

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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km Kidder
Mathews

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.

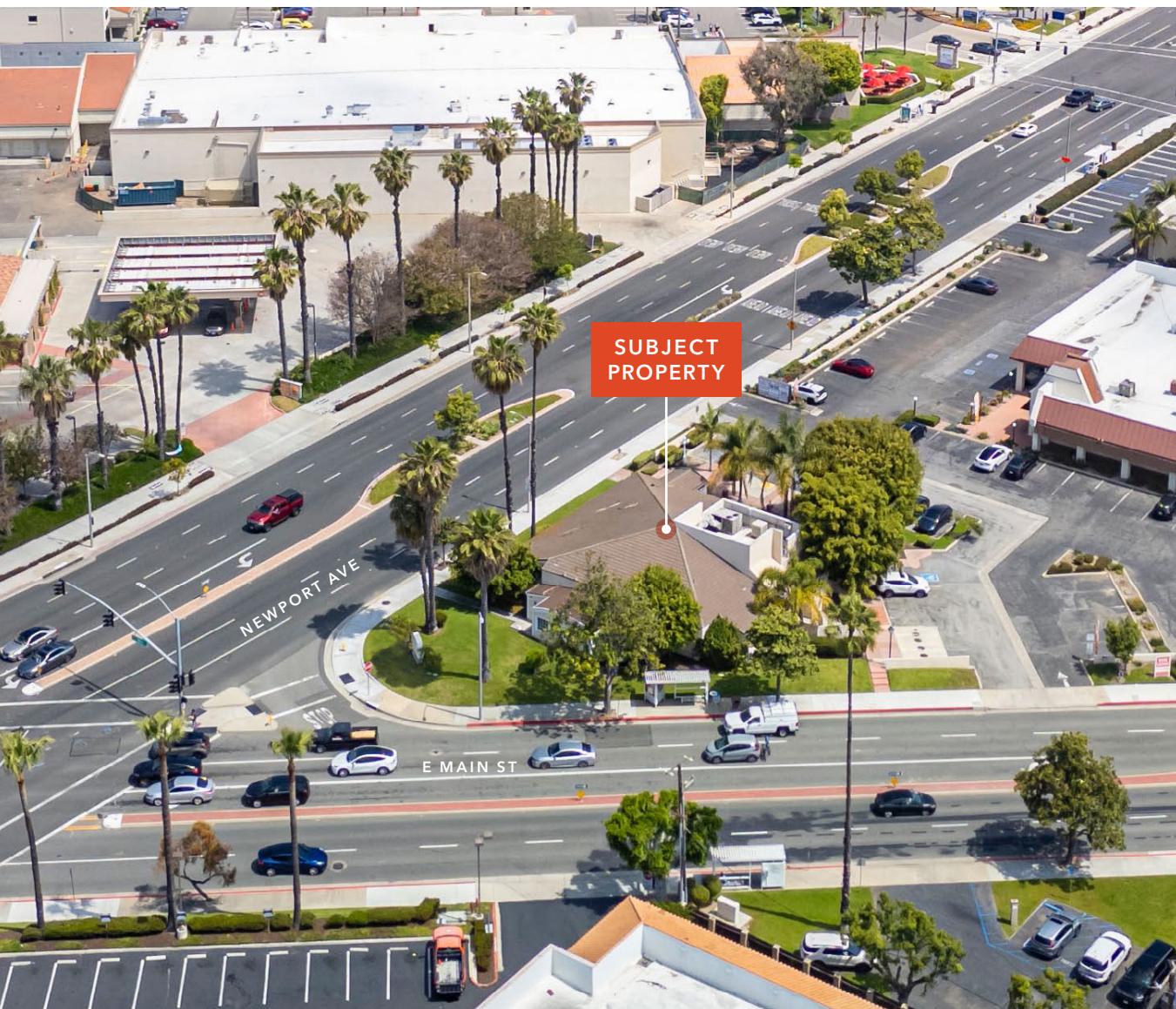
5,747 SF

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

