

# 2ND GEN RESTAURANT SPACE FOR LEASE

*Highly visible ±5,747  
SF former restaurant  
centrally located in  
Tustin, Ca*

13612 NEWPORT AVE  
TUSTIN, CA 92780

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*Situated on a prominent corner in the bustling city of Tustin, this ±5,747 SF property boasts exceptional visibility.*

Located at the signalized intersection of Newport Ave and Main St., this property is well positioned within the heart of Tustin with convenient access to the 5 Freeway, and 55 Freeway.

This prime restaurant opportunity presents a rare chance to lease a well-established, 5,747 SF space in a highly desirable location. The high trafficked corner boasts exceptional visibility to the ±11,465 cars per day on Newport Ave and ±29,944 cars per day on E Main St. As a second-generation restaurant space, this property comes equipped with some of the necessary infrastructure and layout, to potentially save a new tenant significant time and capital in setup costs.

**5,747 SF**

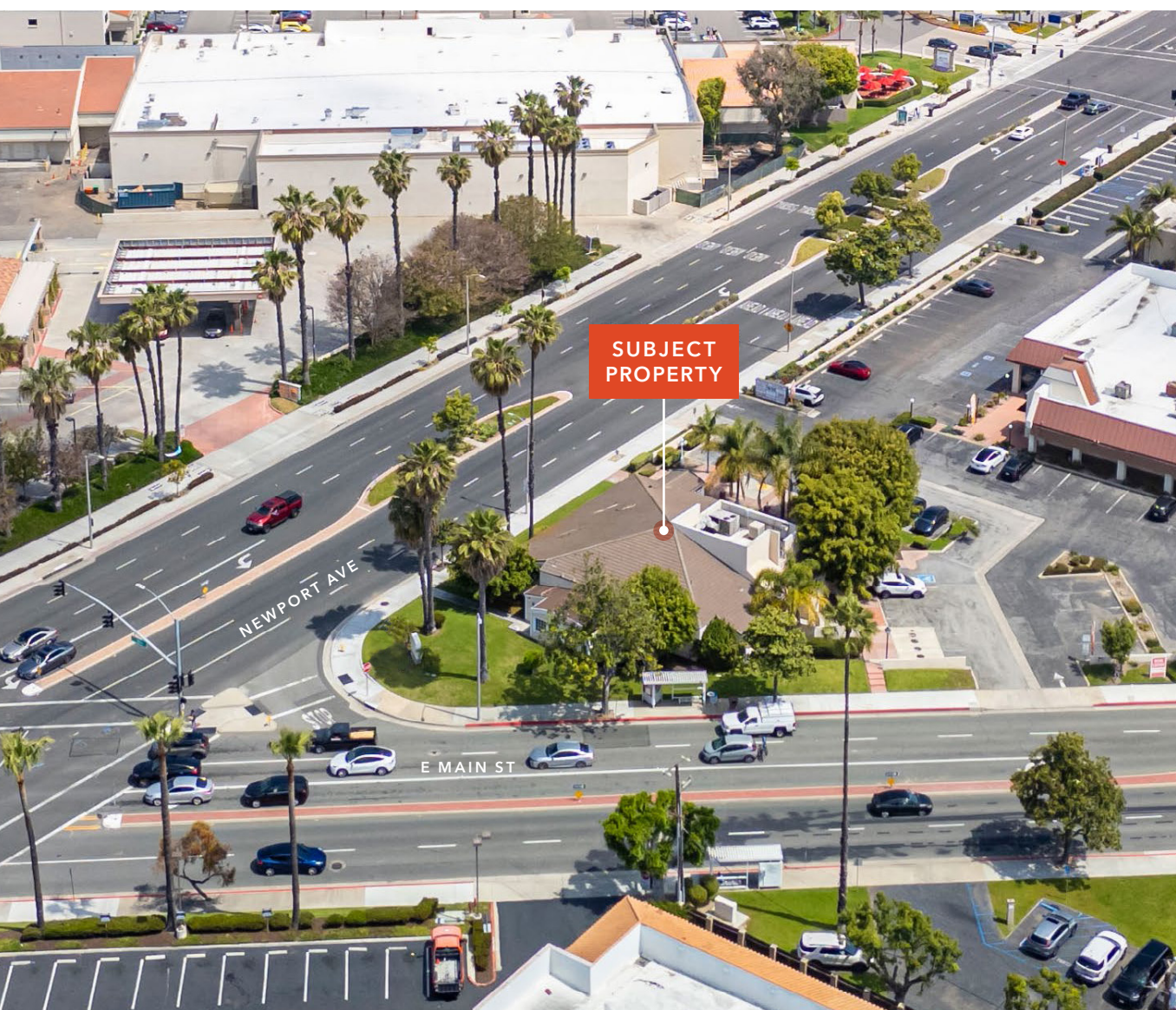
AVAILABLE

**4 MIN**

MINUTE DRIVE TO  
THE I-5 FREEWAY







### PROPERTY HIGHLIGHTS

±5,747 SF 2nd generation restaurant space

Highly visible and easily accessible

Property located on major streets of Newport Ave & E Main St (±41,409 CPD)

