

FOR SALE

\$1,890,000 | Approx. 21,354 SF

ORANGE

180

N TUSTIN
ORANGE CA

180 N. TUSTIN ST.
Orange, CA 92867

EXCLUSIVELY
LISTED BY

ROGER NIEZ
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NAI CAPITAL COMMERCIAL
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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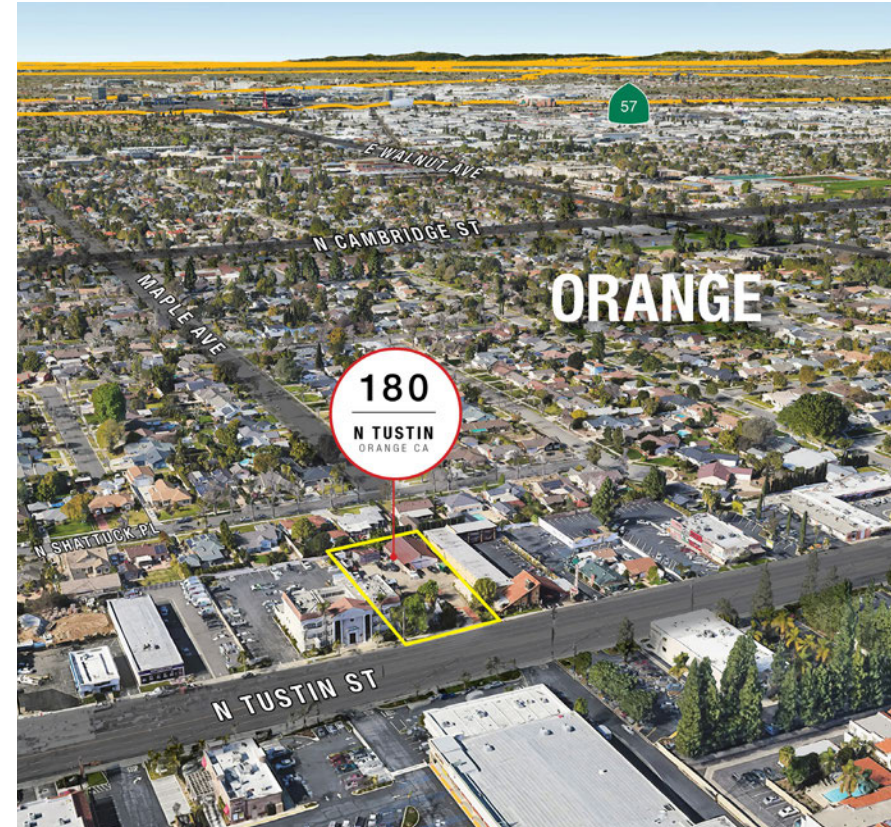
PROPERTY DETAILS

PROPERTY DESCRIPTION

NAI Capital Commercial is pleased to present 180 North Tustin St. Orange, CA. This property is a 21,354 sq. ft parcel located in the Heart of Orange County. Presently it has a small house and storage building with yard area producing income from a host of tenants. The property is zoned commercial that could be an excellent location for Quick serve user, Office user, or Multi-Tenant Retail concept. Being near Chapman Ave. the main travel road touching more than four other cities. The frontage on North Tustin St. would allow for easy exposure to the public and is located by Retailers, Banks, and many services. The family trust is looking to sell the property and has kept the tenants on short term rental agreement for a owner user, developer, or hold and manage buyer.

Orange is a city located in northern Orange County, California. It is approximately 3 miles north of the County Seat, Santa Ana. Orange is unusual in this region because many of the homes in its Old Town District were built before 1920.

Orange is situated near Interstate 5, also known as the Santa Ana Freeway. The junction of I-5 with two state highways (SR 57, the “Orange Freeway” and SR 22, the “Garden Grove Freeway”), commonly called the “Orange Crush”, is one of the busiest interchanges in Orange County, and is located on the southwestern edge of the city. The Costa Mesa Freeway (SR 55) also passes through Orange, meeting the eastern terminus of SR 22 in the southern part of the city. The eastern areas of Orange are served by the Eastern and Foothill Toll Roads (SR 261 and SR 241) which connect the city with the cities of Irvine and Rancho Santa Margarita.



