

Orange Villa Shopping Center

SWC Tustin Street / Meats Avenue
Orange, CA



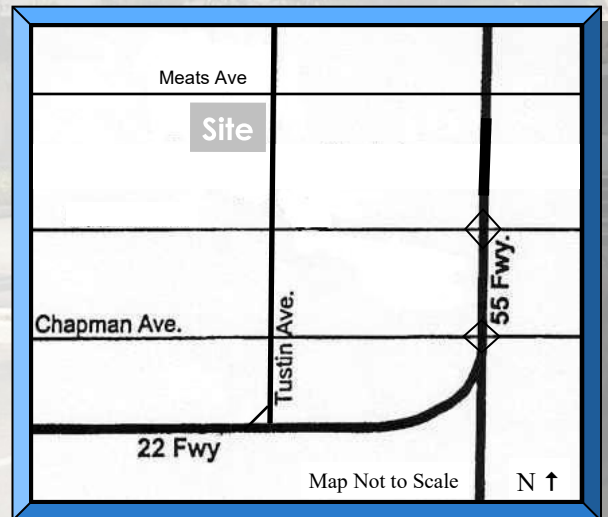
Retail Space for Lease



- Anchors: Staples, BevMo, & Turner's
- Located across from the Village at Orange, formerly The Mall of Orange
- Near TARGET, Walmart, CVS, & Trader Joe's
- Remodeled center

DEMOGRAPHICS:	1 Mile	2 Mile	3 Mile
Population:	19,786	67,564	139,811
Avg. HH Income:	\$150,122	\$161,219	\$156,116

ESRI (2025 est)



Brokerage Company, Inc.

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Suite	Tenant
2000	Beverages & more!
2016	Nail Salon
2018	Mexican Restaurant
2020	Coin Laundromat
2022	Barber
2024	Vietnamese Restaurant
2026	Reflexology
2028	Threading Salon
2030	Zito's Pizza
2036	Zito's Pizza
2040	Turner's Outdoorsman
2050	Staples

Suite	Tenant
2062	Hair & Nail Salon
2064-68	Bakery
2070	HiRize Fitness (Available 1,360 Sq Ft +/-)
2076	Moon Lash & Beauty
2080	Dry Cleaners
2090	Dental

Corner Pad Building	
2094 A-1	Einstein Bagels (Coming Soon)
2094 A-2	Hawaiian BBQ
2094 B	Subway
2094 C-1	Green Leaves Tea Cafe
2094 C-2	Zena's Restaurant

Upstairs	
2010 A	Dental
2010 C	Living Well
2010 F	Living Well
2010 B	Barber

(All Square Feet (SF) are +/- and subject to field verification by prospective tenant prior to lease execution).



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Aerial



This aerial reflects some, but certainly not all, stores that may be in the area. Same is provided without warranty, is subject to errors and omissions, and is further provided subject any prospective tenant making its own advance field verification prior to lease execution as to which businesses exist within the zone, or may be entertaining this marketplace.



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