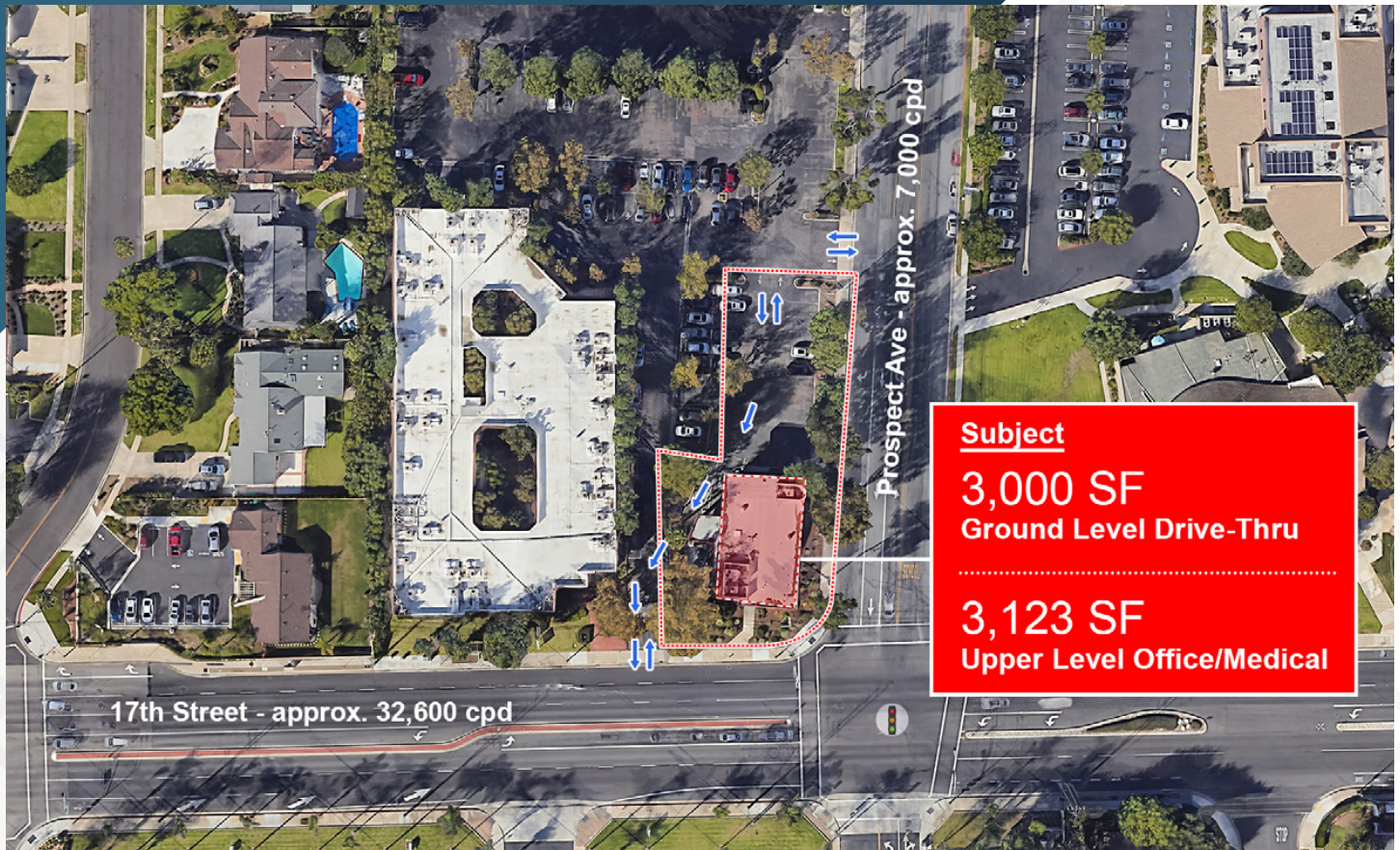


FOR LEASE

# Retail/Medical/Office Building Opportunity

17851 17th Street | Tustin, CA 92780



## Retail/Office/Medical Opportunity

3,000 SF

Ground Level: Retail + Drive-Thru

3,123 SF

Upper Level: Office/Medical



## CONTACT

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## DESCRIPTION

- 3,000 - 6,123 SF freestanding + drive thru building for lease
- Immediate proximity to 55 Freeway (over 272k CPD) and Tustin/Santa Ana retail corridor
- Fronting 17th St & Prospect Ave signalized intersection (over 39k CPD) with convenient ingress/egress accessibility
- High disposable income customer base with over \$159k household income within 1 mile radius
- Dense population demographics with over 225k population within 3 mile radius

## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	19,199	225,425	541,610
Avg Household Income	\$159,853	\$130,105	\$136,614
Daytime Population	16,100	110,073	295,477

