

Acorn Building

155 El Camino Real, Tustin CA 92780-3601



FOR LEASE



THE SPACE

Location	155 El Camino Real Tustin, CA 92780-3601
County	Orange
APN	401-583-17
Traffic Count	5000
Size	5,012 SF
Space	Upstair's Office
Lease Rate	\$22.75 PSF (Yearly)
Lease Type	+Utilities

Notes Base Rent \$9,500/Monthly
CAM's are estimated at \$1,000/Monthly

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,352	228,527	605,653

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$132,105	\$150,534	\$158,747

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,345	73,411	190,362

PROPERTY FEATURES

TOTAL TENANTS	4
BUILDING SF	11,500
GLA (SF)	10,500
LAND SF	22,491
LAND ACRES	.52
YEAR BUILT	2002
ZONING TYPE	DCCSP SP-12
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
PARKING RATIO	2.86
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

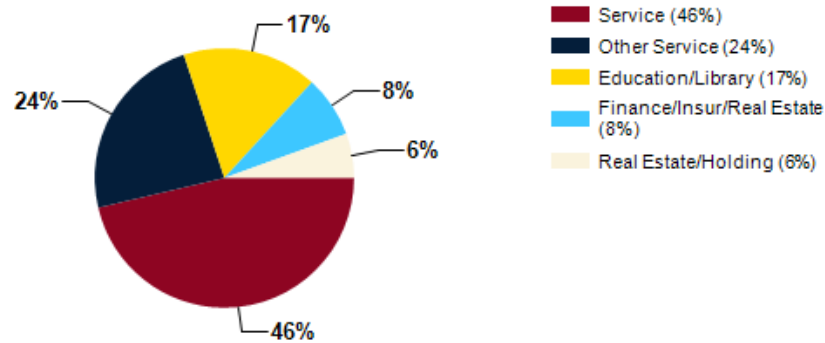
MECHANICAL

HVAC	Separated
FIRE SPRINKLERS	Wet
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Slab
PARKING SURFACE	Asphalt
ROOF	Shingle/Flat
LANDSCAPING	Rock/Shrub

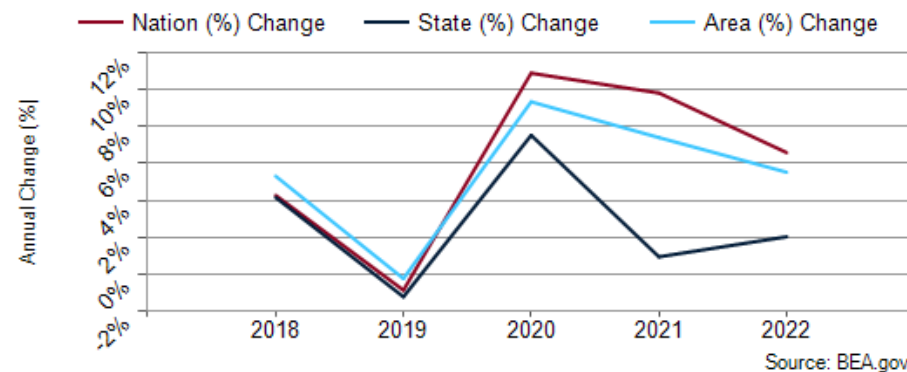
Major Industries by Employee Count



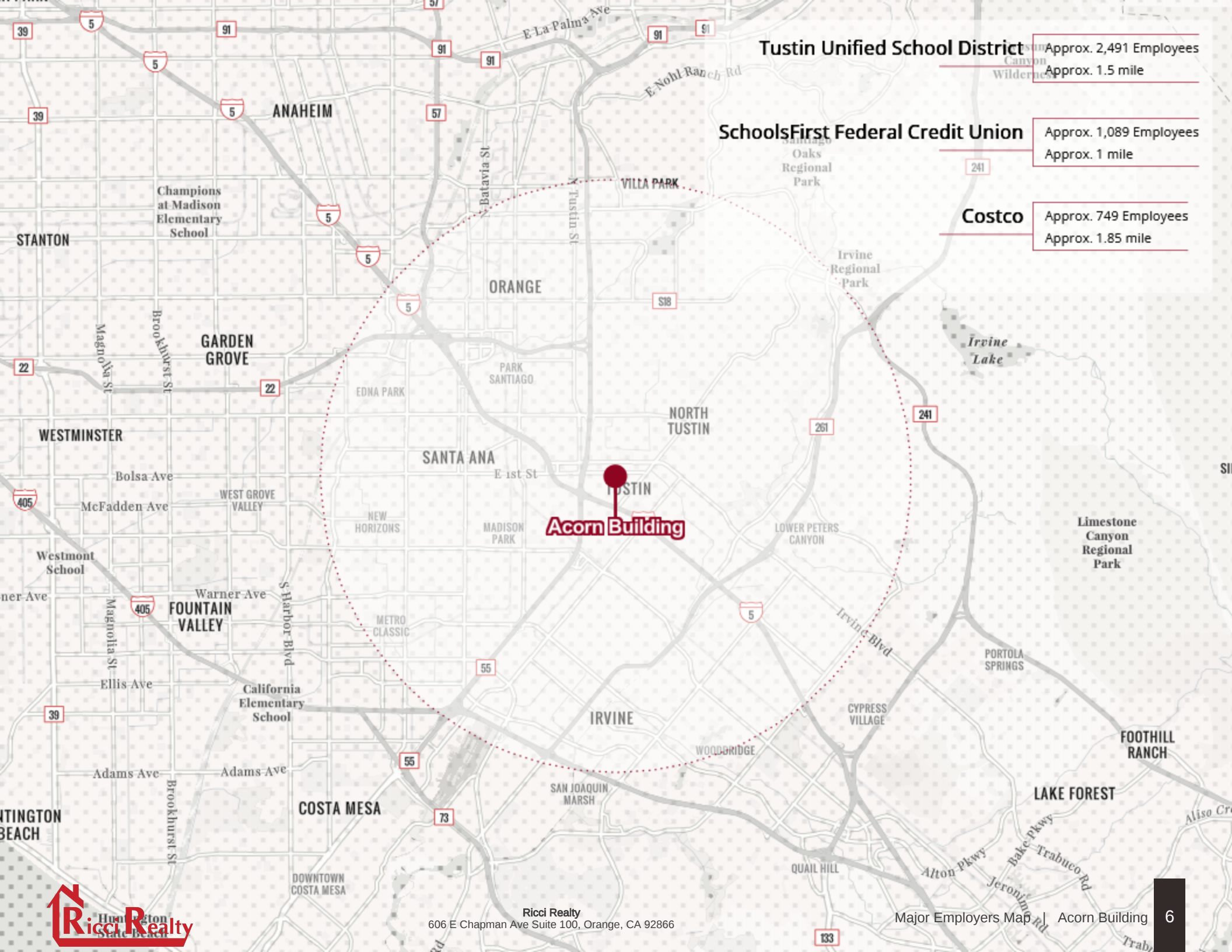
Largest Employers

Tustin Unified School District	2,491
SchoolsFirst Federal Credit Union	1,089
Costco	749
Rivian	500
Foothill Regional Medical Center	450
City of Tustin	440
Pacific Bell	416
New American Funding	412