FEATURE POINTS

- Remaining Commercial Land in Heavy Retail Area Ready for Development
- Prime Tustin St. Location with 100.07 ft. Frontage
- Major Retailers, Banks and Services Nearby
- Old Town Orange (Known as the Circle of Orange)
- Near Chapman University
- Major Cross Street is Chapman Avenue

PROPERTY HIGHLIGHTS

180 N. Tustin St., Orange, CA 92867



Approximately 21,354 SF Land



Prime Location with Frontage on Tustin Street



Near Downtown Orange



Older Home and Shed with Income Now



Great Access to the 55 & 22 Freeways



Near Major Retail Tenants



Minutes from Civic Center



Parcel #386-052-19



Owner User or Development



Property is Available Now with 30 Days to Vacate Tenants



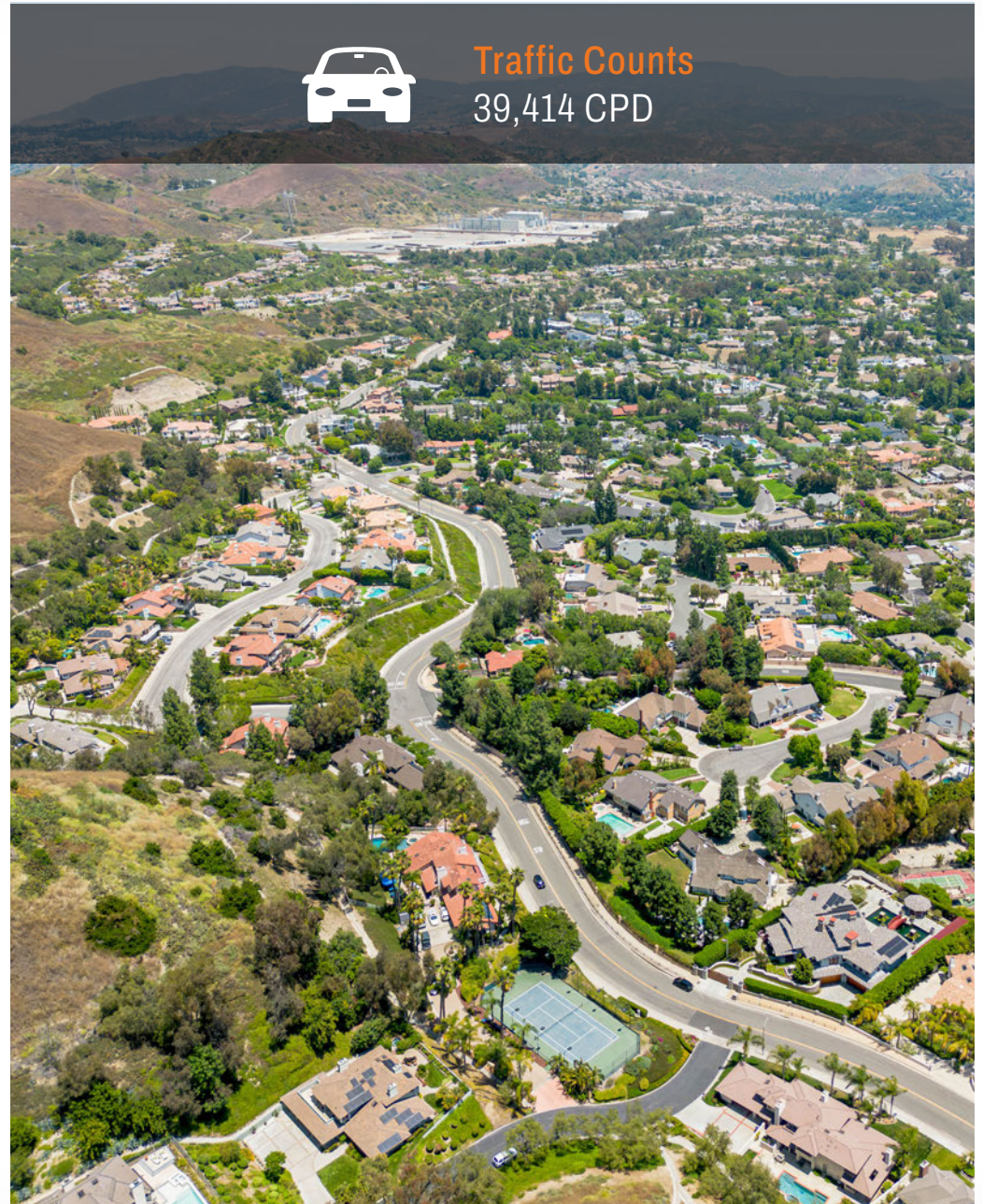
AREA DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Estimated Population (2024)	25,257	179,450	546,828
Projected Population (2029)	24,307	178,766	542,237
Census Population (2020)	25,355	180,587	551,277

Households	1 Mile	3 Miles	5 Miles
Estimated Households (2024)	7,902	58,551	166,130
Projected Households (2029)	7,668	59,524	167,527
Census Households (2020)	8,092	57,884	162,876