Source: Esri

## TRAFFIC COUNTS

17th Street

approx. 32,600 cpd

CA-55 Freeway

approx. 272,100 cpd

Source: Costar

**SRSRE.COM**



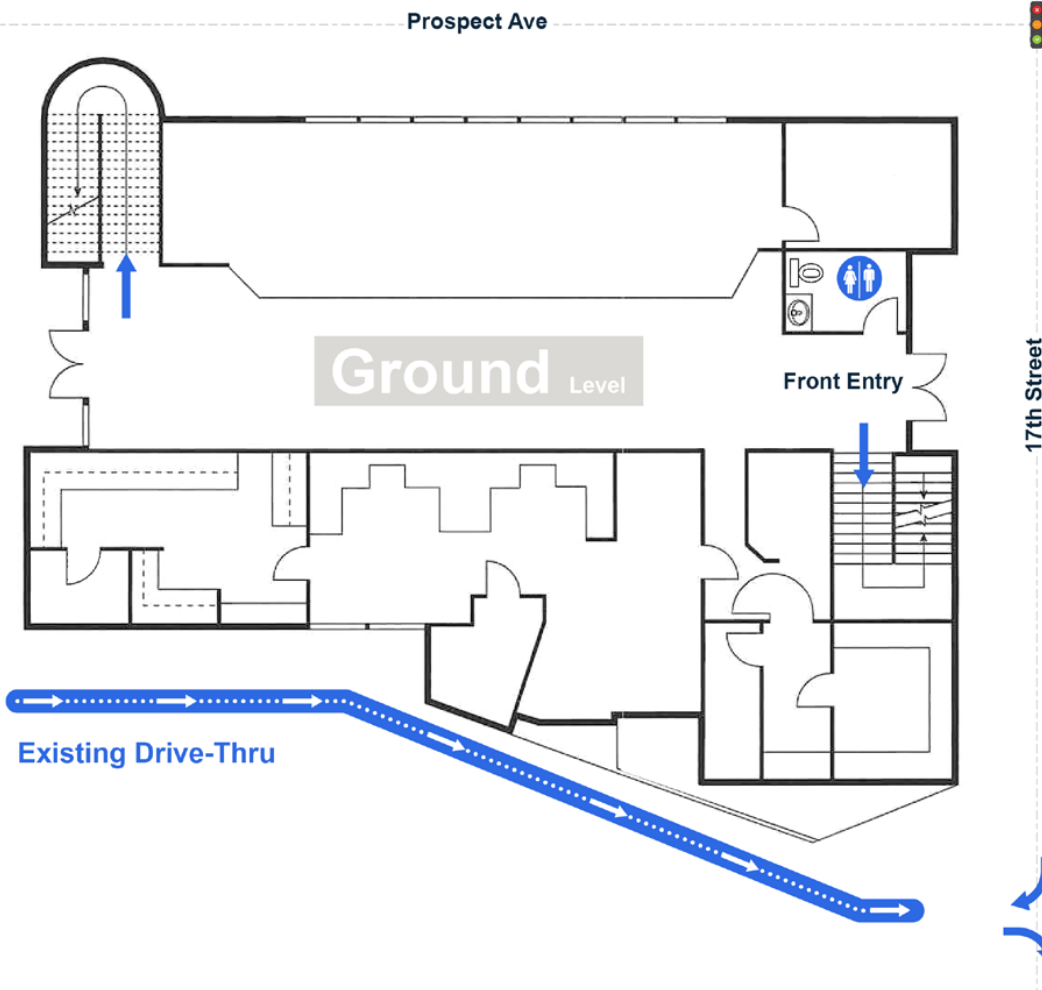
# Retail/Medical/Office Building Opportunity

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GROUND LEVEL

3,000 SF Retail + Drive-Thru



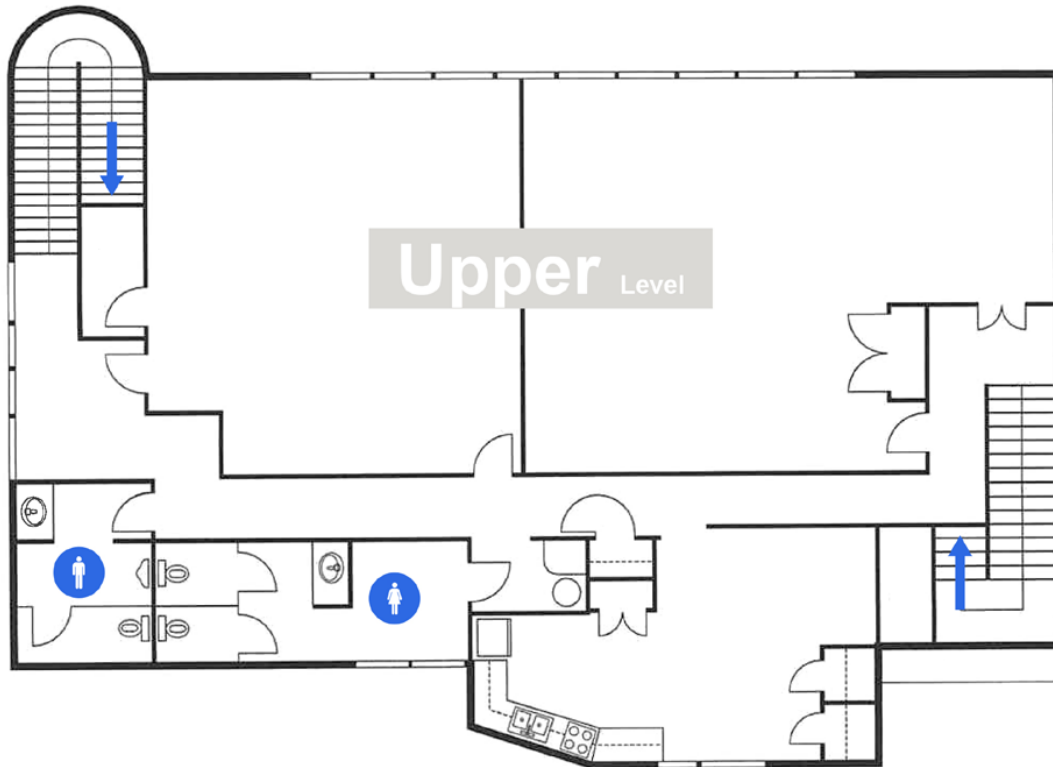
# Retail/Medical/Office Building Opportunity