Orange County GDP Trend







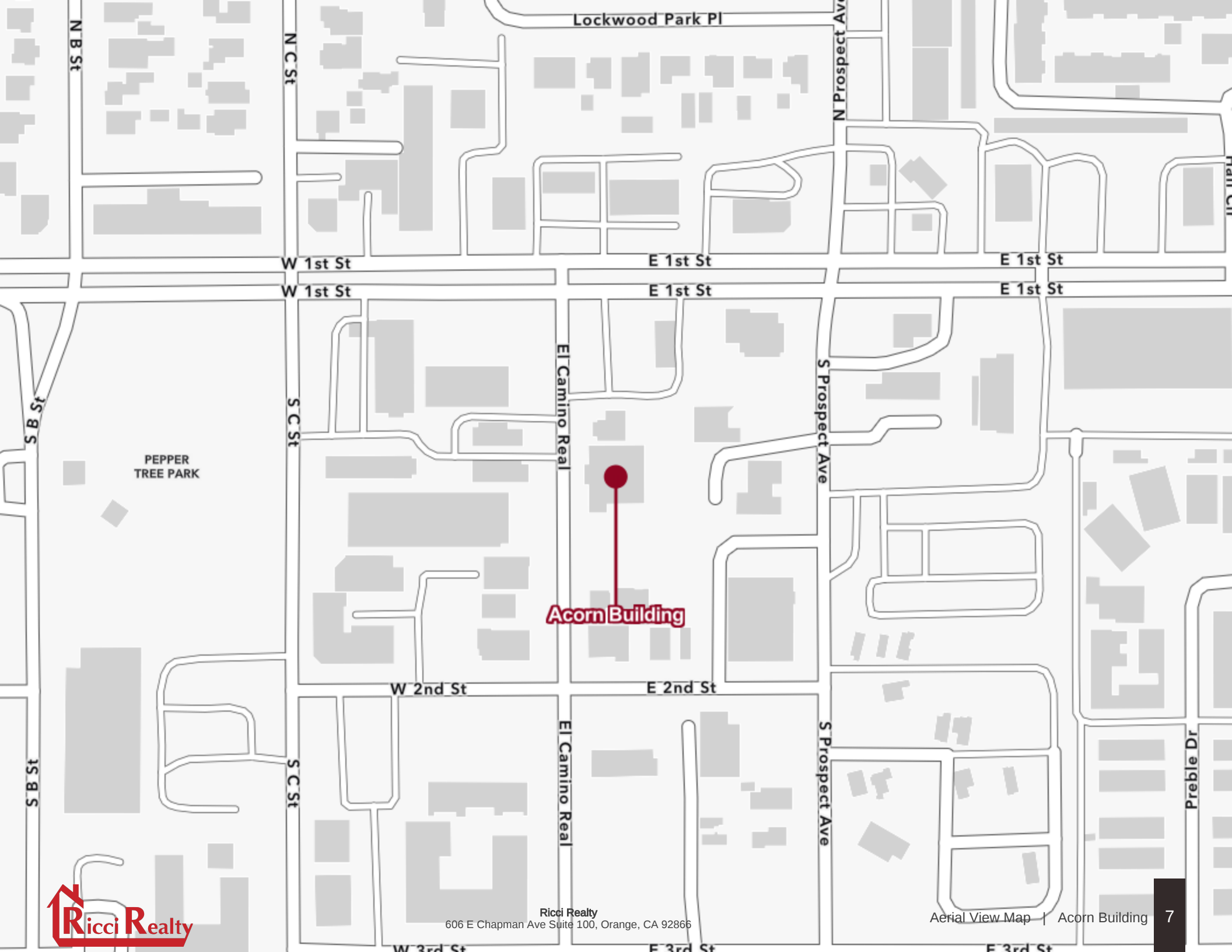
Tustin Unified School District Approx. 2,491 Employees
Approx. 1.5 mile

