

# 301 N Tustin, Santa Ana

*NEW RETAIL CENTER FOR LEASE DIRECTLY ACCESSED FROM THE 55 FREEWAY*



At the intersection of Tustin Avenue and 4th Street, *join Santa Ana's newest retail building* just off the 55 Freeway with excellent access to North Tustin and other surrounding OC businesses and residents.

*Seeking service, medical and other strong f&b.*



# Property *Highlights*



- + 7,367 SF retail center just completed in the heart of Santa Ana
- + Immediate access from the freeway (260K ADT)
- + Dedicated monument sign for all tenants along the 55 freeway
- + Marquee Starbucks drive thru anchoring project's corner
- + New 65 parking stalls
- + Close proximity to multifamily, leading healthcare and dense Orange County neighborhoods
- + Inline spaces can be demised and/or combined

# Location and *Demographics*

## Population + Income

### 1 Mile Radius

Pop: 33,427

Avg. Income: \$82,800

### 2 Mile Radius

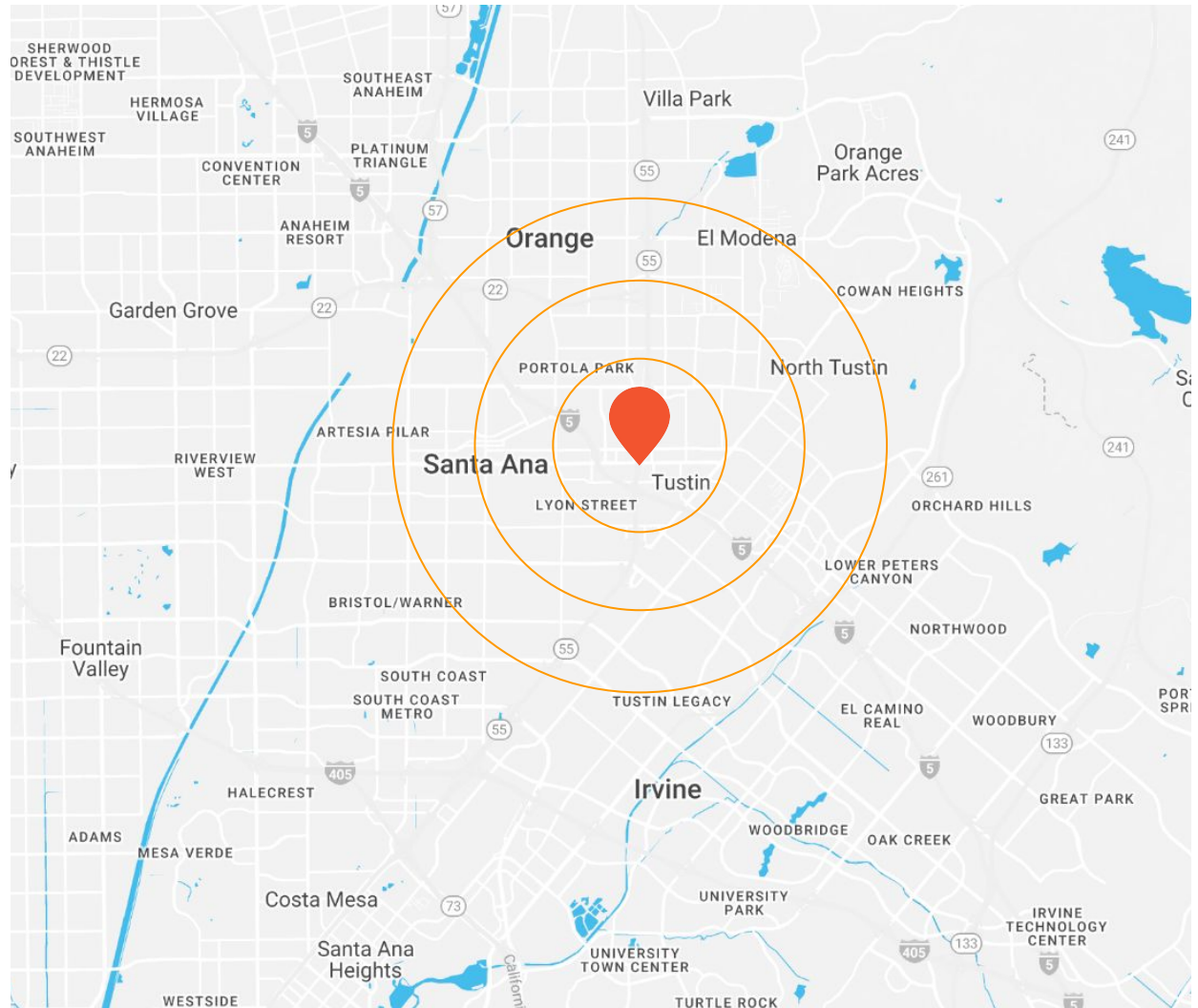
Pop: 257,964

Avg. Income: \$100,640

### 3 Mile Radius

Pop: 649,097

Avg. Income: \$112,687



# Site Plan

Available Spaces:

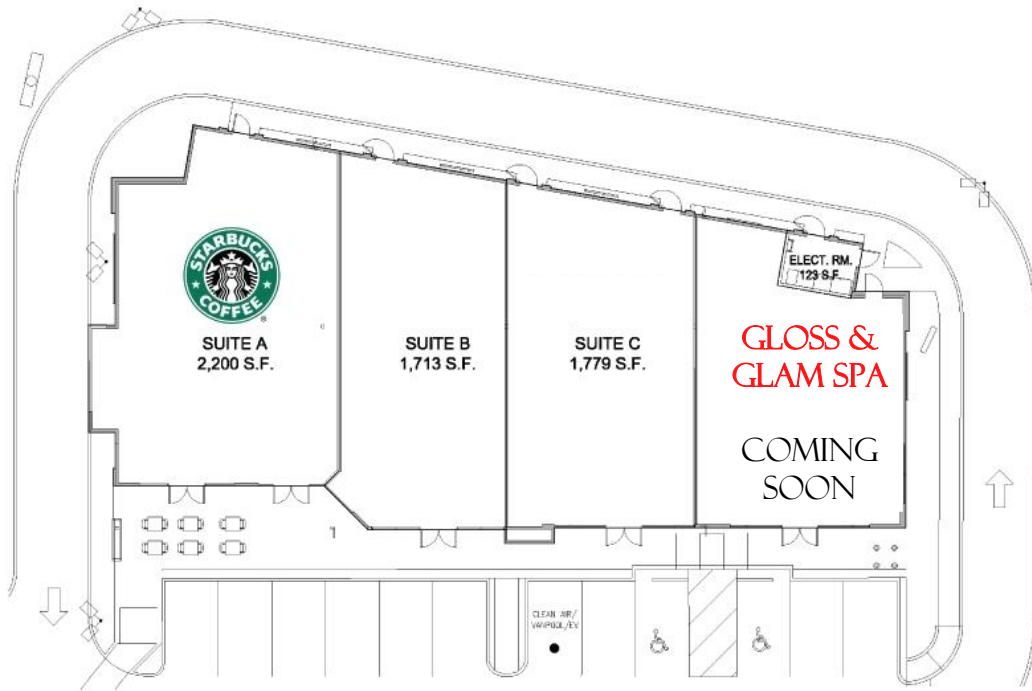
**Suite B**

1,713 SF

**Suite C**

1,779 SF

***\*Suites can be combined***



# Traffic Counts

**55 Freeway: 260,000 ADT**

**4th Street: 28,753 ADT**








**Tustin Ave: 18,812 ADT**



## Get in Touch

*We'd love to work with you*



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