



934-970 N Tustin St.
Orange, CA 92867

FOR LEASE

1,952 SF | 6,486 SF | 6,496 SF AVAILABLE

E Collins Avenue (±18,162 VPD)

Available
6,496 SF



LUCKY'S
THAI PANTRY



Available 6,486 SF

Available 1,952 SF

The UPS Store



AMERICA'S BEST
CONTACTS & EYEGLASSES



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:

Bryan Norcott

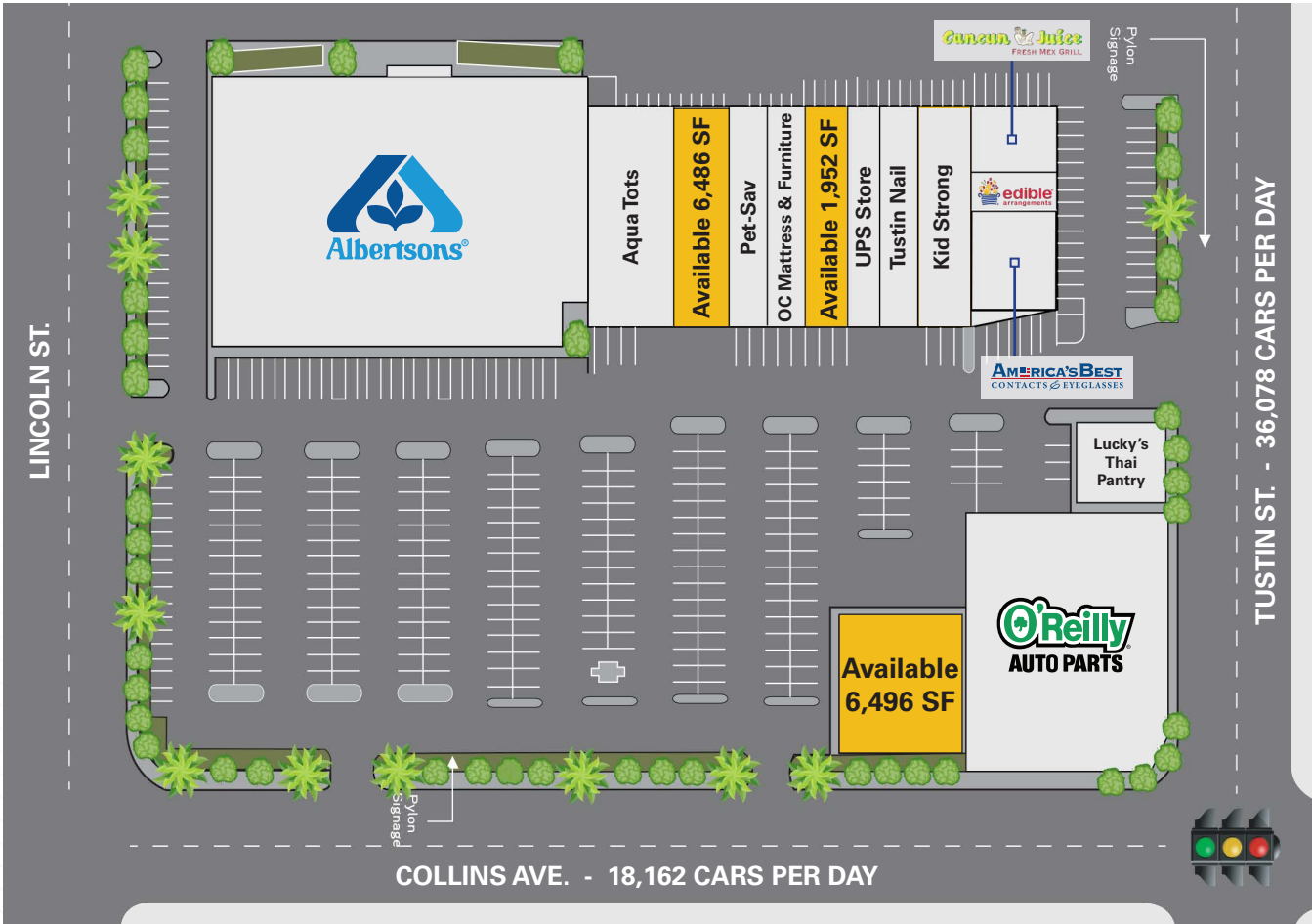
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NEWMARK | PACIFIC