Pylon sign available in front of the building

Close proximity to I-5 Freeway and I-55 Freeway

15 designated parking spaces with additional parking shared within the center

Signalized Intersection with dedicated turn Lane

Located in an affluent area with over ±582,246 people with an average household income in excess of \$149,295 (5-mile radius)

Ample Power 600AMP's, 120/240W, 3 & 4W

Zoning Code PC COM



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	28,389	210,053	582,246
2020 CENSUS	28,624	210,350	581,958
2024 ESTIMATED	28,667	213,342	582,246
2029 PROJECTED	28,022	213,735	574,191

ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	11,266	81,847	220,339
ASIAN	5,388	43,241	130,746
PACIFIC ISLANDER	105	436	1,171
AFRICAN-AMERICAN	819	4,523	12,614
HISPANIC	12,446	96,681	254,289
TWO OR MORE RACES	4,469	33,422	86,811

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$95,778	\$118,326	\$118,839
2029 MEDIAN PROJECTED	\$97,989	\$122,191	\$122,636
2024 AVERAGE	\$118,303	\$147,657	\$156,384
2029 AVERAGE PROJECTED	\$122,820	\$154,111	\$167,425

Data Source: Regis Online, ©2025 Sites USA | 480-491-1112 | www.sitesusa.com









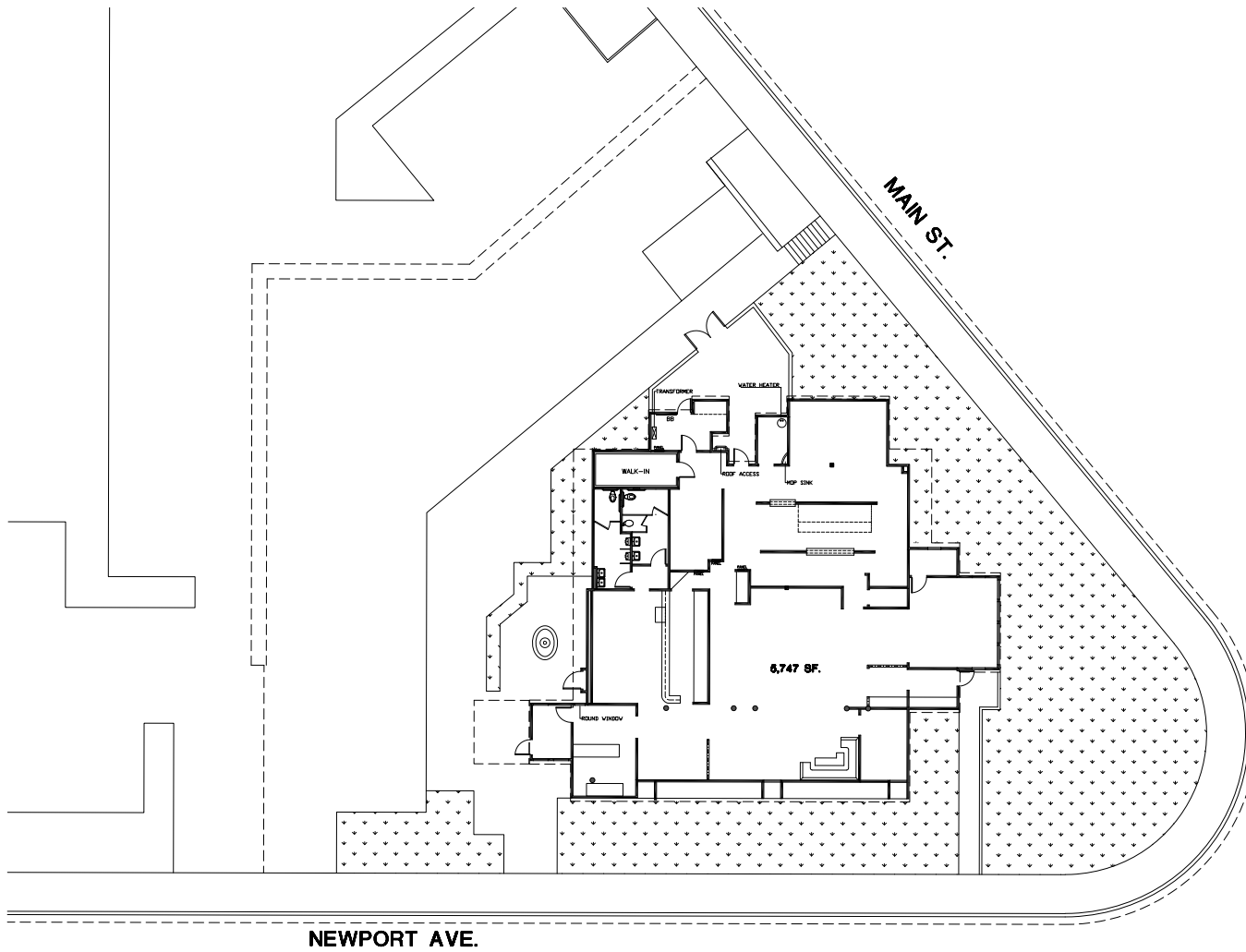
# SITE PLAN

5,747 SF

AVAILABLE

*NOW*

AVAILABLE



AVAILABLE FOR LEASE

KIDDER MATHEWS





# 13612 NEWPORT AVE

*For more information on  
this property, please contact*

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