SchoolsFirst Federal Credit Union Approx. 1,089 Employees
Approx. 1 mile

Costco Approx. 749 Employees
Approx. 1.85 mile

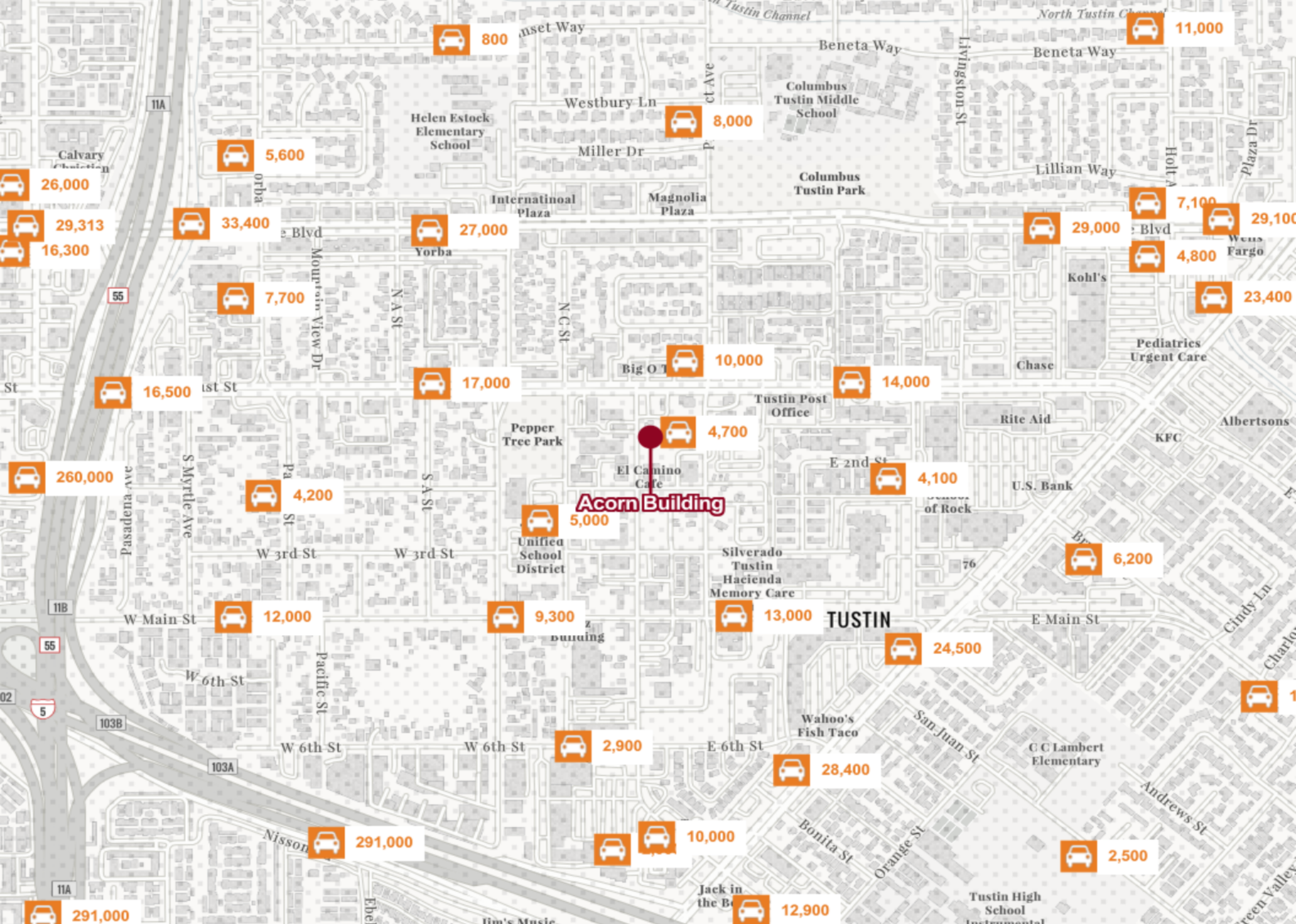
Acorn Building

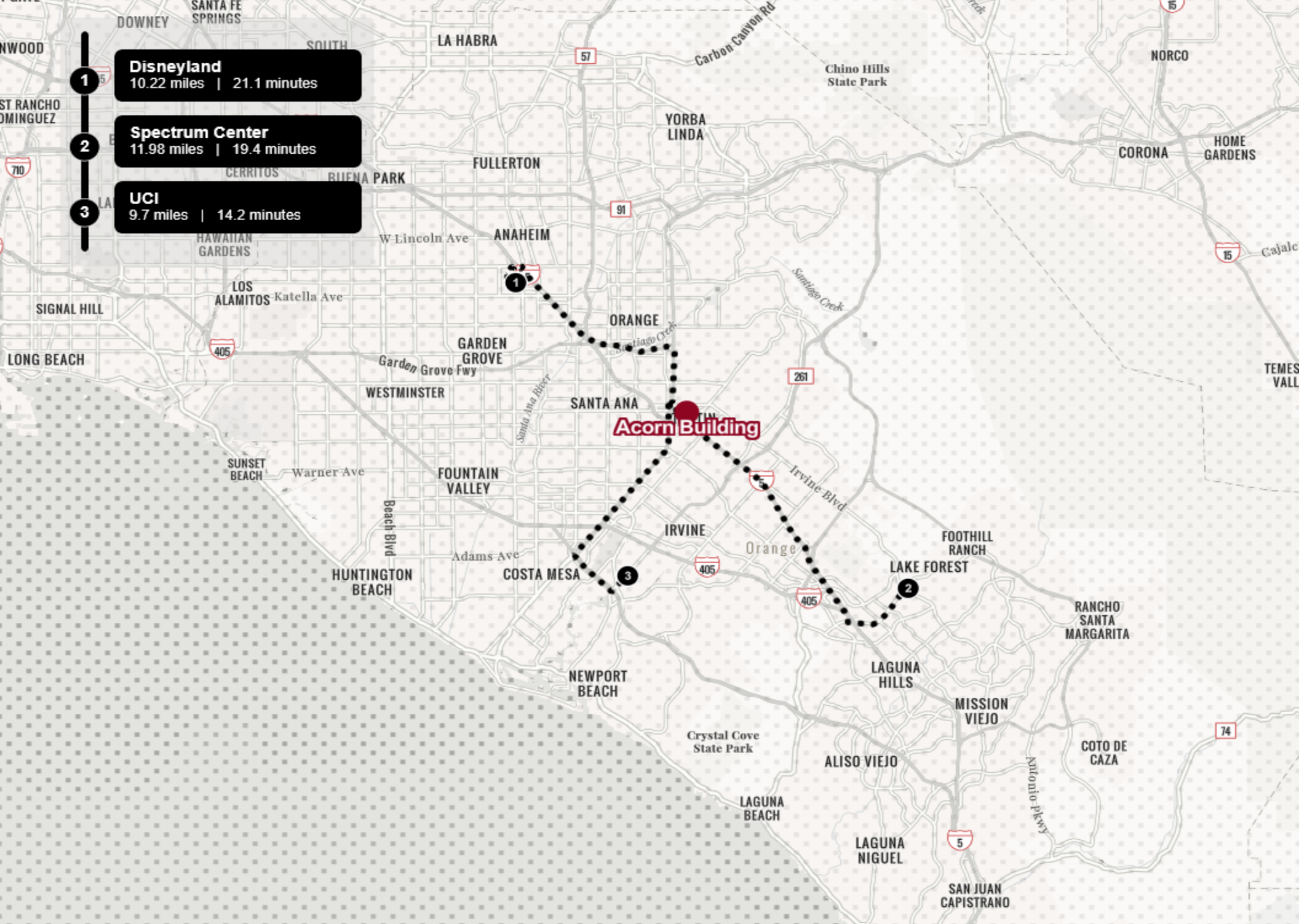


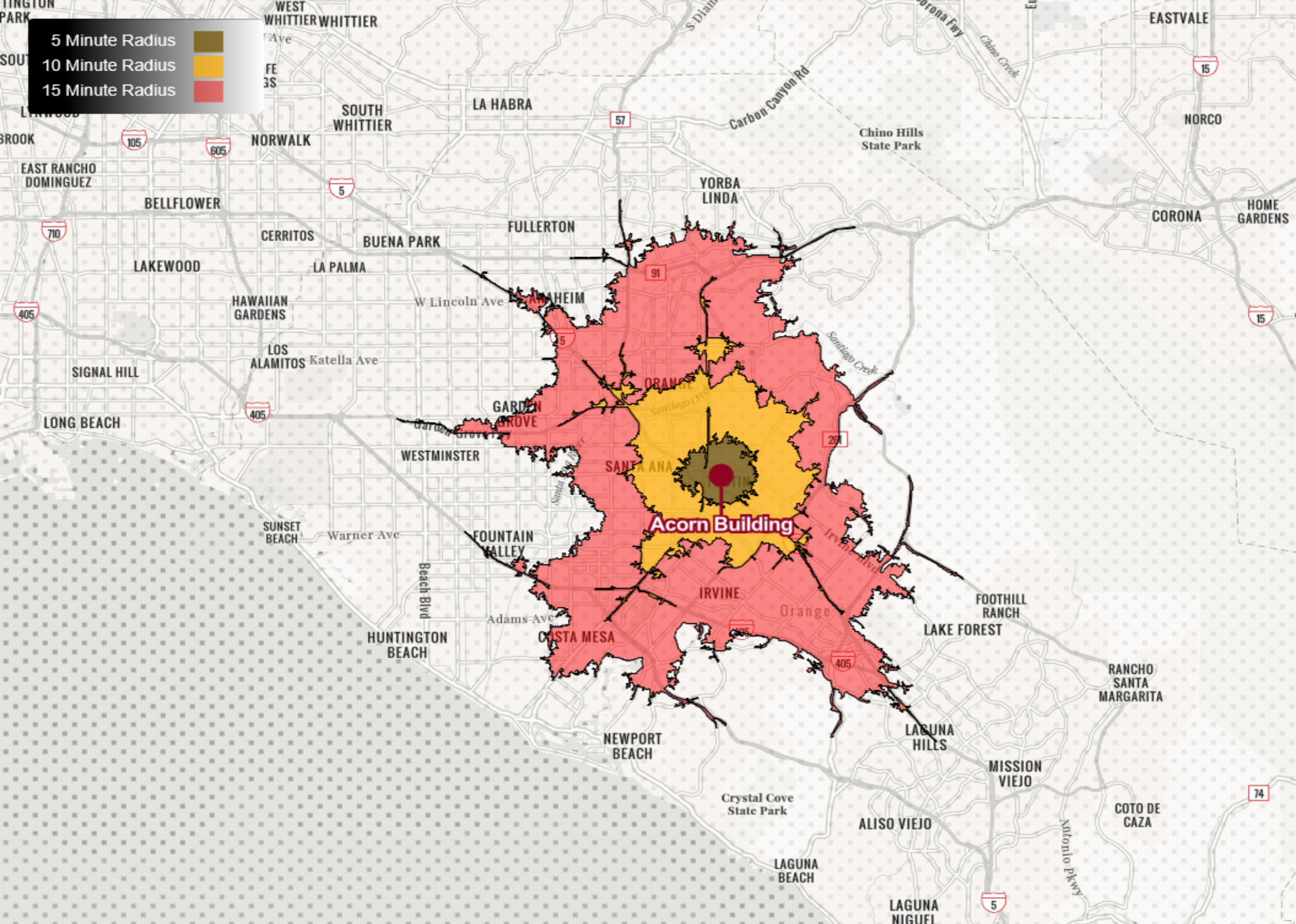


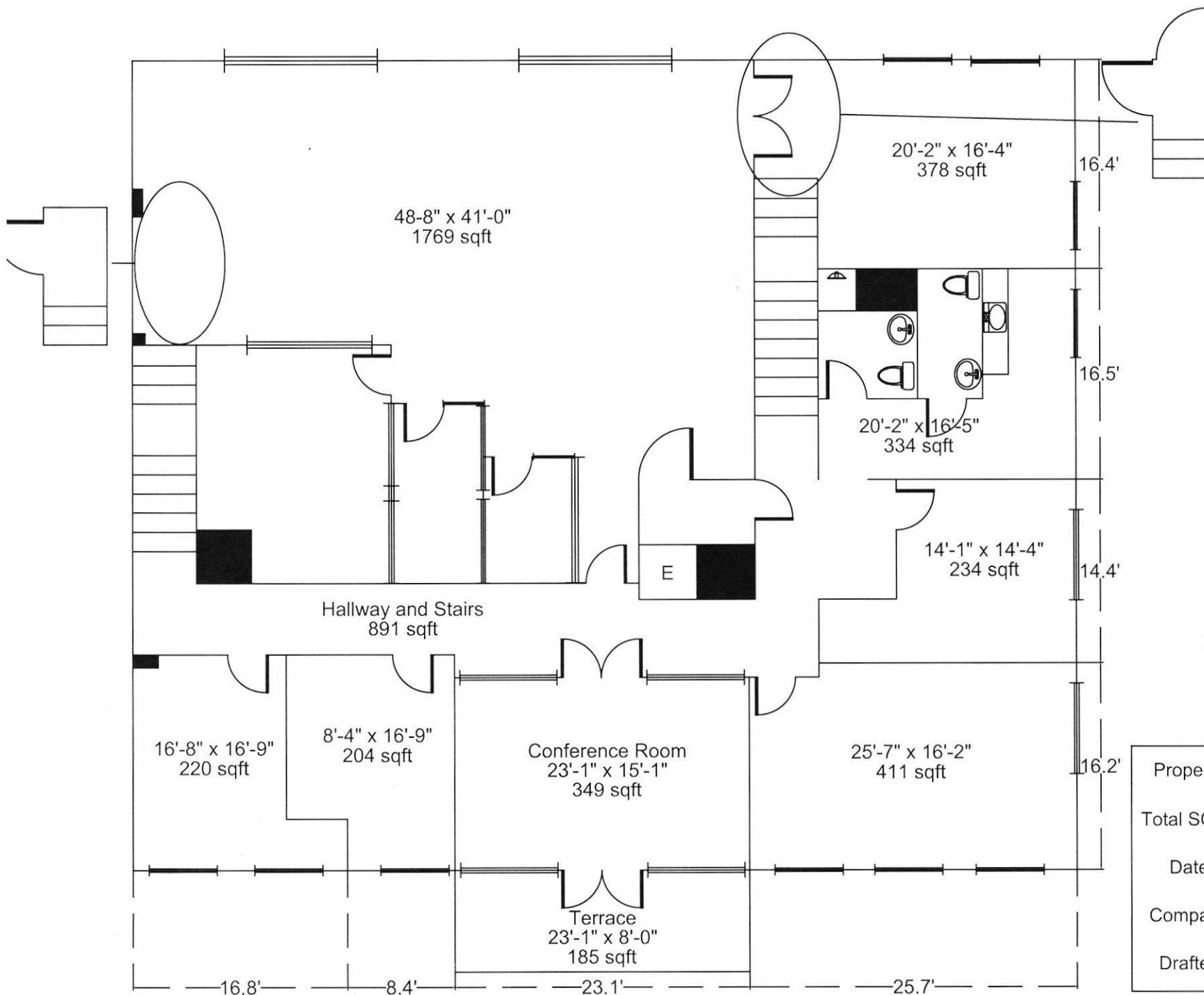
