

**RARE CORNER DRIVE-THRU
GROUND LEASE OPPORTUNITY**

**LOT SIZE
19,243 SF**

14982 PROSPECT AVE, TUSTIN

COMMERCIAL WEST BROKERAGE

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FIRST TIME AVAILABLE IN OVER 40 YEARS



14982 PROSPECT AVE

NWC PROSPECT AVE & E FIRST ST • TUSTIN, CA

AVAILABLE

LOT SIZE: 19,243 SF

EXISTING BUILDING: 1,394 SF

- Available for Ground Lease
- Hard corner location
- Direct access from I-5 and 55 Fwy
- Drive Thru opportunity

ABOUT THE LOCATION

Located in the heart of Old Town Tustin, this rare corner location is available for Ground Lease. Near the merge of the 55 Freeway and Interstate 5, the site is ideal for Drive Thru development.

BY THE NUMBERS

ESTIMATED POPULATION

1 mi | 24,734

2mi | 106,448

3 mi | 232,859

HOUSEHOLD INCOME

1 mi | \$94,761

2mi | \$104,892

3 mi | \$112,407

TRAFFIC COUNT

Prospect Ave | 10,000 CPD

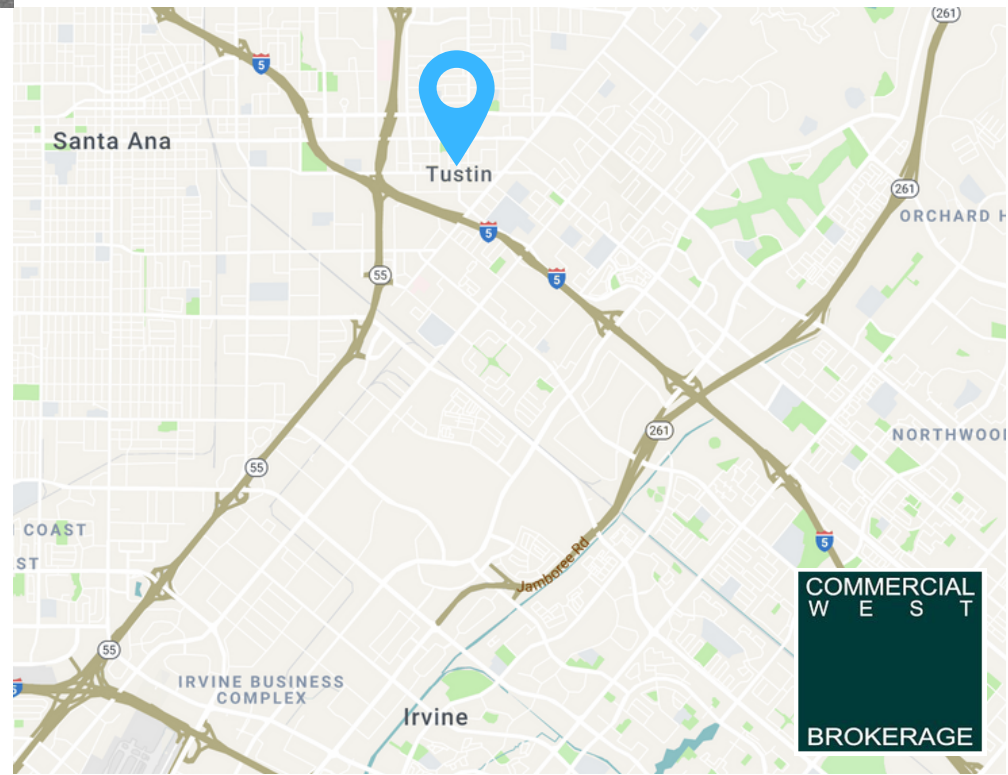
E First St | 17,000 CPD

55 Freeway | 238,000 CPD

MORE INFORMATION

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AVAILABLE
14982 PROJECT
19,243 SF

CALIFORNIA
55

55 FWY - 238,000 CPD

INTERSTATE
5

INTERSTATE 5 - 298,000 CPD

CALIFORNIA
55

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