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UPPER LEVEL

3,123 SF Retail/Office/Medical



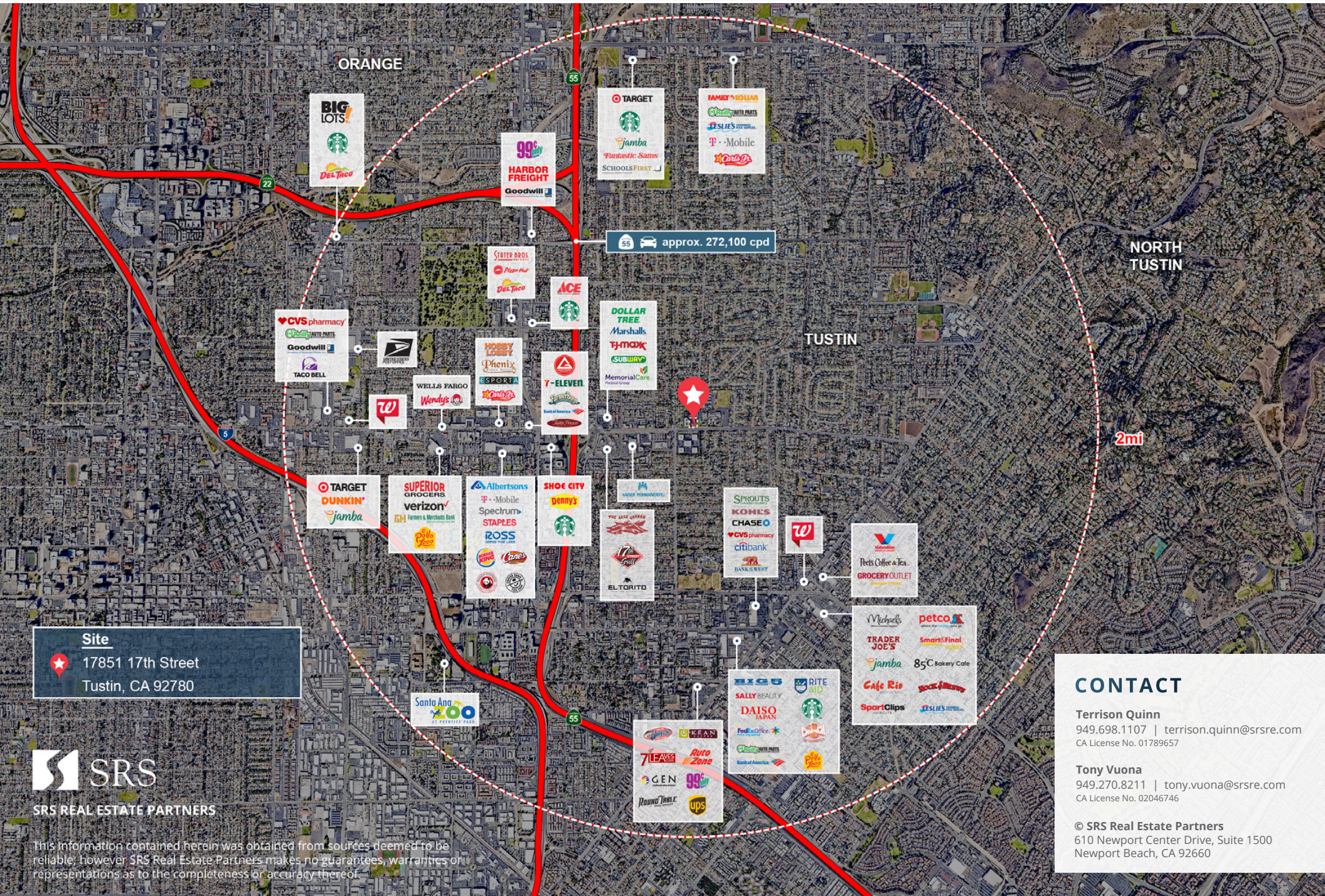






# Retail/Medical/Office Building Opportunity

17851 17th Street | Tustin, CA 92780



**Site**  
17851 17th Street  
Tustin, CA 92780



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