Acorn Building











Property:	155 El Camino Real
Total SQFT:	5,012*
Date:	October 24, 2022
Company:	Ricci Realty
Drafter:	Trevor Moreno



1981

TUSTIN CITY
TRACT NO. 3
TRACT NO. 555
TRACT NO. 16481
PARCEL MAP

L.A. 1-128
M.M. 9-4
M.M. 26-15
M.M. 879-36 to 38 inc.
P.M. 23-31, 315-11

Ricci Realty

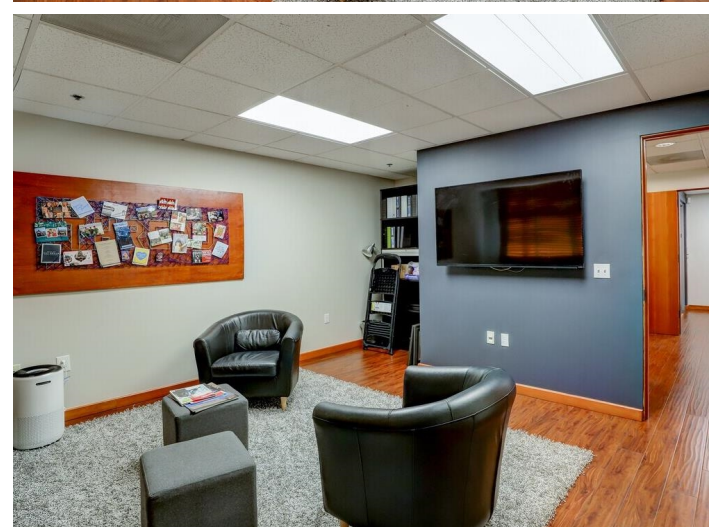
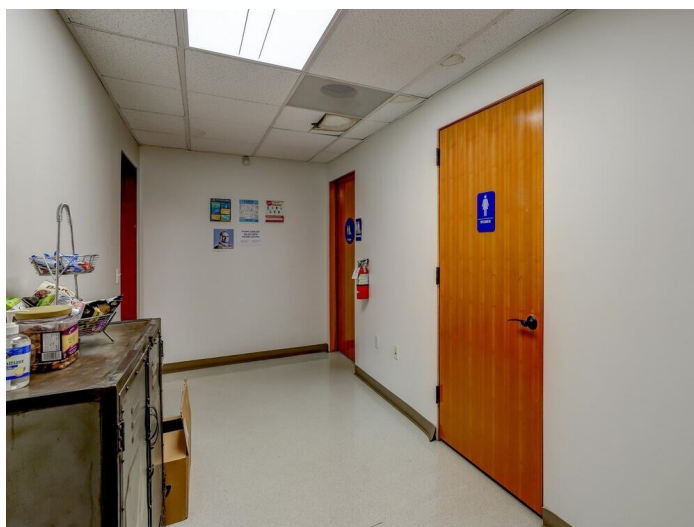
606 E Chapman Ave Suite 100, Orange, CA 92866

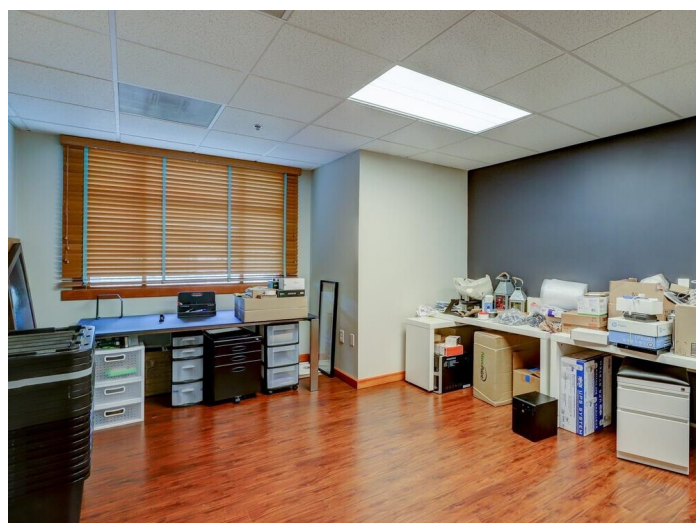
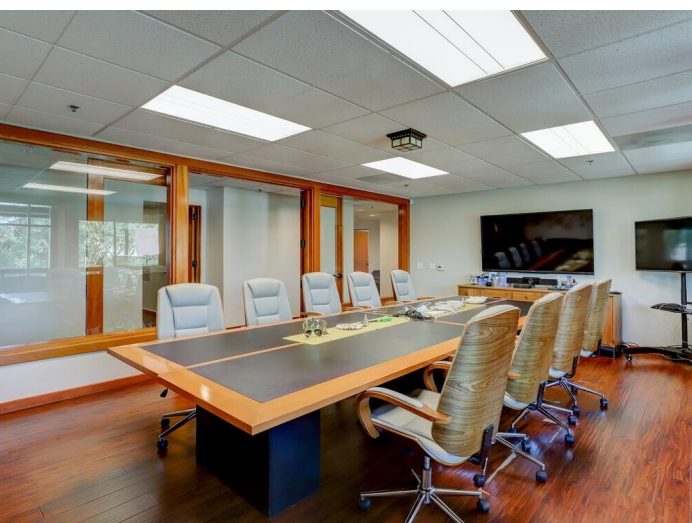
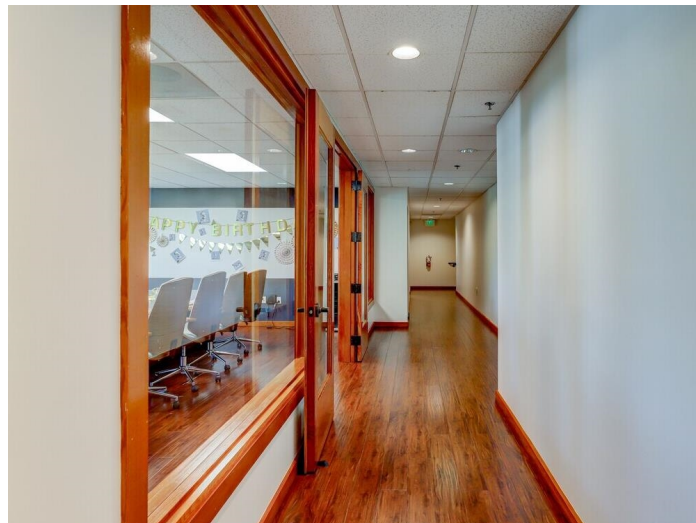
NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

