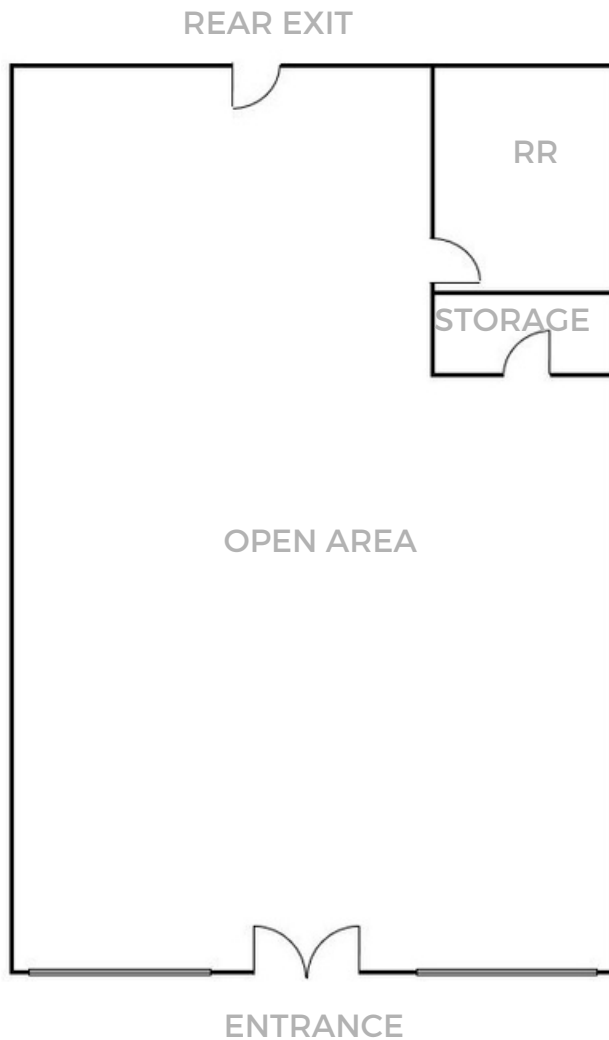


**FOR
LEASE**

RETAIL FOR LEASE

± 800 RSF IN-LINE UNIT



1708 N. TUSTIN ST., ORANGE, CA 92865

Availability: ± 800 RSF

Asking Rate: \$1,800/mo. (\$2.25/sf + NNN)

- Features:
- Open floorplan
 - Double door entry
 - Private restroom
 - Rear exit

Traffic Counts: 37,000 Average Cars Per Day

- Location:
- Close to many amenities & eateries
 - Busy retail center

tenant responsible for water, trash, electricity, gardening, internet



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**Ashwill
Associates**
COMMERCIAL REAL ESTATE

1740 N. TUSTIN ST., ORANGE, CA 92865



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FOR LEASE

DEMOGRAPHICS

5-MINUTE RADIUS

Summary	Census 2010		Census 2020		2022	2027
Population	46,851		47,660		47,687	47,253
Households	14,443		14,920		14,918	14,840
Families	11,174		-		11,585	11,526
Average Household Size	3.21		3.18		3.18	3.17
Owner Occupied Housing Units	9,480		-		9,458	9,487
Renter Occupied Housing Units	4,963		-		5,460	5,353
Median Age	35.9		-		37.6	38.9
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	-0.18%		-0.06%		0.25%	
Households	-0.10%		-0.01%		0.31%	
Families	-0.10%		-0.01%		0.28%	
Owner HHs	0.06%		0.05%		0.53%	
Median Household Income	2.75%		3.60%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	627	4.2%	415	2.8%		
\$15,000 - \$24,999	587	3.9%	352	2.4%		
\$25,000 - \$34,999	751	5.0%	476	3.2%		
\$35,000 - \$49,999	1,278	8.6%	958	6.5%		
\$50,000 - \$74,999	2,035	13.6%	1,807	12.2%		
\$75,000 - \$99,999	1,854	12.4%	1,861	12.5%		
\$100,000 - \$149,999	3,072	20.6%	3,263	22.0%		
\$150,000 - \$199,999	2,088	14.0%	2,608	17.6%		
\$200,000+	2,625	17.6%	3,100	20.9%		
Median Household Income	\$103,522		\$118,557			
Average Household Income	\$141,793		\$164,467			
Per Capita Income	\$44,754		\$52,118			
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,183	6.8%	2,893	6.1%	2,882	6.1%
5 - 9	3,050	6.5%	3,009	6.3%	2,811	5.9%
10 - 14	3,342	7.1%	3,164	6.6%	2,950	6.2%
15 - 19	3,645	7.8%	3,071	6.4%	2,867	6.1%
20 - 24	3,423	7.3%	3,028	6.3%	2,780	5.9%
25 - 34	6,209	13.3%	6,954	14.6%	6,361	13.5%
35 - 44	6,508	13.9%	6,275	13.2%	7,109	15.0%
45 - 54	7,017	15.0%	5,840	12.2%	5,674	12.0%
55 - 64	4,726	10.1%	5,964	12.5%	5,508	11.7%
65 - 74	2,950	6.3%	4,099	8.6%	4,668	9.9%
75 - 84	2,015	4.3%	2,370	5.0%	2,573	5.4%
85+	784	1.7%	1,019	2.1%	1,069	2.3%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,319	69.0%	22,462	47.1%	21,963	46.1%
Black Alone	633	1.4%	627	1.3%	629	1.3%
American Indian Alone	410	0.9%	586	1.2%	608	1.3%
Asian Alone	3,856	8.2%	4,756	10.0%	4,936	10.4%
Pacific Islander Alone	108	0.2%	116	0.2%	116	0.2%
Some Other Race Alone	7,652	16.3%	10,680	22.4%	10,808	22.7%
Two or More Races	1,872	4.0%	8,433	17.7%	8,627	18.1%
Hispanic Origin (Any Race)	18,810	40.1%	21,269	44.6%	21,419	44.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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DEMOGRAPHICS

