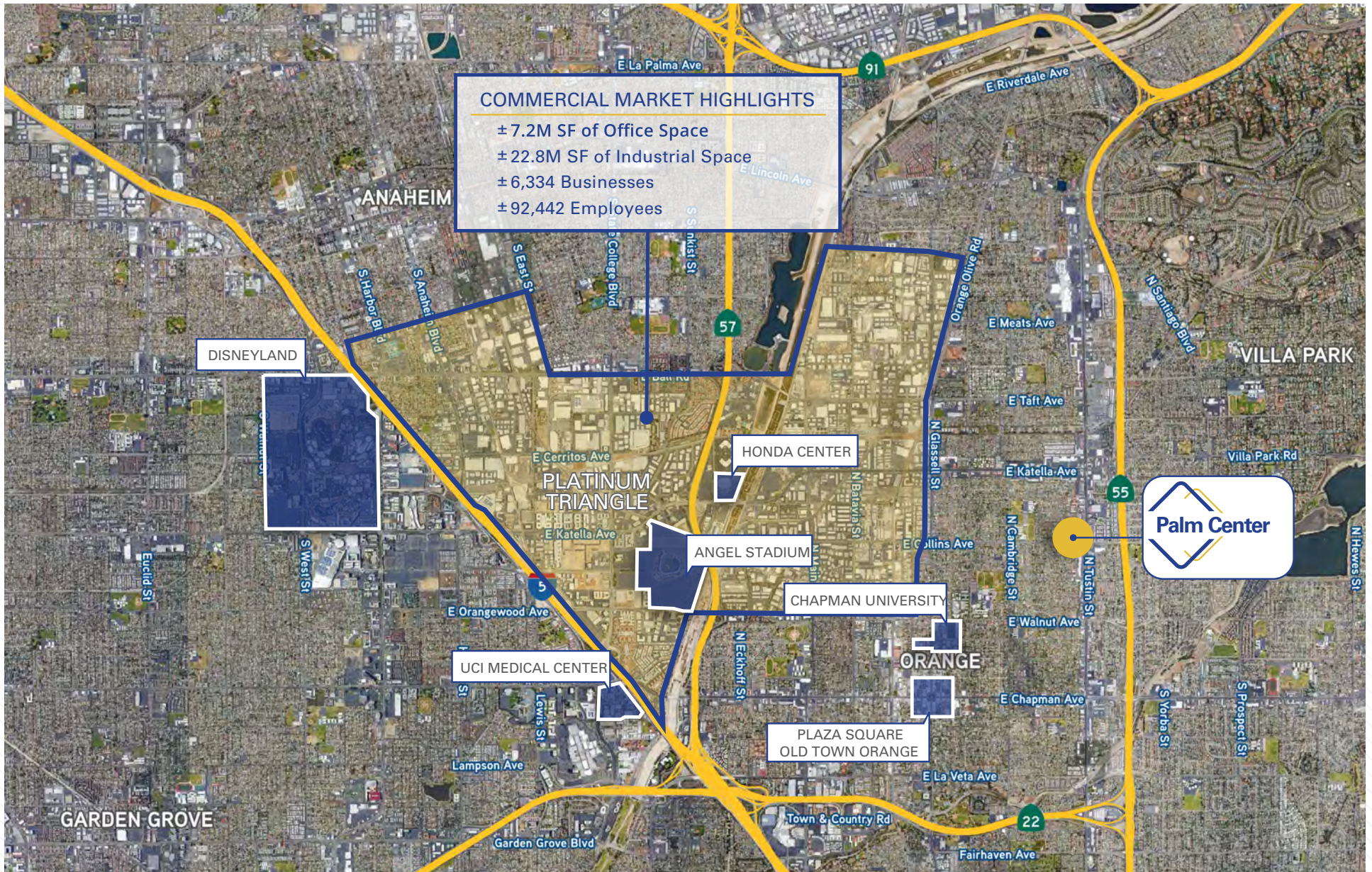
34,000 CARS PER DAY

Tustin St.

16,600 CARS PER DAY

Collins Ave.

Commercial Market





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(±253,995 VPD)

Cancun Juice
FRESH MEX GRILL

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CONTACTS & EYEGLASSES

LUCKY'S
THAI PANTRY

O'Reilly
AUTO PARTS

AVAILABLE
1,800 SF

The UPS Store



POTENTIALLY
AVAILABLE
6,496 SF

Albertsons

AQUA-TOTS
SWIM SCHOOLS

E Collins Avenue (±18,162 VPD)