

# PAD SITE OPPORTUNITY IN “DAILY NEEDS” SHOPPING CENTER



**14081**  
Red Hill Ave., Tustin



## PROJECT

- 22,000 SF Parcel Suitable for a 2,100 SF Drive-Thru, on Stater Bros. Anchored Shopping Center
- Signalized Corner with Access to Both Red Hill Ave. & Nissan Rd.
- High Trafficked Street & Major Arterial for 5 Fwy. North & South
- Perfect for Drive-Thru

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION	37,630	90,521	211,016
MEDIAN H/H INCOME	\$89,932	\$91,543	\$102,327
DAYTIME POPULATION	10,909	70,422	126,885
TRAFFIC (CARS PER DAY)	28,100 CPD ON RED HILL AVE. 545,350 CPD 5 FREEWAY		

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