

AVAILABLE FOR LEASE

820 N. TUSTIN ST. | ORANGE | CA | 92867

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, CONTACT:

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CADRE #01208444

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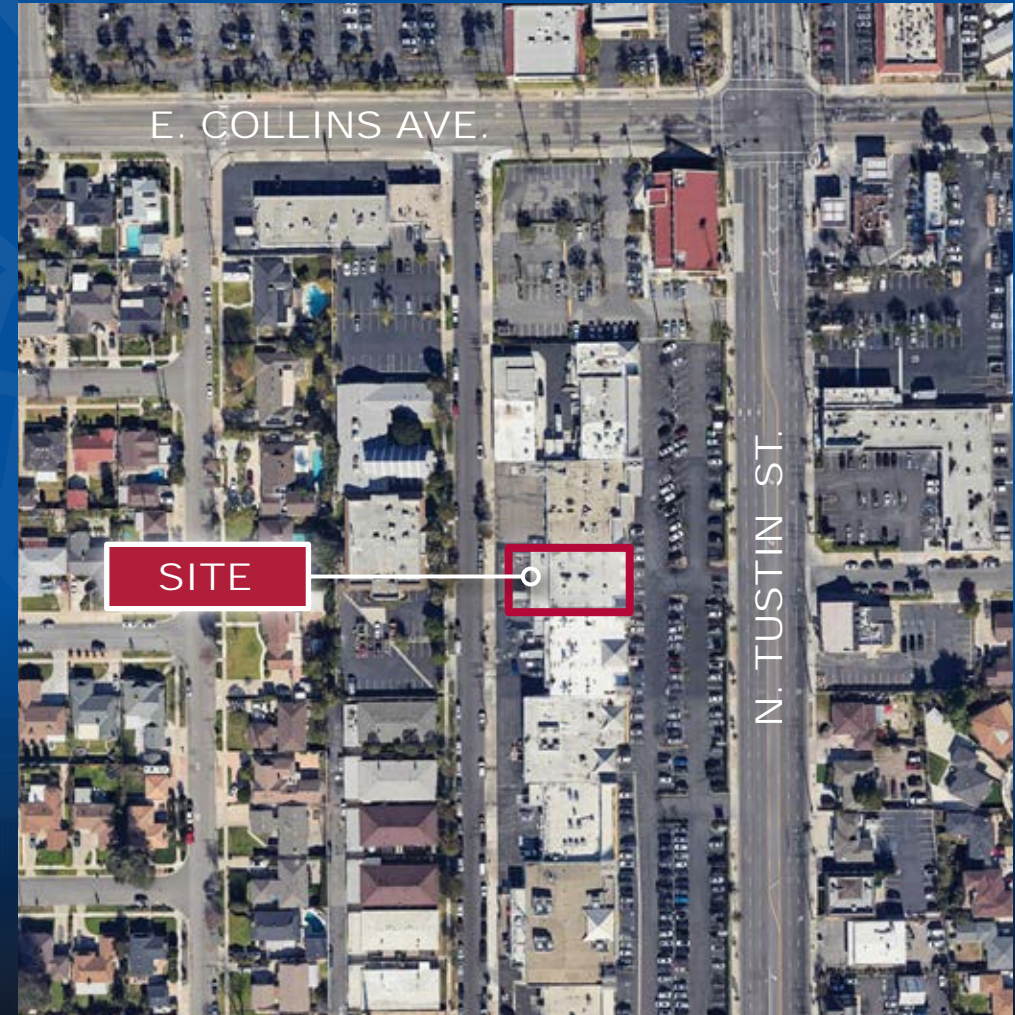
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A E R I A L

PROPERTY HIGHLIGHTS

- **±5,600 SF Building**
- **Available August 1st, 2024**
- **Strong Traffic Counts:
±30,000 CPD**
- **Low NNN Charges: \$0.65 PSF**
- **Average HH Income
over \$115,000**
- **Dense Trade Area**
- **Flexible Terms**