Income	1 Mile	3 Miles	5 Miles
Estimated Average Household Income (2024)	\$150,801	\$153,295	\$147,329
Projected Average Household Income (2029)	\$158,958	\$159,677	\$153,688
Census Average Household Income (2010)	\$76,590	\$88,098	\$83,861
Estimated Per Capita Income (2024)	\$47,926	\$50,291	\$44,942
Projected Per Capita Income (2029)	\$50,917	\$53,443	\$47,667

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Businesses (2024)	1,118	14,023	29,601
Total Employees (2024)	9,352	144,178	300,617



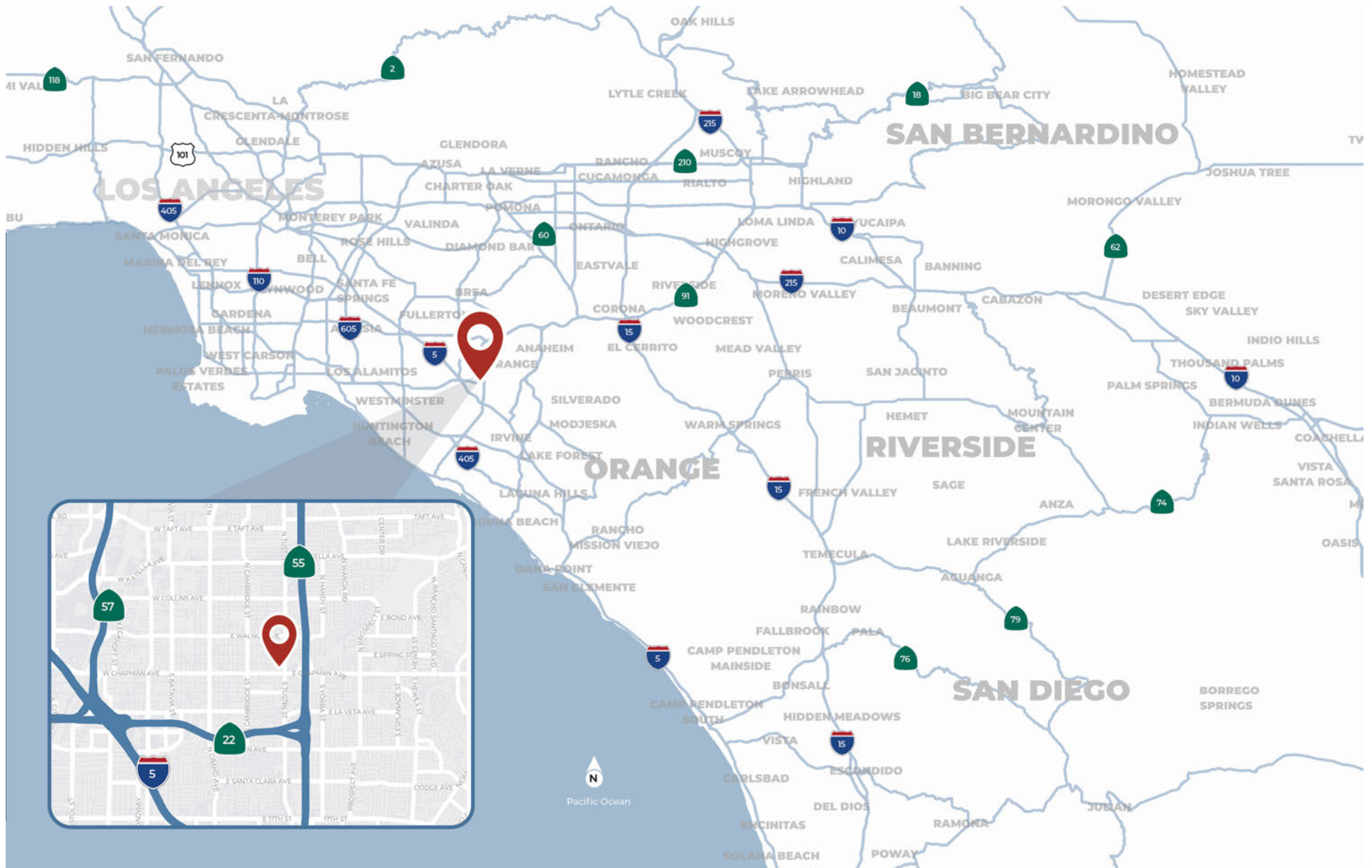
RETAIL MAP



180 N. TUSTIN ST. | ORANGE, CA 92867 | 7



LOCATION MAP



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