



934-970 N Tustin St.  
Orange, CA 92867

**FOR LEASE**  
1,952 SF AVAILABLE

E Collins Avenue (±18,162 VPD)

Available  
6,496 SF



LUCKY'S  
THAI PANTRY



Available  
1,952 SF



N Tustin Street (±36,078 VPD)

NEWMARK | PACIFIC



# Property Highlights

- Rare opportunity in a trophy Orange County grocery anchored retail center.
- Extremely desirable trade area with an estimated 165,670 people with an average household income of \$158,871 and average home value of \$875,000 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. (56,600 vehicles per day) just west of the 55 Freeway.



# For More Information:

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**NEWMARK | PACIFIC**

## Site Plan

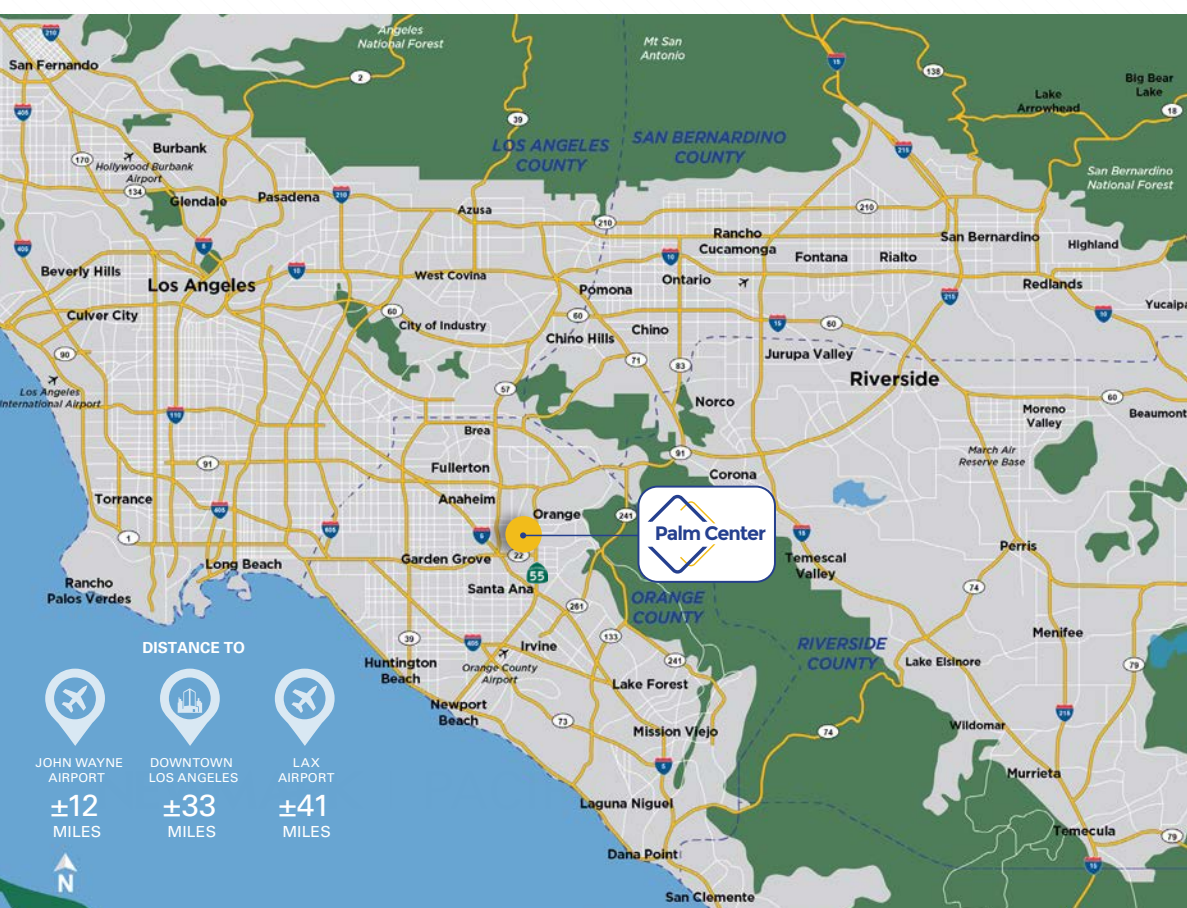


| TENANT              | SF     |
|---------------------|--------|
| Albertsons          | 42,426 |
| Aqua Tots           | 8,775  |
| Ultimate Hobbies    | 6,486  |
| Vacant              | 6,496  |
| O'Reilly Auto Parts | 6,000  |
| Vacant              | 1,952  |

| 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            |
| <b>TOTAL GLA</b>    | <b>92,950*</b> |

\* GLA based on recent unit measurement



# Demographics

## POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 26,685 | 165,670 | 521,628 |

## HH INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$104,356 | \$115,053 | \$101,518 |

## AVE HH INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$140,481 | \$156,871 | \$140,595 |

## FAMILIES

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 5,794  | 39,183  | 118,514 |

