



TUSTIN'S FRENCH QUARTER

FedExOffice
Print & Ship Services

MemorialCare
Medical Group

Marshalls
HomeGoods

DOLLAR TREE

BAD BASS
COFFEE HAWAII

ALLOY
pure barre

Cuneen & Juice
FRESH MEX GRILL

WING * STOP

Jack
in the box

E 17TH ST - APPROX. 37,800 CPD



LEASING BROCHURE

TUSTIN'S FRENCH QUARTER

17245-17395 17th St, Tustin, CA 92780

2,600 SF - 3,240 SF Available

(Please Do Not Disturb Existing Tenants)



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HIGHLIGHTS

- Close proximity to the CA-55 freeway with 259,000 cars per day
- Strategically positioned on 17th St, major east/west thoroughfare with over 37,000 cars per day connecting Tustin to neighboring city Santa Ana
- Excellent population in the surrounding area, pulls from North Tustin & Panorama Heights; over 240,000 population with an median household income over \$100,000 in the 3 miles radius
- Strong daytime population with over 128,000 employees within a 3 mile radius
- Signalized intersection provides for convenient access

3,240 SF AVAILABLE



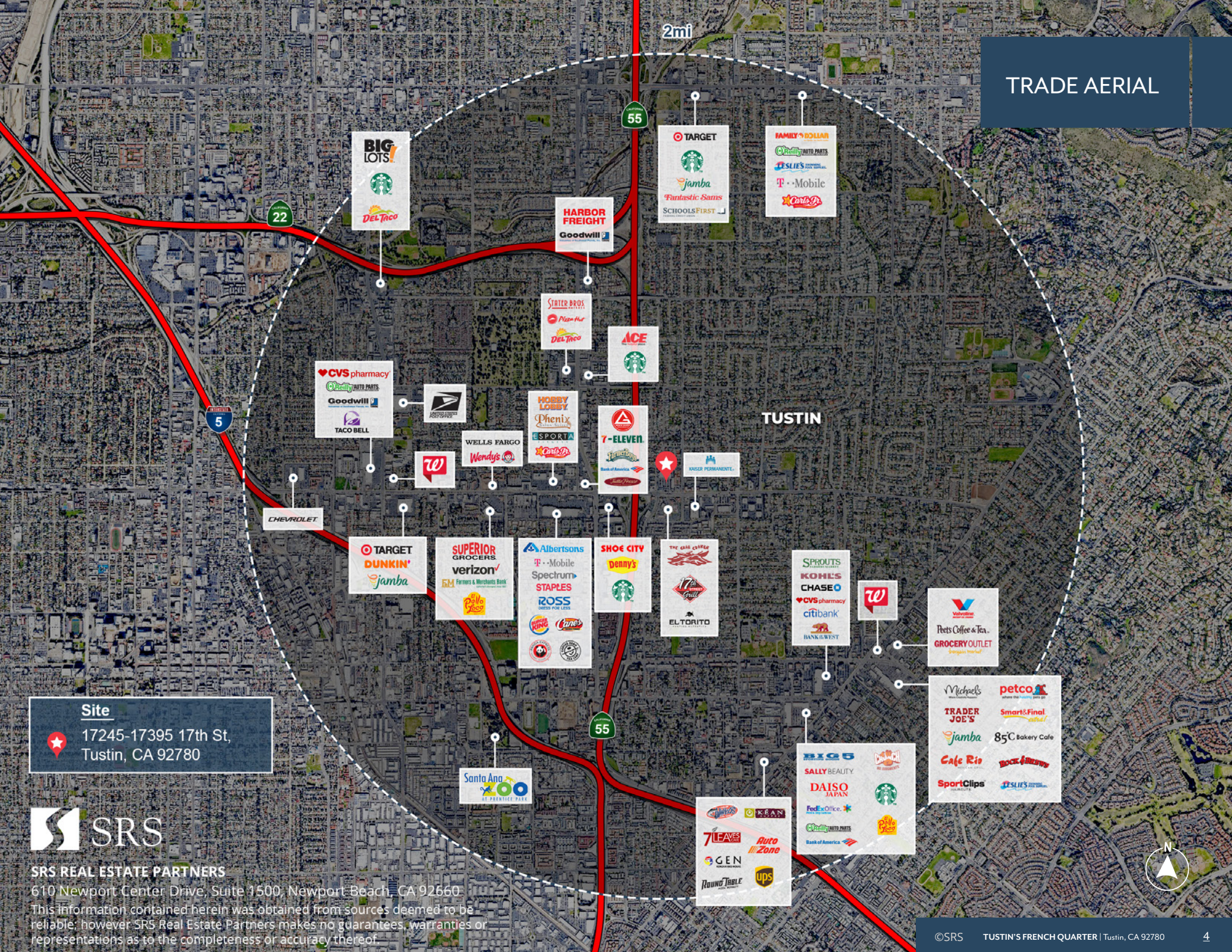
2ND FLOOR: 2,600 SF AVAILABLE

TUSTIN'S FRENCH QUARTER TENANT DIRECTORY

GLA: 89,863 SF



UNIT	TENANT	SF
17245	Badass Coffee	1,520
17245-B	Alloy Fitness	2,255
17245-D	Joseph Henry, DDS	1,660
17245-C	Pure Barre	1,593
17245-A	Cancun Juice	2,441
17251-A/B	Memorial Care	4,836
17251-D	Available	2,600
17251-E	Mrs. Lee Psychic Reader (2nd Floor)	241
17261	Marshalls/HomeGoods	32,504
17265	Dollar Tree	8,243
17291	NIO Dance Studio	6,094
17295	Lush Nails Studio	1,500
17301	Bliss Plus Lash Spa	1,260
17311/17321	Legacy Martial Arts	2,816
17331-17341	Available (Please Do Not Disturb)	3,240
17351	5th Ave Bagelry	1,584
17361	HMC Weight Loss	1,584
17371	Relax Foot Spa	1,584
17381	New Smile Dental	1,584
17385	Sandy's Threading & Beauty	1,200
17391	Friends Café	3,492
17395-A	New Tenant	1,000
17395-B	Wingstop	1,000
17395-C	Joghurt Yogurt	950
17395-D/E	MagiKids	1,976
17395-F	State Farm Insurance (2nd Floor)	1,000
17395-G	Available (ATM)	200



Site
17245-17395 17th St,
Tustin, CA 92780



SRS REAL ESTATE PARTNERS

610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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17245-17395 17th St, Tustin, CA 92780

- 3,240 SF Available (Please Do Not Disturb)
- 2,600 SF Available (2nd Floor)
- 200 SF Available (ATM)

2025 DEMOGRAPHICS

Source: Esri

ONE MILE

Population / 23,118
 Median Income / \$114,325
 Daytime Population / 20,217

THREE MILES

Population / 246,403
 Median Income / \$100,760
 Daytime Population / 128,891

FIVE MILES

Population / 577,105
 Median Income / \$109,099
 Daytime Population / 336,004



TUSTIN'S FRENCH QUARTER



FOR LEASING INFORMATION, CONTACT:

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