



FOR LEASE

2475

N TUSTIN STREET

ORANGE, CA 92865

LEASE OPPORTUNITY OVERVIEW



SIZE

BUILDING: ±5,301 SF

LAND: ±25,487 SF (±0.59 AC)

ASKING RENT

\$3.25 PSF + NNN'S

TRAFFIC COUNT

N TUSTIN ST ±39,000 VPD

YEAR BUILT

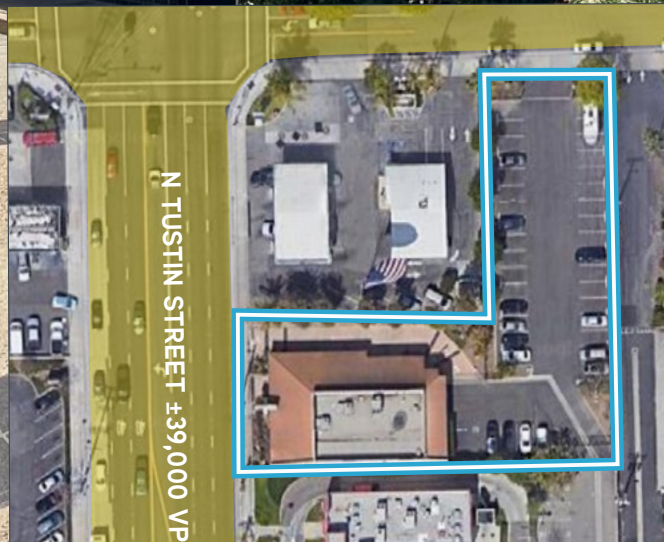
1975

CONSUMER SPENDING

Average annual consumer spending on retail purchases is \$335M within a 1-mile radius

LOCATION

Excellent visibility along N Tustin St (±39,000 VPD)
Established surrounding retailers reaching above average annual sales



Chevron 76 Starbucks
SUBWAY DEL TACO Denny's

76 W
Wienerschnitzel

Bank of America usbank Shell
Mobil ANYTIME FITNESS
VONS IN-N-OUT BURGER DEL TACO Starbucks

WELLS FARGO BEST BUY Valero Speedway Olive Garden
Orangetheory FITNESS SHERWIN-WILLIAMS Jack PANDA EXPRESS
rubio's Habit Burger Grill PET SMART McDonald's
Kentucky Fried Chicken Chick-fil-ee BIG5 SPORTS GOODS Yogurtland

2475 N TUSTIN ST.

ROSS Dress for Less Walmart sears BUFFALO WILD WINGS
SPROUTS FARMERS MARKET claire's Bath & Body Works
24 FITNESS HomeGoods Red Robin ULTA BEAUTY
noodles & COMPANY See's CANDIES Party City DONATOS

target CVS pharmacy Starbucks
TANERA Cold Stone Creamery
Pizza Hut Cane's TACO BELL

55

± 218,000 VPD

TUSTIN ST.
±42,000 VPD

CVS pharmacy TRADER JOE'S
Staples Starbucks Domino's BR
SUBWAY BLAZE PIZZA FLAME & BROILER



INTERIOR PHOTOS



AREA OVERVIEW

ORANGE, CALIFORNIA

Orange is a city located in Orange County, California. It is approximately 3 miles north of the county seat, Santa Ana. The city's Old Town District features numerous antique homes, many dating back over a century — this gives the area a sense of living history that is unique among communities in this region. The area surrounding Orange Plaza Square serves as the city's downtown district, with an eclectic mix of boutique shops, specialty restaurants, and other small businesses in a walkable, open-air layout. Chapman University calls the area home, making it a perfect spot for a college apartment or first-time rental.

The Hilbert Museum of California Art is one of the city's most popular cultural institutions, featuring paintings, sculptures, and other installations uniquely inspired by the Golden State. Living in Orange puts you practically right next door to Anaheim, with its world-famous attractions like Disneyland, ball games at Angel Stadium, and dozens of concert venues at your fingertips. The beach is only thirty minutes away.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2027 Projection	16,142	131,469	461,673
2022 Estimate	16,249	132,725	463,652
Growth 2010-2027	3.07 %	2.26 %	4.66 %
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2027 Projection	5,278	43,456	151,422
2022 Estimate	5,144	42,404	146,802
Growth 2010-2027	3.82 %	3.25 %	6.56 %
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$133,580	\$129,623	\$119,355



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ORANGE, CA 92865

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