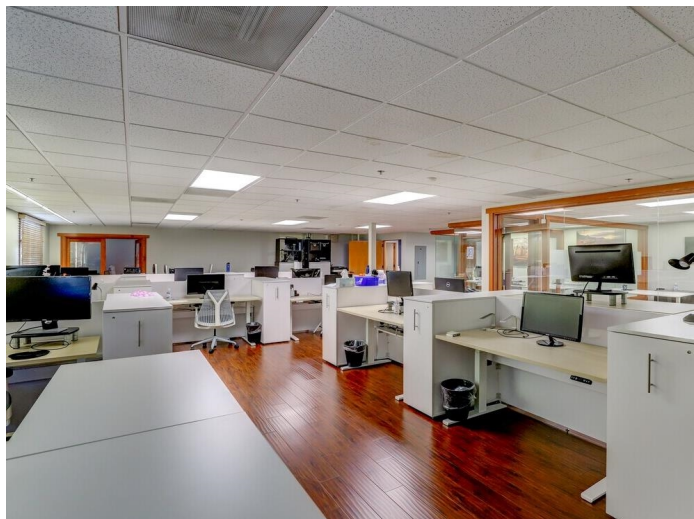
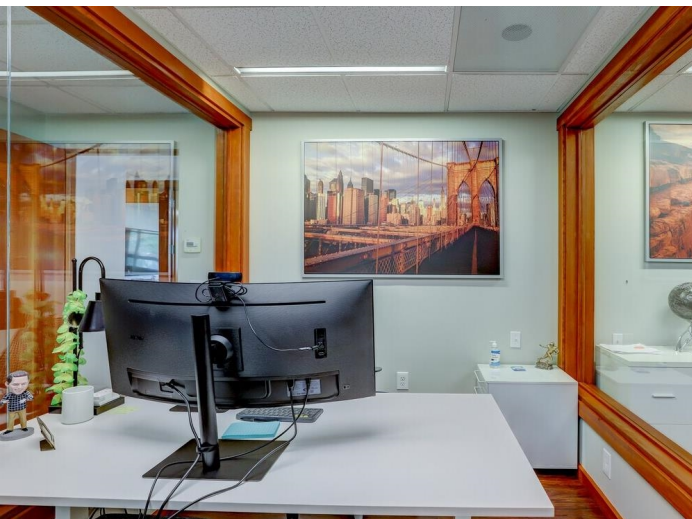
ASSESSOR'S MAP
BOOK 401 PAGE 58
COUNTY OF ORANGE

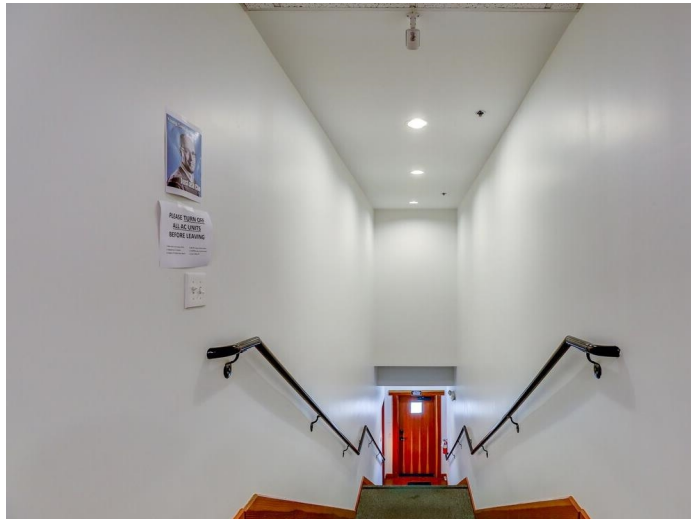
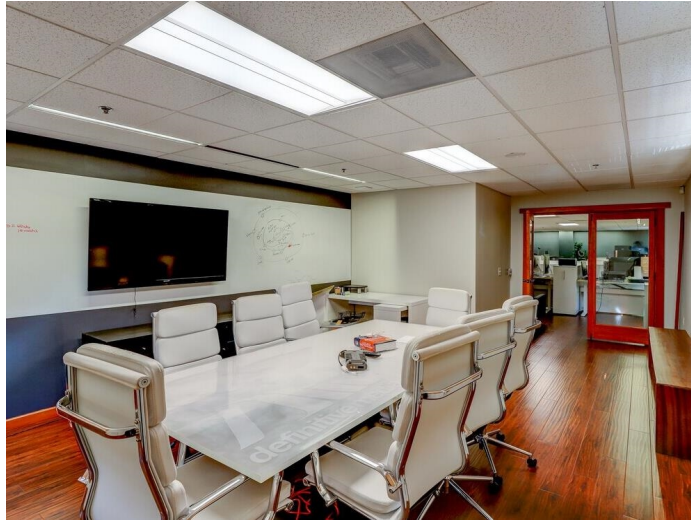
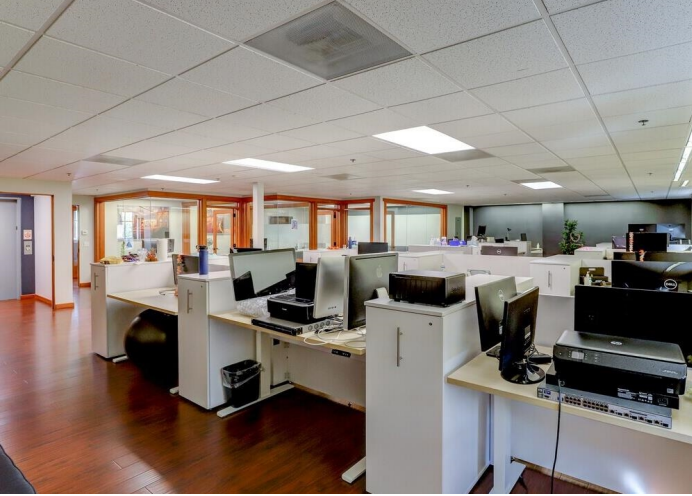






