



# Tustin Village Shopping Center

13542-13572 NEWPORT AVE, TUSTIN, CA 92780

## FOR LEASE



## Highlights

**UNIT 13552** ±1,700 SF  
(Former "Cosmos Health")

**UNIT 13554** ±2,850 SF  
(Former "Ark")

**UNIT 1071** ±1,920 SF  
(Former "The Hanger")

**APPEALING** shopping, services, and restaurants

**LOCATED** near SR 55 and Interstate 5 (I-5) freeways

**CLOSE PROXIMITY** to Downtown Tustin, Santa Ana Zoo, multiple nearby shopping centers, The Market Place, schools, and parks

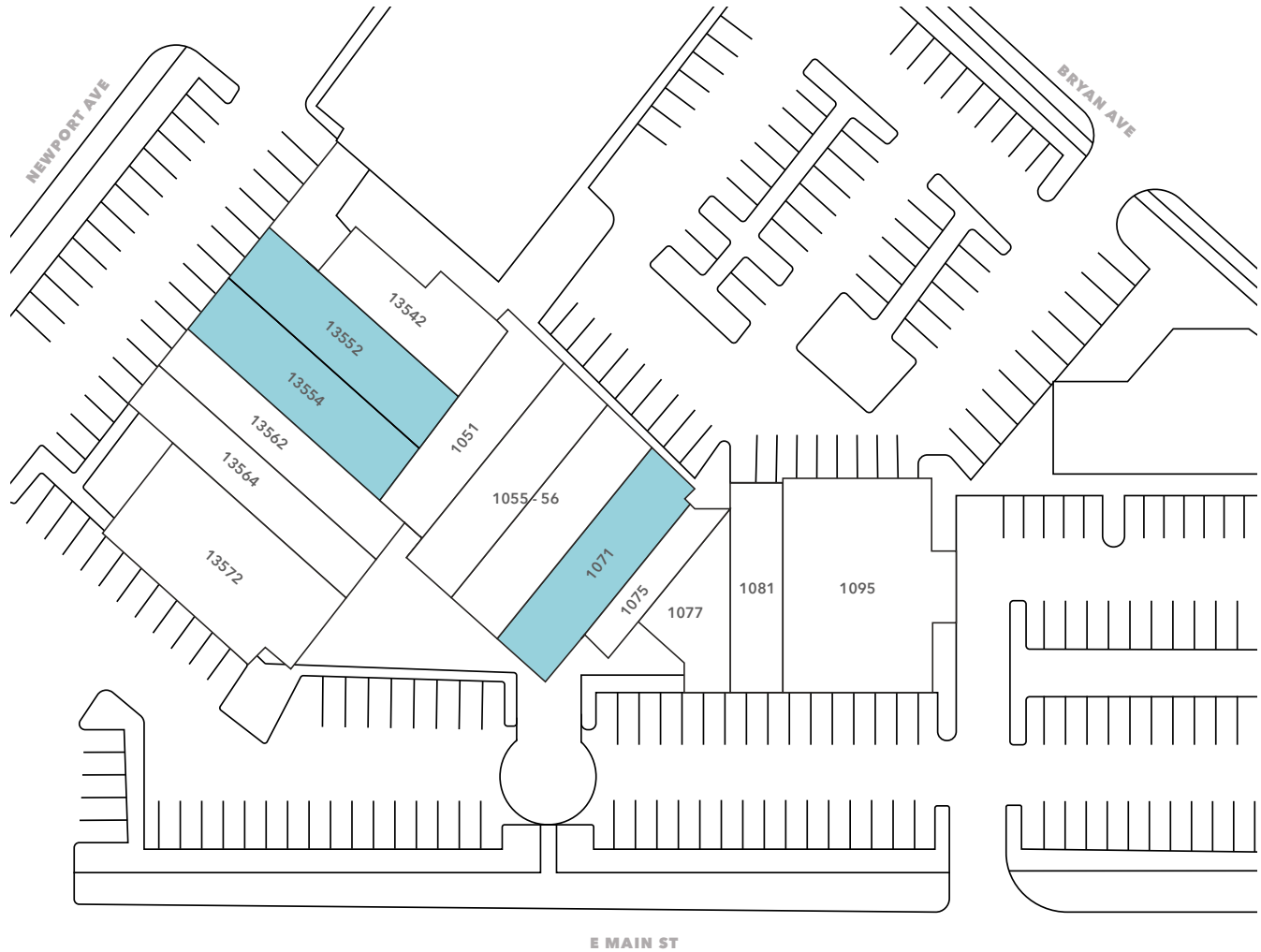
**JOSEPH KIM**  
949.557.5062  
[joseph.kim@kidder.com](mailto:joseph.kim@kidder.com)  
LIC N° 01463895

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## Site Plan



Unit	Tenant	Size (SF)
<b>13552</b>	<b>Available Retail Space</b>	<b>±1,700</b>
<b>13554</b>	<b>Available Retail Space</b>	<b>±2,850</b>
<b>1071</b>	<b>Available Retail Space</b>	<b>±1,920</b>
1051	Tommy's Sushi	±2,760
1075	Tustin Village Jewelry	±888
1077	Sunny's Foot Spa	±1,350
1095	Claro's Italian Market	±4,100
13542	Comics N Toons	±1,870
13562	Tattoo Shop	±1,341
13564	Hair & Nail Connection	±1,090
13572	Thai Favorite	±2,955
1055-56	Koki's Teppanyaki Grille	±3,840