Site Plan

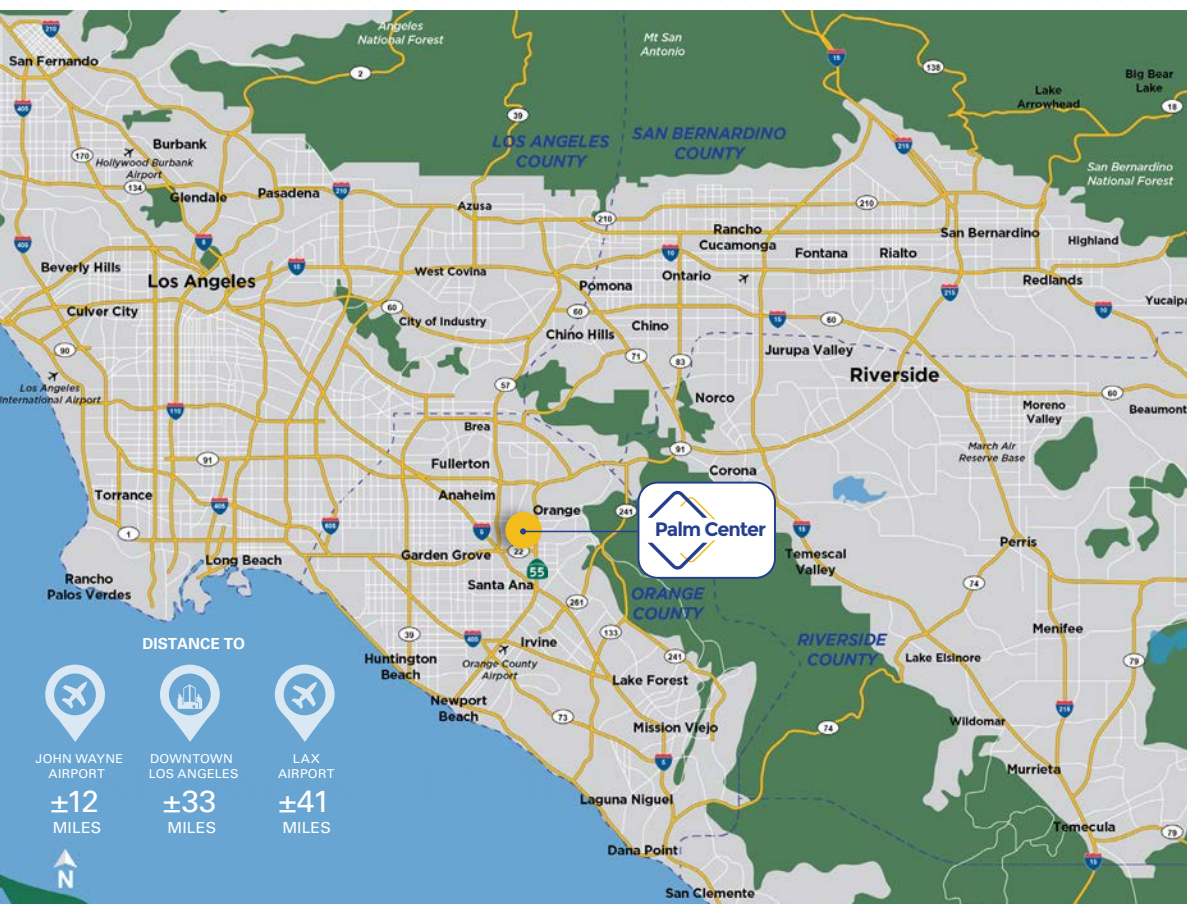


TENANT	SF
Albertsons	42,426
Aqua Tots	8,775
Vacant	6,486
Vacant	6,496
O'Reilly Auto Parts	6,000
Vacant	1,952

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
TOTAL GLA	92,950*

* 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)

Cun Chun Juice
FRESH MEX GRILL

AMERICA'S BEST
CONTACTS & EYEGLASSES

LUCKY'S
THAI PANTRY

O'Reilly
AUTO PARTS

AVAILABLE
1,952 SF

The UPS Store



AQUA-TOTS
SWIM SCHOOLS

AVAILABLE
6,486 SF

AVAILABLE
6,496 SF

Albertsons

E Collins Avenue (±18,162 VPD)