

# 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

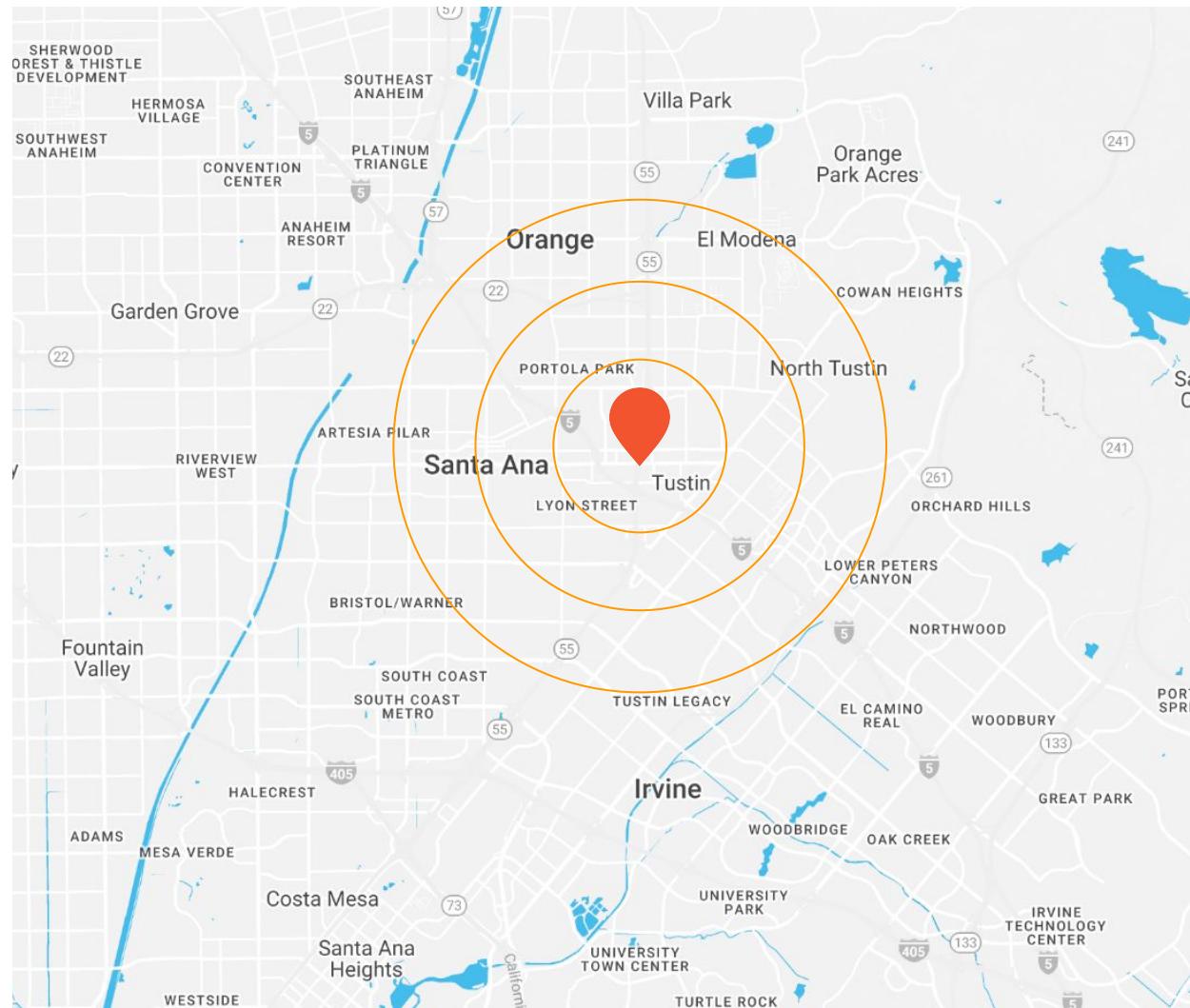
Pop: 257,964

Avg. Income: \$100,640

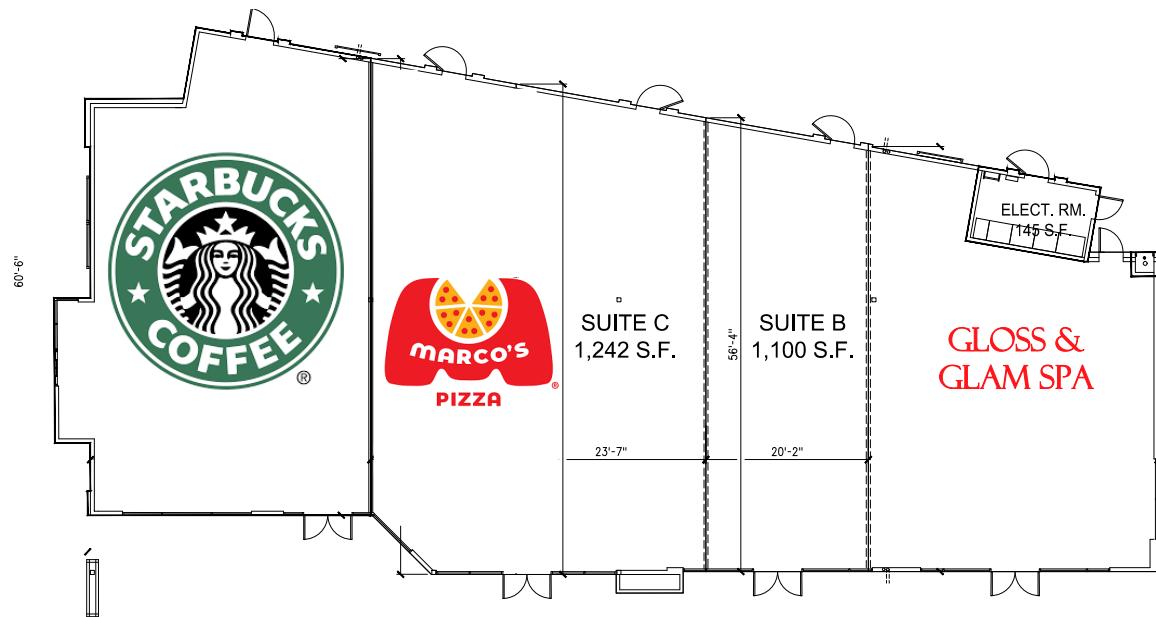
### 3 Mile Radius

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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