## COLLEGE DEGREE

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 35.8%  | 42.1%   | 35.0%   |

## DAYTIME POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 7,829  | 109,564 | 322,838 |

# Traffic Counts

265,750 CARS PER DAY

Costa Mesa Freeway

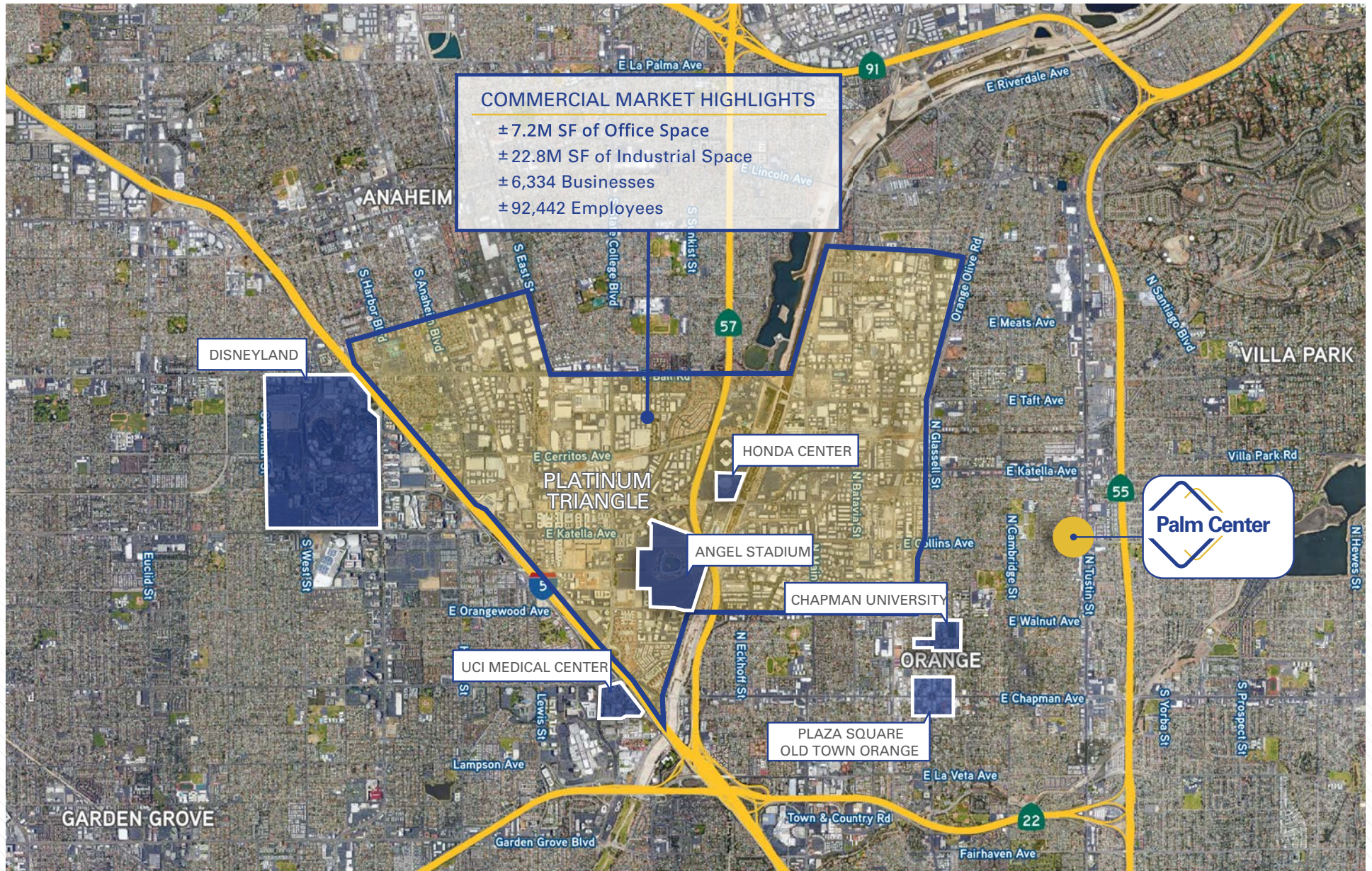
34,000 CARS PER DAY

Tustin St.

16,600 CARS PER DAY

Collins Ave.

# Commercial Market





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**NEWMARK | PACIFIC**



**(±253,995 VPD)**

AVAILABLE  
1,952 SF

The UPS Store



AMERICA'S BEST  
CONTACTS & EYEGLASSES

LUCKY'S  
THAI PANTRY



AVAILABLE  
6,496 SF

Albertsons

AQUA-TOTS  
SWIM SCHOOLS

**E Collins Avenue (±18,162 VPD)**