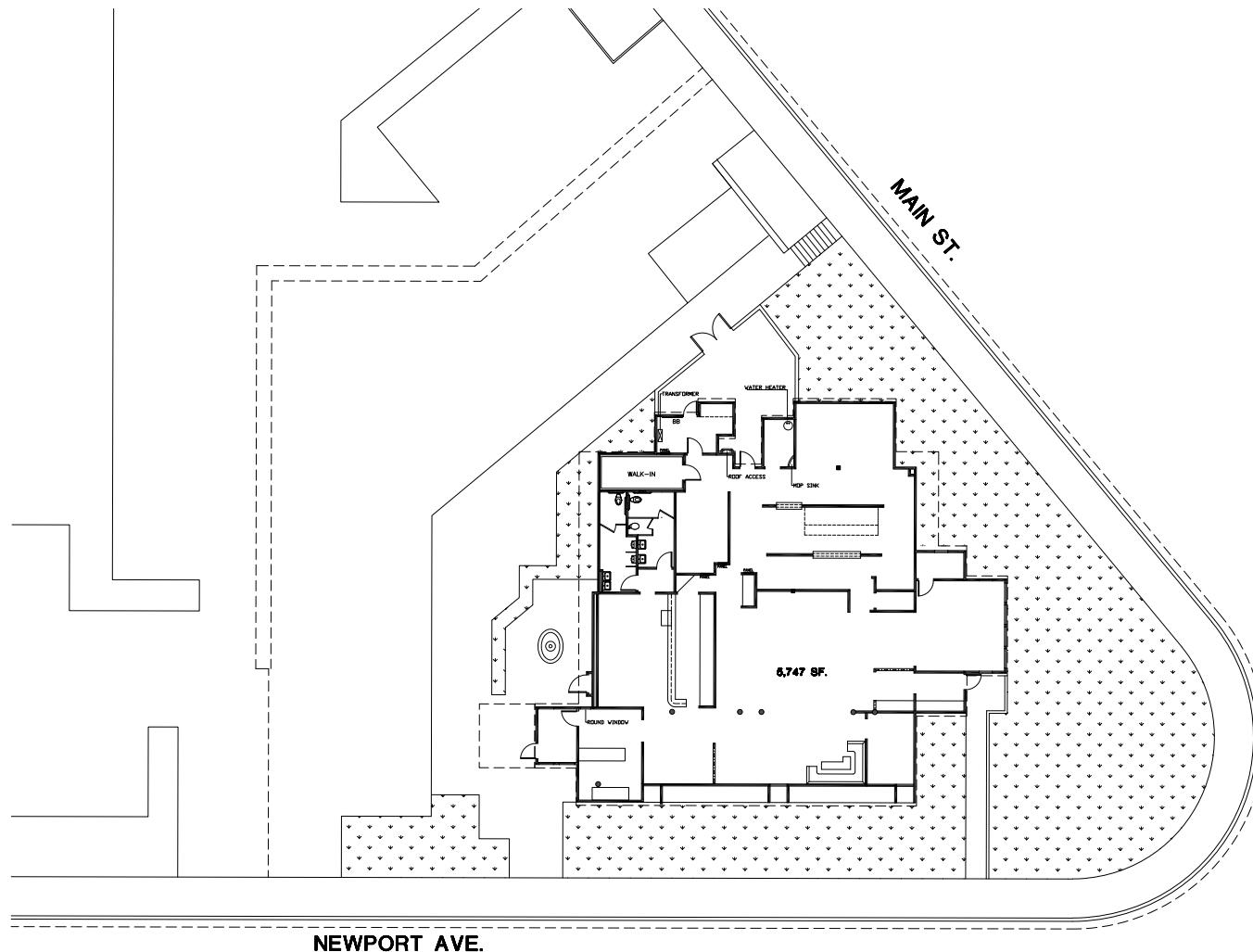
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13612 NEWPORT AVE

SITE PLAN



5,747 SF
AVAILABLE

NOW
AVAILABLE



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*For more information on
this property, please contact*

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