

AVAILABLE FOR LEASE
2ND FLOOR OFFICE/RETAIL SPACE
648 N TUSTIN ST, ORANGE, CA



PROPERTY OVERVIEW

Lee & Associates - Newport Beach is pleased to offer for lease 2nd floor office/retail space in Tustin Center located at 648 N Tustin St in the city of Orange. Perfect for the local small business looking for a conveniently located property in the center of Orange County. The property just underwent a modernizing renovation with new metal roof and new modern glass doors/window mullions. Call us today to discuss availability.

Located in between Katella Ave and Chapman Ave, allowing immediate access to the 55 Freeway, and less than a mile from Chapman University ($\pm 10,000$ students). Tustin Center contains an eclectic tenant mix, including the new S&J Gran Cafe, in a recently renovated center that has great visibility fronting busy Tustin Street.

SPACE DETAILS

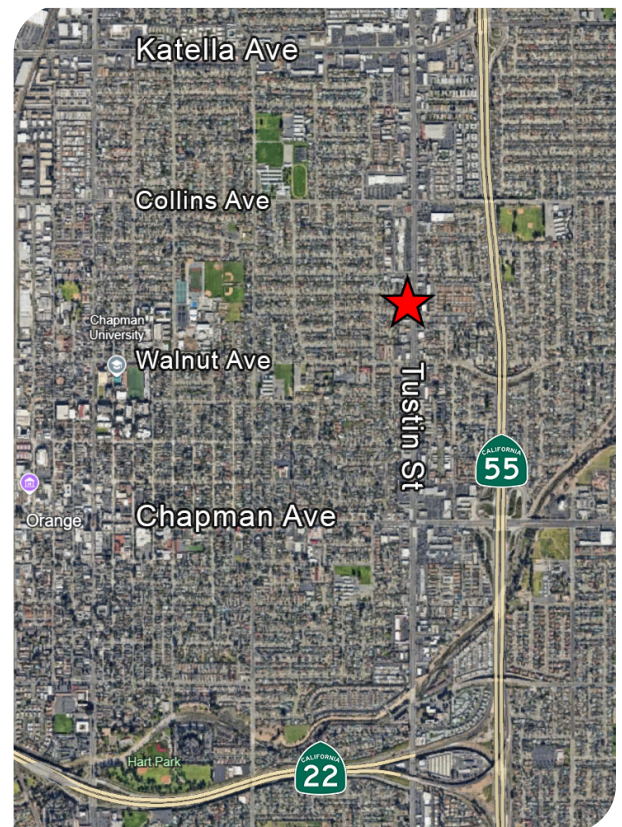
- ADDRESS: 648 N Tustin St
Orange, CA
- LEASE RATE: \$1.80psf + \$0.60psf NNN
- SIZE: 600sf to 1,317sf
- FLOOR: 2nd

TRAFFIC COUNTS:

Tustin St: 34,000 AADT
55 Freeway: 250,000 AADT

Ken Gould
kgould@lee-associates.com
D 949.724.4728

Brian Barson, CCIM
bbarson@lee-associates.com
D 949.724.4717



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TENANT ROSTER

SUITE	TENANT	SF
650	S&J Gran Cafe	
648 A/B	Former H&R Block	1,200
648 C	Opulent Beauty (Nails)	
648 D	Former Barbershop	600
648 E	Former Jiu Jitsu Studio	600
648 F	Snatched By Kay	
648 G	Lizzie's Lice Pickers	
648 H	Former Medical Office	1,317
646	Legacy Auto Registration	
642	Sabai Thai Massage	
636	Hit The Mark Fitness	
626	Shingaar Salon & Spa	



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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