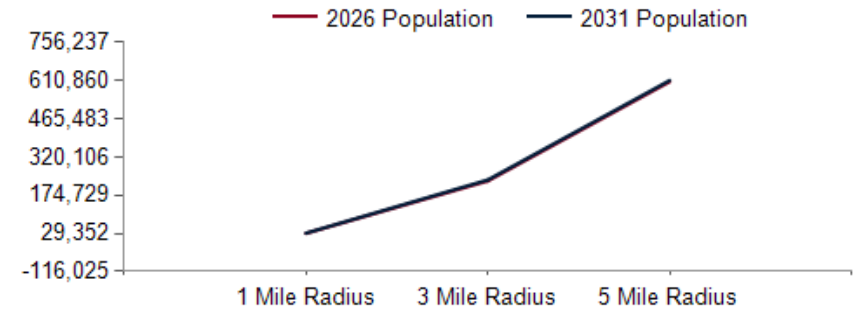




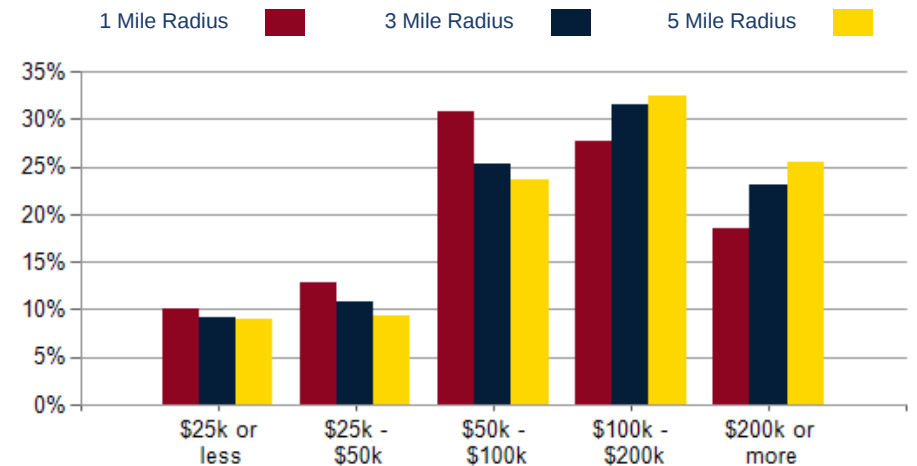


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,188	217,047	562,355
2010 Population	26,672	225,558	589,938
2026 Population	29,352	228,527	605,653
2031 Population	30,010	232,810	610,860
2026 African American	695	3,529	10,126
2026 American Indian	522	5,016	12,009
2026 Asian	3,823	33,371	126,850
2026 Hispanic	16,594	130,962	304,745
2026 Other Race	9,649	75,379	173,036
2026 White	9,343	70,210	183,612
2026 Multiracial	5,198	40,484	98,617
2026-2031: Population: Growth Rate	2.20%	1.85%	0.85%

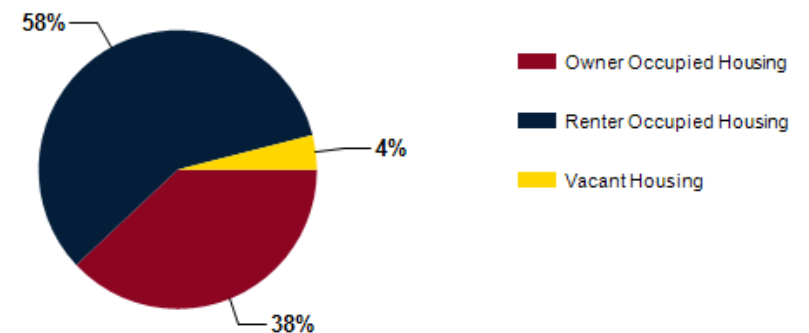
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	686	4,278	11,084
\$15,000-\$24,999	364	2,490	6,003
\$25,000-\$34,999	359	2,738	6,351
\$35,000-\$49,999	975	5,212	11,466
\$50,000-\$74,999	1,668	9,529	22,444
\$75,000-\$99,999	1,511	9,110	22,518
\$100,000-\$149,999	1,780	14,017	36,997
\$150,000-\$199,999	1,078	9,090	24,920
\$200,000 or greater	1,924	16,948	48,579
Median HH Income	\$92,114	\$108,708	\$116,741
Average HH Income	\$132,105	\$150,534	\$158,747