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PHOTOS



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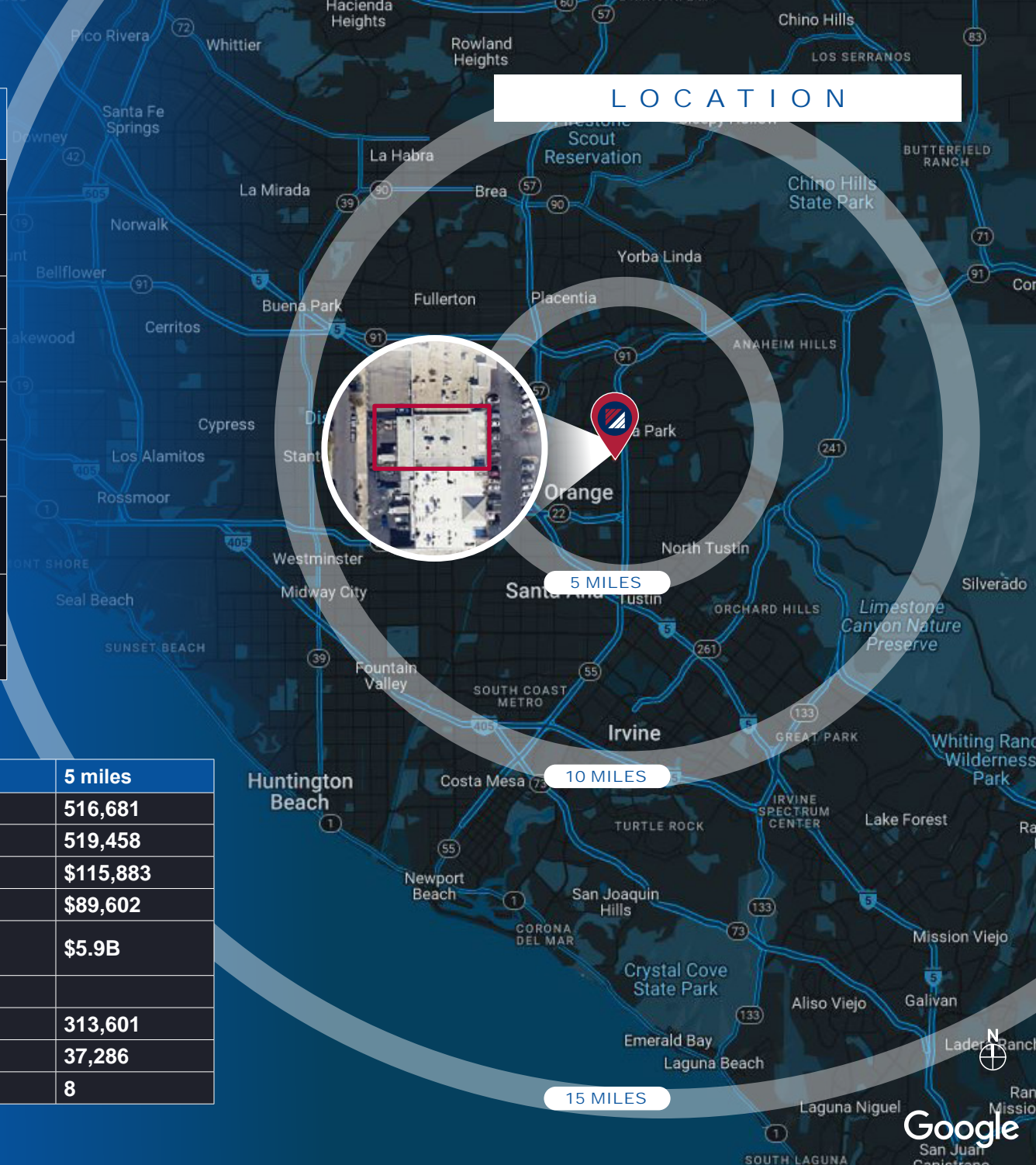
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PHOTOS



