



DENTIST

TUSTIN CITY URGENT CARE

**2<sup>ND</sup> GENERATION  
MEDICAL FOR  
SUBLEASE**

**13095 JAMBOREE RD., TUSTIN, CA**

OFFICIAL LEASING BROCHURE



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CalBRE #02123722

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# PROPERTY HIGHLIGHTS



## AVAILABILITY

1,764 SF sublease opportunity



## TENANCY

Co-tenancy includes Ralphs, Rite Aid, Starbucks, Juice It Up, The Stand, Citi Bank, and more



## 3 MILE RADIUS

6.3M SF Retail Space  
4.1M SF Office Space  
3M SF Industrial Space  
45,493 Households



## LOCATION

Affluent trade area  
High traffic counts  
70,218 VPD combined



## PROPERTY FEATURES

2<sup>nd</sup> generation medical buildout  
End cap unit with Irvine Blvd. visibility



## TRAFFIC COUNTS

Irvine Blvd. 28,824 VPD  
Jamboree Rd. 41,394 VPD  
I-5 FWY 317,799 VPD



## POPULATION

1 MILE 25,249  
2 MILES 99,965  
3 MILES 198,391



## MEDIAN HH INCOME

1 MILE \$109,331  
2 MILES \$110,043  
3 MILES \$107,859



## DAYTIME POPULATION

1 MILE 11,416  
2 MILES 36,702  
3 MILES 71,316









## OVERVIEW

Tustin, California, located in Orange County, is a vibrant city known for its high quality of life and diverse range of amenities. With its central location and convenient access to major transportation routes, Tustin offers easy connectivity to surrounding areas. Tustin's Old Town, a charming historic district, preserves the city's heritage and serves as a bustling hub for specialty shops, restaurants, and art galleries.

Tustin's strategic location within Orange County, along with its proximity to major transportation routes such as highways and airports, make it an attractive destination for businesses. The city's business-friendly environment, modern infrastructure, and access to a skilled workforce further support economic growth and development.

Tustin's economy is diverse and robust, encompassing various industries. The healthcare sector is particularly prominent, with numerous medical facilities, hospitals, and specialized clinics serving the community. These healthcare providers not only offer essential services but also create employment opportunities for medical professionals and support staff.

The technology industry also thrives in Tustin, with a range of technology companies calling the city home. From innovative startups to established firms, these companies drive innovation and contribute to job creation in fields such as software development, telecommunications, and biotechnology.

The retail sector in Tustin is filled with shopping centers, malls, and retail outlets offering a wide selection of popular brands. The presence of these retail establishments, combined with a strong consumer base, contributes to the local economy and provides employment opportunities in areas such as sales, customer service, and management.

Tustin residents enjoy a high quality of life with well-maintained parks, sports fields, and recreational facilities, providing ample opportunities for outdoor activities and leisure. The city is committed to providing excellent education, with top-rated public and private schools within the Tustin Unified School District. Additionally, Tustin hosts a variety of cultural and community events throughout the year, including festivals, parades, concerts, and farmer's markets, fostering a strong sense of community and engagement among its residents.





# MARKET AERIAL







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