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

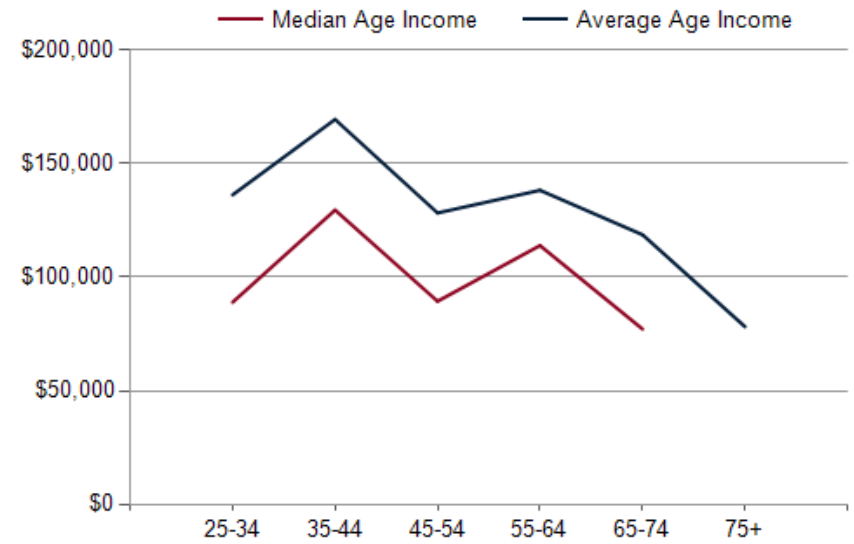
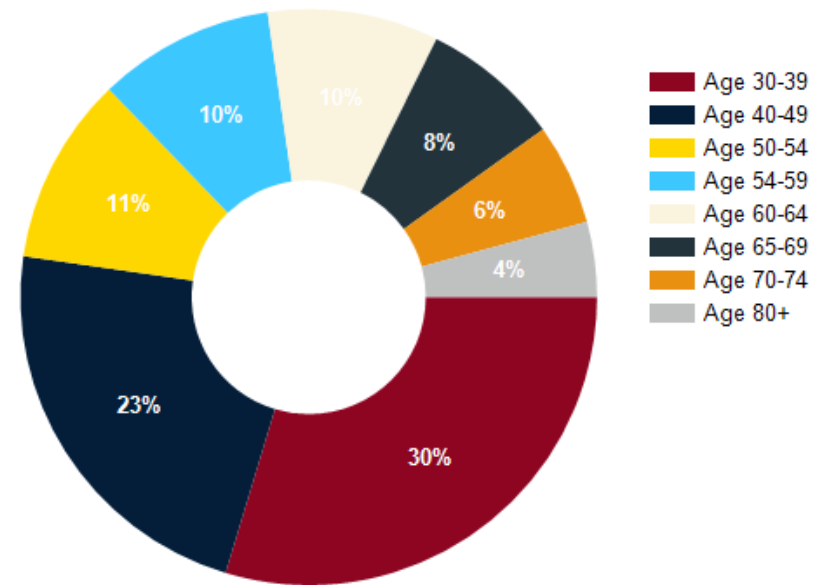


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,687	18,775	50,453
2026 Population Age 35-39	2,428	16,585	43,441
2026 Population Age 40-44	2,031	16,038	42,203
2026 Population Age 45-49	1,870	14,616	38,249
2026 Population Age 50-54	1,820	14,518	38,801
2026 Population Age 55-59	1,704	14,144	36,922
2026 Population Age 60-64	1,655	12,557	32,544
2026 Population Age 65-69	1,344	10,094	27,241
2026 Population Age 70-74	980	7,541	21,330
2026 Population Age 75-79	727	5,697	15,968
2026 Population Age 80-84	474	3,622	10,214
2026 Population Age 85+	583	3,516	9,127
2026 Population Age 18+	23,482	179,401	480,653
2026 Median Age	37	36	37
2031 Median Age	39	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$88,932	\$95,881	\$106,990
Average Household Income 25-34	\$136,246	\$135,595	\$144,454
Median Household Income 35-44	\$129,541	\$121,156	\$133,135
Average Household Income 35-44	\$169,489	\$163,150	\$175,321
Median Household Income 45-54	\$89,385	\$113,999	\$130,123
Average Household Income 45-54	\$128,277	\$160,510	\$174,286
Median Household Income 55-64	\$113,931	\$145,461	\$146,034
Average Household Income 55-64	\$138,267	\$174,886	\$179,229
Median Household Income 65-74	\$77,140	\$95,099	\$105,866
Average Household Income 65-74	\$118,686	\$149,555	\$154,647
Average Household Income 75+	\$78,187	\$110,936	\$116,750

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	87	88
Diversity Index (current year)	87	87	88
Diversity Index (2020)	87	87	88
Diversity Index (2010)	81	80	81

POPULATION BY RACE



1 MILE



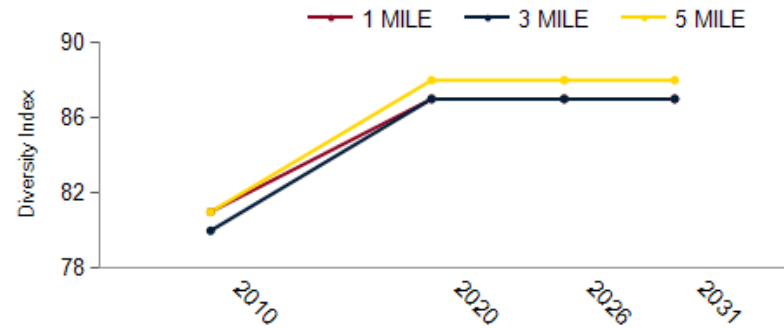
3 MILE



5 MILE

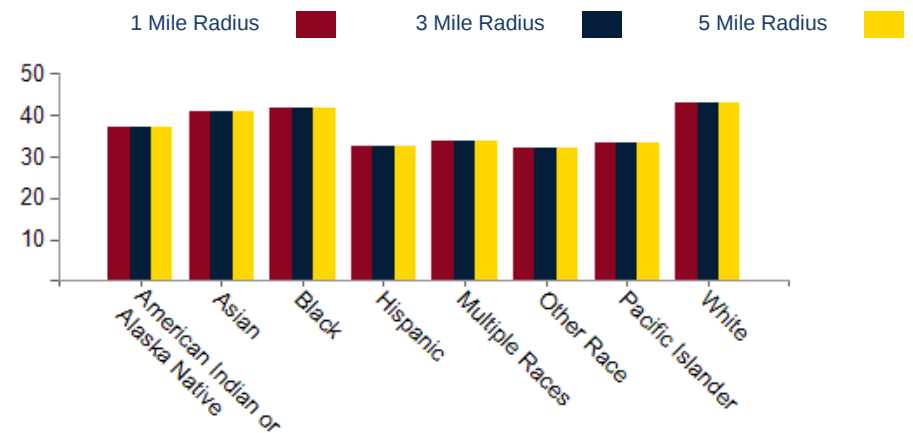
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	1%	1%
American Indian	1%	1%	1%
Asian	8%	9%	14%
Hispanic	36%	36%	34%
Multiracial	11%	11%	11%
Other Race	21%	21%	19%
White	20%	20%	20%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	37	33	34
Median Asian Age	41	41	40
Median Black Age	42	37	36
Median Hispanic Age	32	32	32
Median Multiple Races Age	34	33	33
Median Other Race Age	32	32	32
Median Pacific Islander Age	33	34	33
Median White Age	43	44	42

2026 MEDIAN AGE BY RACE



Acorn Building

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Ricci Realty and it should not be made available to any other person or entity without the written consent of Ricci Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Ricci Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Ricci Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Ricci Realty has not verified, and will not verify, any of the information contained herein, nor has Ricci Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Albert Ricci

Ricci Realty
Broker Associate
(714) 633-3600
AJ@RicciRealty.com
01985308



Brokerage License No.: 01011606
www.ricciirealty.com