



TUSTIN'S FRENCH
QUARTER

FedExOffice
Print & Ship Services

MemorialCare
Medical Group

Marshalls
HomeGoods

DOLLAR
TREE

BAD BASS
COFFEE - HAWAII
ALLOY
pure barre
Cuncun & Juice
FRESH MEX GRILL

WING • STOP

Jack
in the box

E 17TH ST - APPROX. 37,800 CPD



LEASING BROCHURE

TUSTIN'S FRENCH QUARTER
17245-17395 17th St, Tustin, CA 92780

3,240 SF Available
(Please Do Not Disturb Existing Tenants)



TUSTIN'S FRENCH QUARTER

17245-17395 17th St, Tustin, CA 92780

HIGHLIGHTS

- Close proximity to the CA-55 freeway with 259,000 cars per day
- Strategically positioned on 17th St, major east/west thoroughfare with over 37,000 cars per day connecting Tustin to neighboring city Santa Ana
- Excellent population in the surrounding area, pulls from North Tustin & Panorama Heights; over 220,000 population with a median household income over \$97,000 in the 3 miles radius
- Strong daytime population with over 120,000 employees within a 3 mile radius
- Signalized intersection provides for convenient access



TUSTIN'S FRENCH QUARTER TENANT DIRECTORY

GLA: 89,863 SF



UNIT	TENANT	SF
17245	Badass Coffee	1,520
17245-B	Alloy Fitness	2,255
17245-D	Joseph Henry, DDS	1,660
17245-C	Pure Barre	1,593
17245-A	Cancun Juice	2,441
17251-A/B	Memorial Care	4,836
17251-D	Starbridge Academy	COMING SOON 2,600
17251-E	Mrs. Lee Psychic Reader (2nd Floor)	241
17261	Marshalls/HomeGoods	32,504
17265	Dollar Tree	8,243
17291	NIO Dance Studio	6,094
17295	Lush Nails Studio	1,500
17301	Bliss Plus Lash Spa	1,260
17311/17321	Legacy Martial Arts	2,816
17331-17341	Available (Please Do Not Disturb)	3,240
17351	5th Ave Bagelry	COMING SOON 1,584
17361	HMC Weight Loss	1,584
17371	Relax Foot Spa	1,584
17381	New Smile Dental	1,584
17385	Sandy's Threading & Beauty	1,200
17391	Friends Café	3,492
17395-A	New Tenant	1,000
17395-B	Wingstop	COMING SOON 1,000
17395-C	Joghurt Yogurt	950
17395-D/E	MagiKids	1,976
17395-F	State Farm Insurance (2nd Floor)	1,000
17395-G	Chase Bank (ATM)	200

2mi

TUSTIN

Site

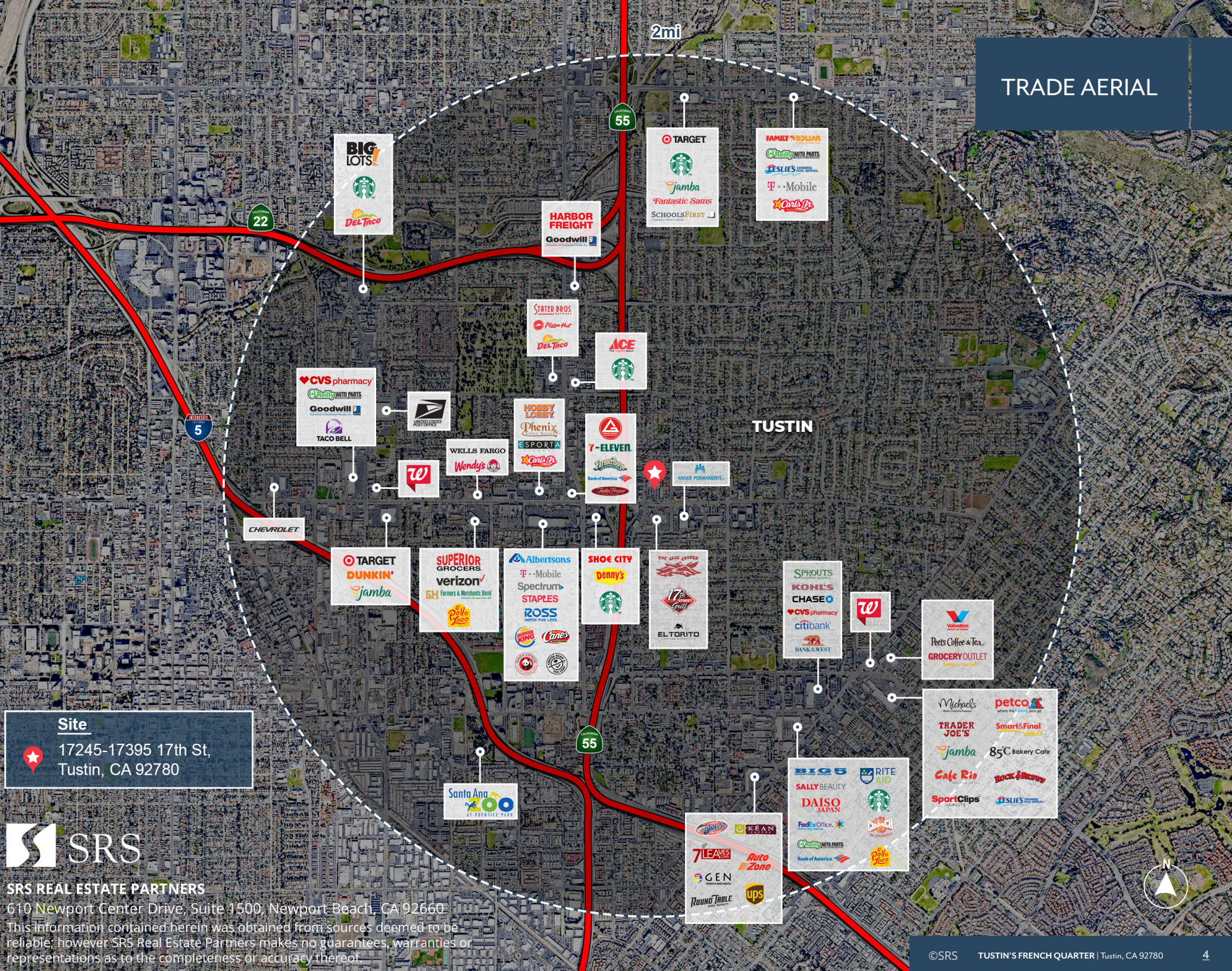
17245-17395 17th St,
Tustin, CA 92780



SRS REAL ESTATE PARTNERS

610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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• **3,240 SF Available (Please Do Not Disturb)**

2024 DEMOGRAPHICS

Source: Esri

ONE MILE

Population / **23,152**

Median Income / **\$109,561**

Daytime Population / **19,905**

THREE MILES

Population / **243,003**

Median Income / **\$97,232**

Daytime Population / **127,017**

FIVE MILES

Population / **572,599**

Median Income / **\$105,561**

Daytime Population / **329,551**





TUSTIN'S FRENCH
QUARTER

YORBA ST - APPROX. 7,800 CPD

55

55 FWY - APPROX. 258,600 CPD

CAROL WY

E 17TH ST - APPROX. 37,800 CPD

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FRESH MEX GRILL

WING • STOP

Mimi's
Cafe

FIRSTTEAM
REAL ESTATE

ELTORITO
CANTINA AUTENTICA

17th
STREET
Grill

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