PROPERTY INFO

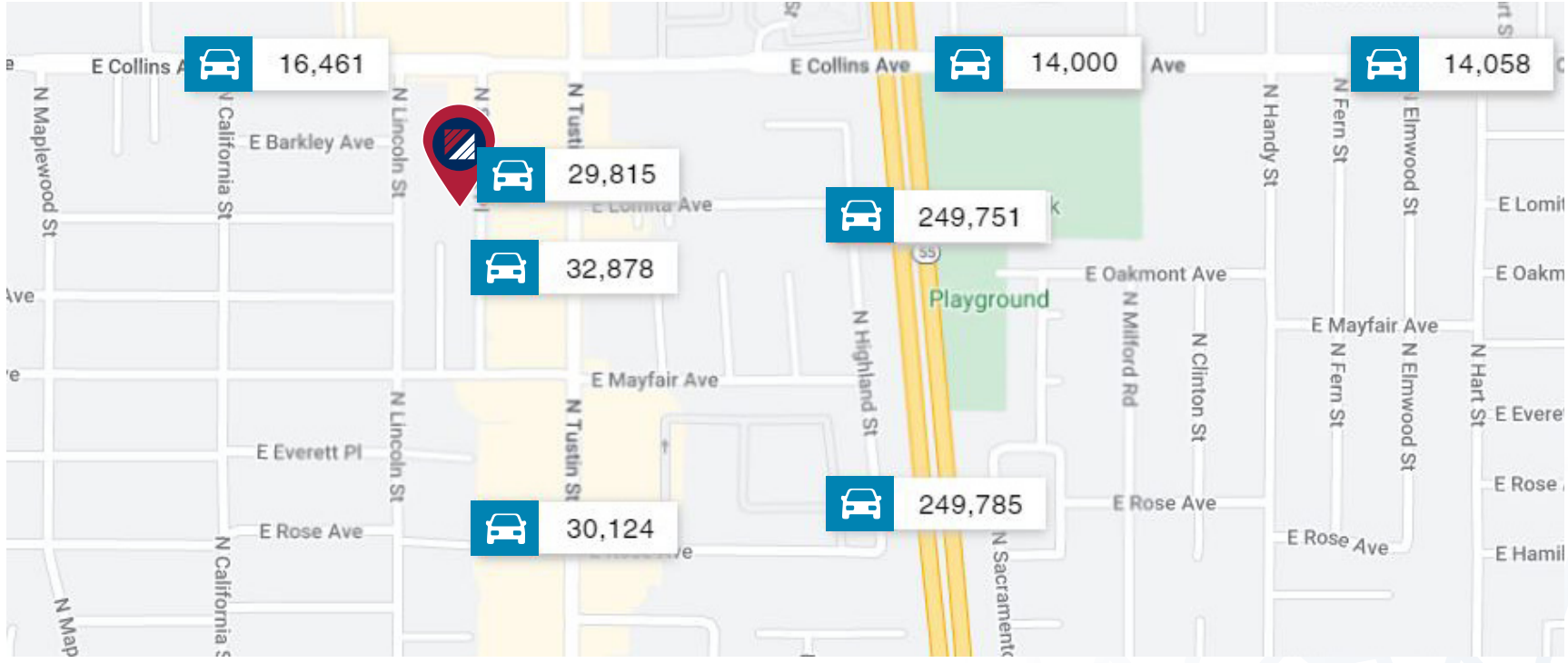
Building Size	5,600 SF
Center	Tustin Mayfair Plaza
Lot Size	0.46 Acres
Tenancy	1
Year Built	1963
Construction	Masonry
Frontage	176' on Tustin St (with 2 curb cuts)
Type	Neighborhood Center
Location	Excellent, Very Walkable



LOCATION

DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 Population	26,250	160,059	516,681
2028 Population Projection	25,803	158,375	519,458
Avg Household Income	\$115,722	\$125,991	\$115,883
Median Household Income	\$96,696	\$101,682	\$89,602
Total Specified Consumer Spending (\$)	\$313M	\$2B	\$5.9B
Daytime Employment			
Employees	7,443	119,389	313,601
Businesses	1,552	13,606	37,286
Employees Per Businesses	5	9	8

TRAFFIC COUNTS



STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N Tustin St	E Lomita Ave S	29,815	2022	0.05 mi
North Tustin Street	E Lomita Ave N	32,878	2022	0.06 mi
E Collins Ave	N California St W	16,461	2022	0.19 mi
N Tustin St	E Rose Ave S	29,779	2022	0.24 mi
Costa Mesa Fwy	I- 5 S	249,751	2022	0.29 mi
N Tustin St	E Adams Ave N	33,937	2022	0.36 mi
Costa Mesa Freeway	E Rose Ave SW	249,785	2022	0.36 mi
North Tustin Street	E Walnut Ave S	33,874	2022	0.37 mi
East Adams Avenue	E Adams Ave N	34,000	2018	0.38 mi

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AERIAL




SUBJECT
PROPERTY


 16,461 CPD

 14,000 CPD


E. COLLINS AVE.

E. LOMITA AVE.

 29,815 CPD

 249,785 CPD

E. MAYFAIR AVE.

 30,124 CPD

E. ROSE AVE.

N. TUSTIN ST.



Google

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