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## DEMOGRAPHICS

2023	1 Mile	3 Miles	5 Miles
2023 Population	28,109	209,892	576,450
2028 Projected	28,857	211,496	585,473
Total Businesses	2,393	12,534	33,279
Total Employees	13,345	115,261	340,470
Daytime Population 16+ Years Old	19,617	168,763	499,673
Average HH Income	\$124,750	\$155,966	\$155,250
Median HH Income	\$98,540	\$120,476	\$121,822
Per Capita Income	\$43,376	\$49,887	\$48,329
2023 Median Age	36.6	36.2	36.0

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year
Newport Ave	Bryan Ave SW	±23,106	2022
E Main St	Bryan Ave E	±9,375	2022

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SOURCE: SITES USA, 480-491-1112, APPLIED GEOGRAPHIC SOLUTIONS 4/2023, TIGER GEOGRAPHY - RFULL9; COSTAR

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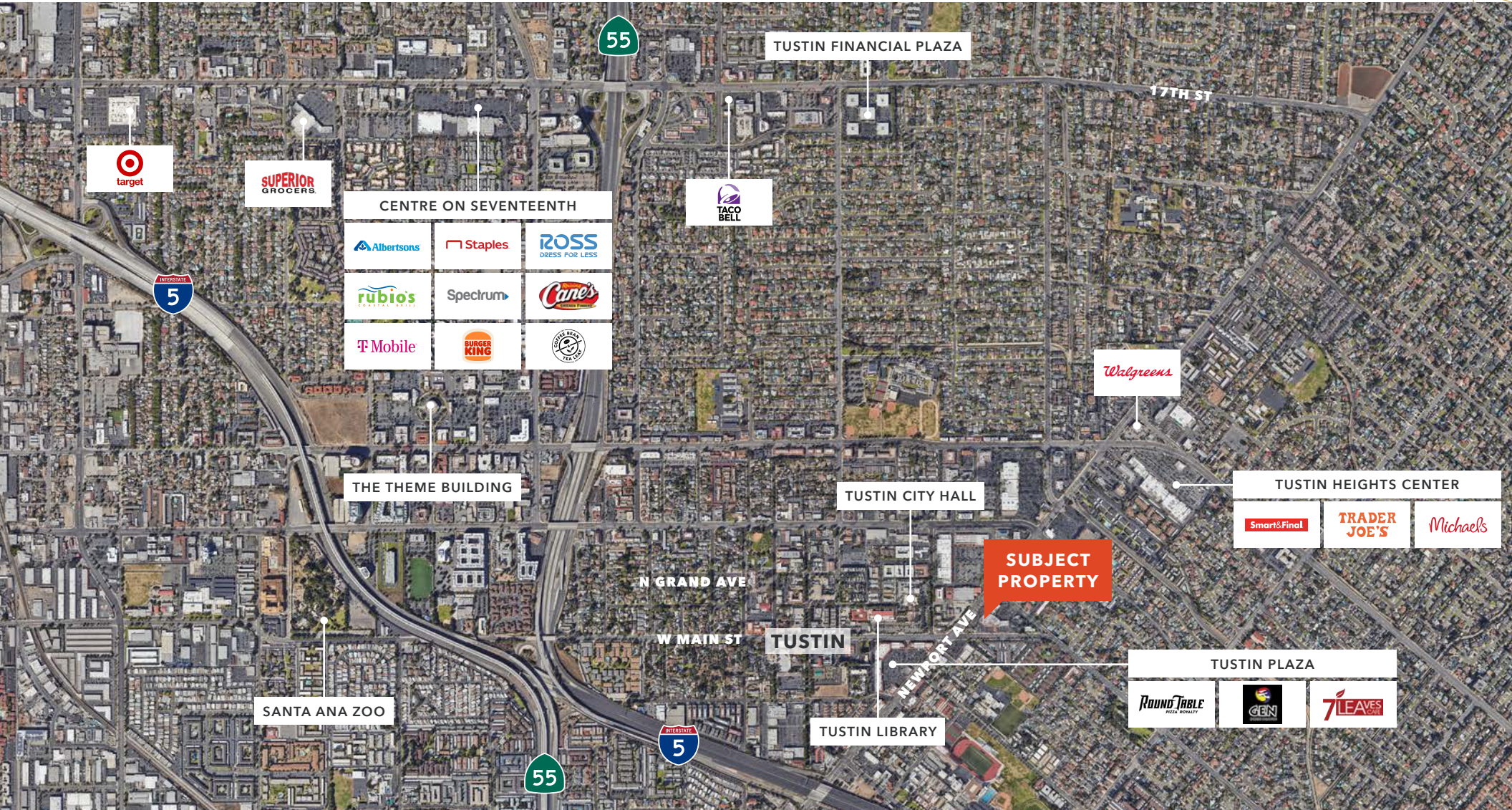




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**km** Kidder Mathews