10 -MINUTE RADIUS

Summary	Census 2010		Census 2020		2022	2027				
Population	254,198		269,241		270,694	272,091				
Households	81,893		88,134		89,053	89,960				
Families	59,374		-		63,931	64,410				
Average Household Size	3.05		2.98		2.97	2.95				
Owner Occupied Housing Units	49,694		-		50,396	50,646				
Renter Occupied Housing Units	32,196		-		38,657	39,314				
Median Age	35.1		-		36.7	38.1				
Trends: 2022-2027 Annual Rate			Area	State	National					
Population	0.10%		-0.06%		0.25%					
Households	0.20%		-0.01%		0.31%					
Families	0.15%		-0.01%		0.28%					
Owner HHs	0.10%		0.05%		0.53%					
Median Household Income	2.46%		3.60%		3.12%					
Households by Income			2022		2027					
			Number	Percent	Number	Percent				
<\$15,000			3,794	4.3%	2,495	2.8%				
\$15,000 - \$24,999			3,072	3.4%	1,807	2.0%				
\$25,000 - \$34,999			3,985	4.5%	2,419	2.7%				
\$35,000 - \$49,999			6,362	7.1%	4,534	5.0%				
\$50,000 - \$74,999			13,347	15.0%	12,043	13.4%				
\$75,000 - \$99,999			11,832	13.3%	12,114	13.5%				
\$100,000 - \$149,999			20,089	22.6%	21,592	24.0%				
\$150,000 - \$199,999			12,096	13.6%	15,187	16.9%				
\$200,000+			14,476	16.3%	17,769	19.8%				
Median Household Income			\$103,429		\$116,787					
Average Household Income			\$138,073		\$161,062					
Per Capita Income			\$45,479		\$53,319					
Population by Age			Census 2010		2022		2027			
			Number	Percent	Number	Percent	Number	Percent		
0 - 4			16,563	6.5%	15,430	5.7%	15,607	5.7%		
5 - 9			16,105	6.3%	16,110	6.0%	15,135	5.6%		
10 - 14			16,924	6.7%	16,685	6.2%	15,758	5.8%		
15 - 19			19,432	7.6%	18,017	6.7%	17,217	6.3%		
20 - 24			20,047	7.9%	18,772	6.9%	18,028	6.6%		
25 - 34			37,582	14.8%	43,296	16.0%	40,667	14.9%		
35 - 44			35,547	14.0%	37,843	14.0%	42,298	15.5%		
45 - 54			36,430	14.3%	32,518	12.0%	32,373	11.9%		
55 - 64			26,420	10.4%	31,794	11.7%	30,279	11.1%		
65 - 74			15,611	6.1%	23,035	8.5%	24,991	9.2%		
75 - 84			9,645	3.8%	12,306	4.5%	14,448	5.3%		
85+			3,892	1.5%	4,887	1.8%	5,292	1.9%		
Race and Ethnicity			Census 2010		Census 2020		2022		2027	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			163,299	64.2%	116,177	43.1%	113,530	41.9%	106,374	39.1%
Black Alone			4,483	1.8%	5,054	1.9%	5,076	1.9%	5,093	1.9%
American Indian Alone			1,976	0.8%	3,860	1.4%	4,027	1.5%	4,313	1.6%
Asian Alone			28,680	11.3%	37,152	13.8%	38,721	14.3%	42,793	15.7%
Pacific Islander Alone			759	0.3%	889	0.3%	893	0.3%	891	0.3%
Some Other Race Alone			44,704	17.6%	59,511	22.1%	60,664	22.4%	62,561	23.0%
Two or More Races			10,297	4.1%	46,598	17.3%	47,784	17.7%	50,066	18.4%
Hispanic Origin (Any Race)			105,979	41.7%	120,176	44.6%	121,575	44.9%	122,843	45.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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DEMOGRAPHICS

