

301 N Tustin, Santa Ana

NEW RETAIL CENTER FOR LEASE DIRECTLY ACCESSED FROM THE 55 FREEWAY



At the intersection of Tustin Avenue and 4th Street, *join Santa Ana's newest retail building* just off the 55 Freeway with excellent access to North Tustin and other surrounding OC businesses and residents.

Seeking service, medical and other strong f&b.



Property *Highlights*



- + 7,367 SF retail center just completed in the heart of Santa Ana
- + Immediate access from the freeway (260K ADT)
- + Dedicated monument sign for all tenants along the 55 freeway
- + Marquee Starbucks drive thru anchoring project's corner
- + New 65 parking stalls
- + Close proximity to multifamily, leading healthcare and dense Orange County neighborhoods
- + Inline spaces can be demised and/or combined

Location and *Demographics*

Population + Income

1 Mile Radius

Pop: 33,427

Avg. Income: \$82,800

2 Mile Radius

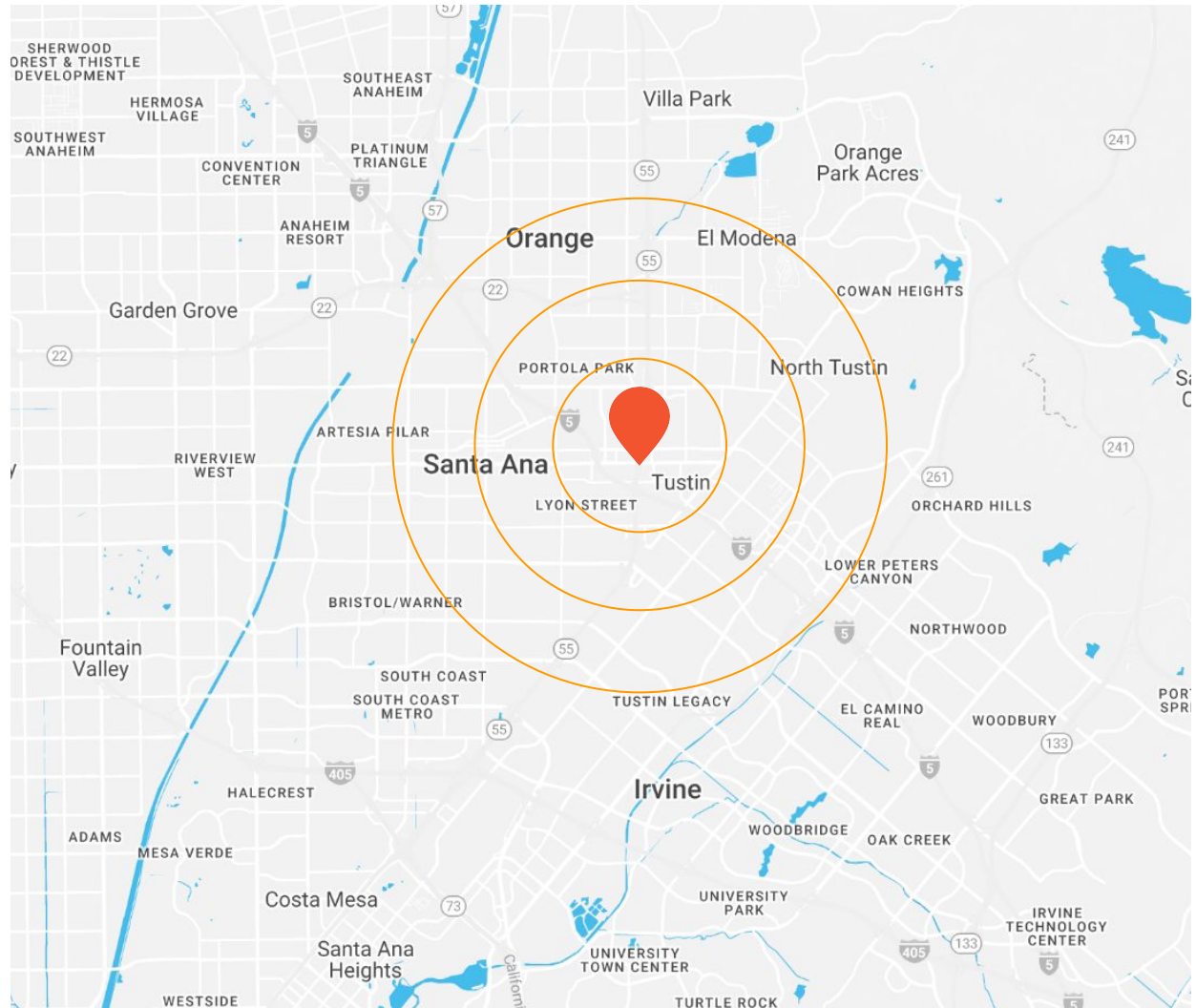
Pop: 257,964

Avg. Income: \$100,640

3 Mile Radius

Pop: 649,097

Avg. Income: \$112,687



Site Plan

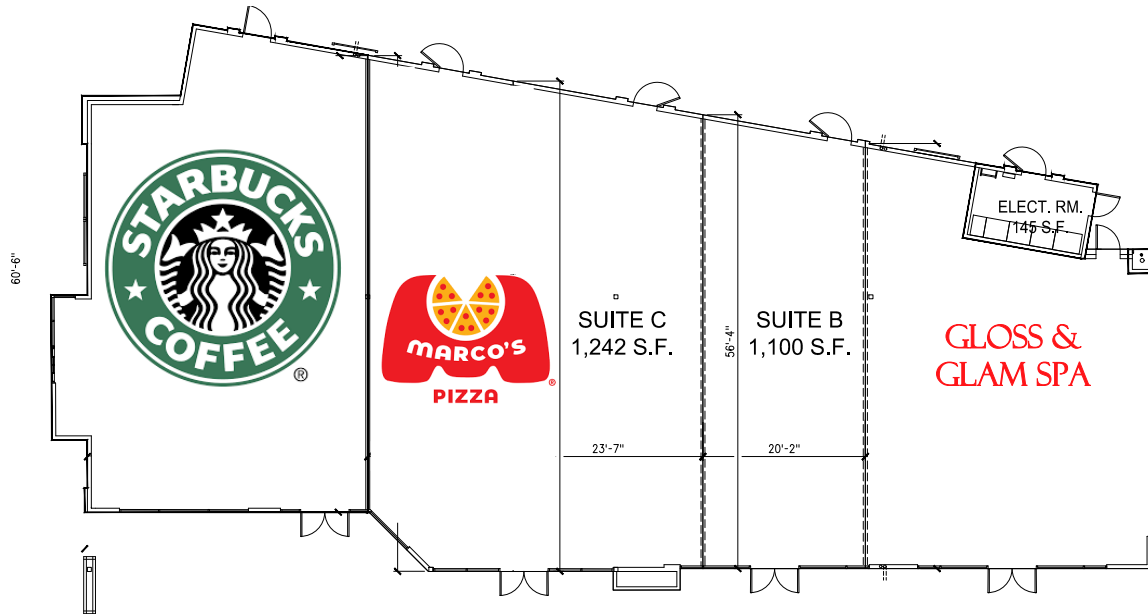
Available Spaces:

Suite B

1,100 SF

Suite C

1,242 SF



*** Suites can be combined**

Traffic Counts

55 Freeway: 260,000 ADT

4th Street: 28,753 ADT



Tustin Ave: 18,812 ADT



Get in Touch

We'd love to work with you



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