15 -MINUTE RADIUS

Summary	Census 2010		Census 2020		2022	2027			
Population	923,339		947,358		949,733	952,074			
Households	275,520		292,859		294,651	296,445			
Families	206,042		-		219,931	221,037			
Average Household Size	3.29		3.17		3.16	3.15			
Owner Occupied Housing Units	151,579		-		156,976	157,606			
Renter Occupied Housing Units	123,946		-		137,675	138,840			
Median Age	33.1		-		35.0	36.5			
Trends: 2022-2027 Annual Rate			Area	State	National				
Population			0.05%	-0.06%	0.25%				
Households			0.12%	-0.01%	0.31%				
Families			0.10%	-0.01%	0.28%				
Owner HHs			0.08%	0.05%	0.53%				
Median Household Income			2.80%	3.60%	3.12%				
Households by Income			2022		2027				
			Number	Percent	Number	Percent			
<\$15,000			15,377	5.2%	10,828	3.7%			
\$15,000 - \$24,999			13,328	4.5%	8,404	2.8%			
\$25,000 - \$34,999			15,072	5.1%	10,472	3.5%			
\$35,000 - \$49,999			24,717	8.4%	19,814	6.7%			
\$50,000 - \$74,999			45,143	15.3%	41,520	14.0%			
\$75,000 - \$99,999			38,305	13.0%	37,897	12.8%			
\$100,000 - \$149,999			60,834	20.6%	65,804	22.2%			
\$150,000 - \$199,999			36,457	12.4%	45,781	15.4%			
\$200,000+			45,407	15.4%	55,916	18.9%			
Median Household Income			\$96,217		\$110,449				
Average Household Income			\$131,800		\$154,169				
Per Capita Income			\$40,939		\$48,050				
Population by Age			Census 2010		2022		2027		
			Number	Percent	Number	Percent	Number	Percent	
0 - 4			66,773	7.2%	60,583	6.4%	60,839	6.4%	
5 - 9			66,001	7.1%	62,737	6.6%	58,895	6.2%	
10 - 14			68,107	7.4%	63,740	6.7%	60,873	6.4%	
15 - 19			74,436	8.1%	65,677	6.9%	61,179	6.4%	
20 - 24			72,957	7.9%	69,649	7.3%	65,524	6.9%	
25 - 34			139,041	15.1%	153,233	16.1%	145,249	15.3%	
35 - 44			134,690	14.6%	130,603	13.8%	144,714	15.2%	
45 - 54			125,855	13.6%	115,851	12.2%	113,302	11.9%	
55 - 64			87,223	9.4%	104,270	11.0%	102,069	10.7%	
65 - 74			48,617	5.3%	72,368	7.6%	79,233	8.3%	
75 - 84			28,295	3.1%	36,912	3.9%	44,522	4.7%	
85+			11,345	1.2%	14,109	1.5%	15,673	1.6%	
Race and Ethnicity		Census 2010		Census 2020		2022		2027	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		524,729	56.8%	336,437	35.5%	327,129	34.4%	303,135	31.8%
Black Alone		17,419	1.9%	17,092	1.8%	17,041	1.8%	16,864	1.8%
American Indian Alone		6,680	0.7%	16,084	1.7%	16,722	1.8%	17,862	1.9%
Asian Alone		133,196	14.4%	168,076	17.7%	173,932	18.3%	188,287	19.8%
Pacific Islander Alone		2,898	0.3%	2,719	0.3%	2,732	0.3%	2,689	0.3%
Some Other Race Alone		200,097	21.7%	248,462	26.2%	250,688	26.4%	255,800	26.9%
Two or More Races		38,320	4.2%	158,487	16.7%	161,489	17.0%	167,436	17.6%
Hispanic Origin (Any Race)		447,775	48.5%	464,556	49.0%	466,243	49.1%	467,505	49.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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