

FOR LEASE

# 17th Street & Tustin Avenue

1810-1816 N. Tustin Avenue | Santa Ana, CA 92705



## Freestanding Building Opportunity

### 4,135 SF

Available

**Please Do Not Disturb Tenants**

## DESCRIPTION

- Across the street from new Chick-fil-A, In-N-Out and Raising Cane's
- Exceptional positioned near 17th Street & Tustin Avenue intersection (over 76K CPD) with immediate access to 55 fwy
- High disposable incomes with over \$140K HH income within 1 & 5 mile radiuses
- Excellent density demographics with over 260K population in a 3 mile radius

## CONTACT

**Terrison Quinn**

949.698.1107 | terrison.quinn@srsre.com

CA License No. 01789657

**Tony Vuona**

949.270.8211 | tony.vuona@srsre.com

CA License No. 02046746

## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	24,033	262,540	602,230
Avg Household Income	\$142,955	\$132,064	\$143,739
Daytime Population	19,251	133,910	338,814

Source: Esri

## TRAFFIC COUNTS

Tustin Avenue

approx. 31,000 cpd

17th Street

approx. 45,000 cpd

Source: Costar

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

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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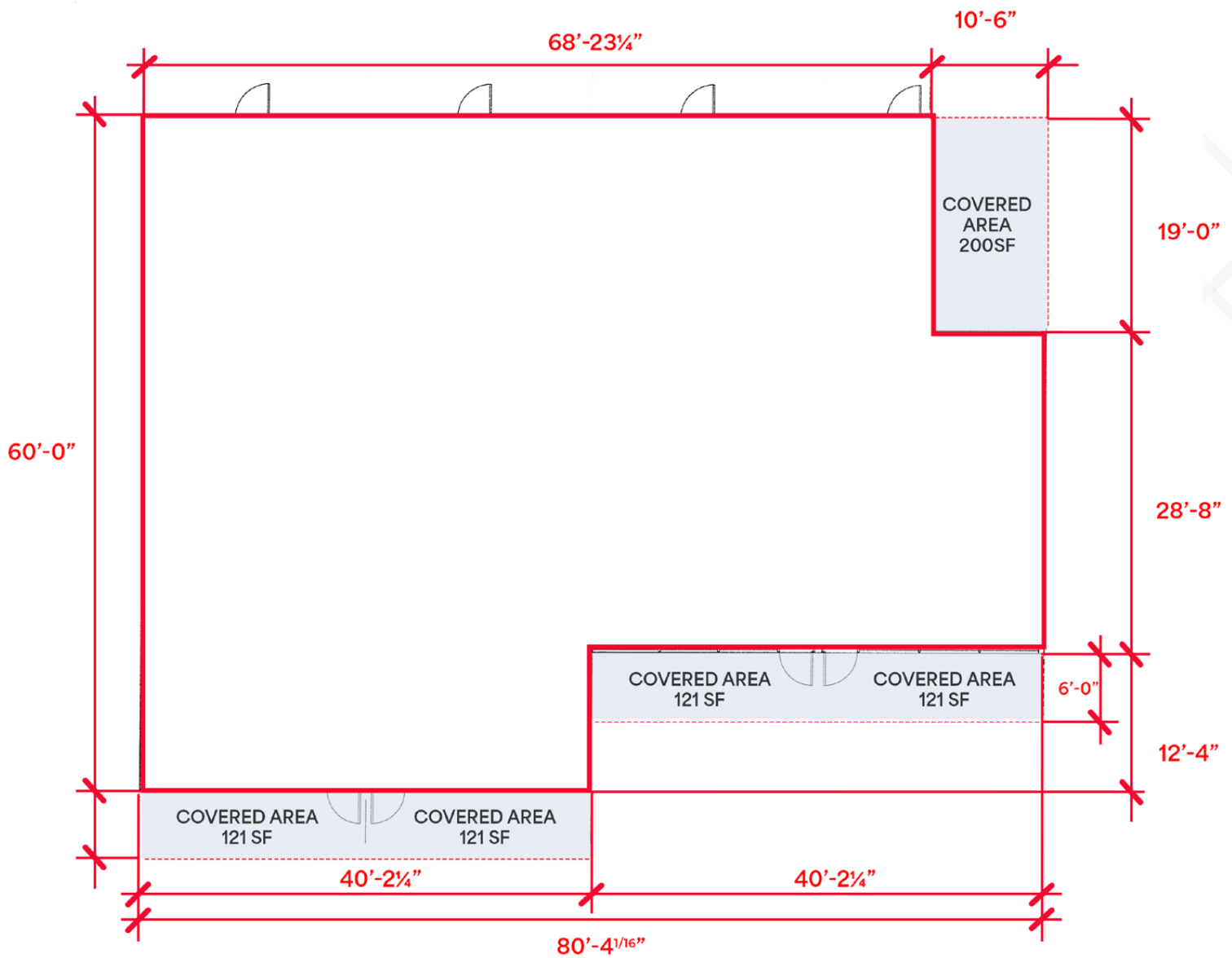


## SPACE PLAN

4,135 SF

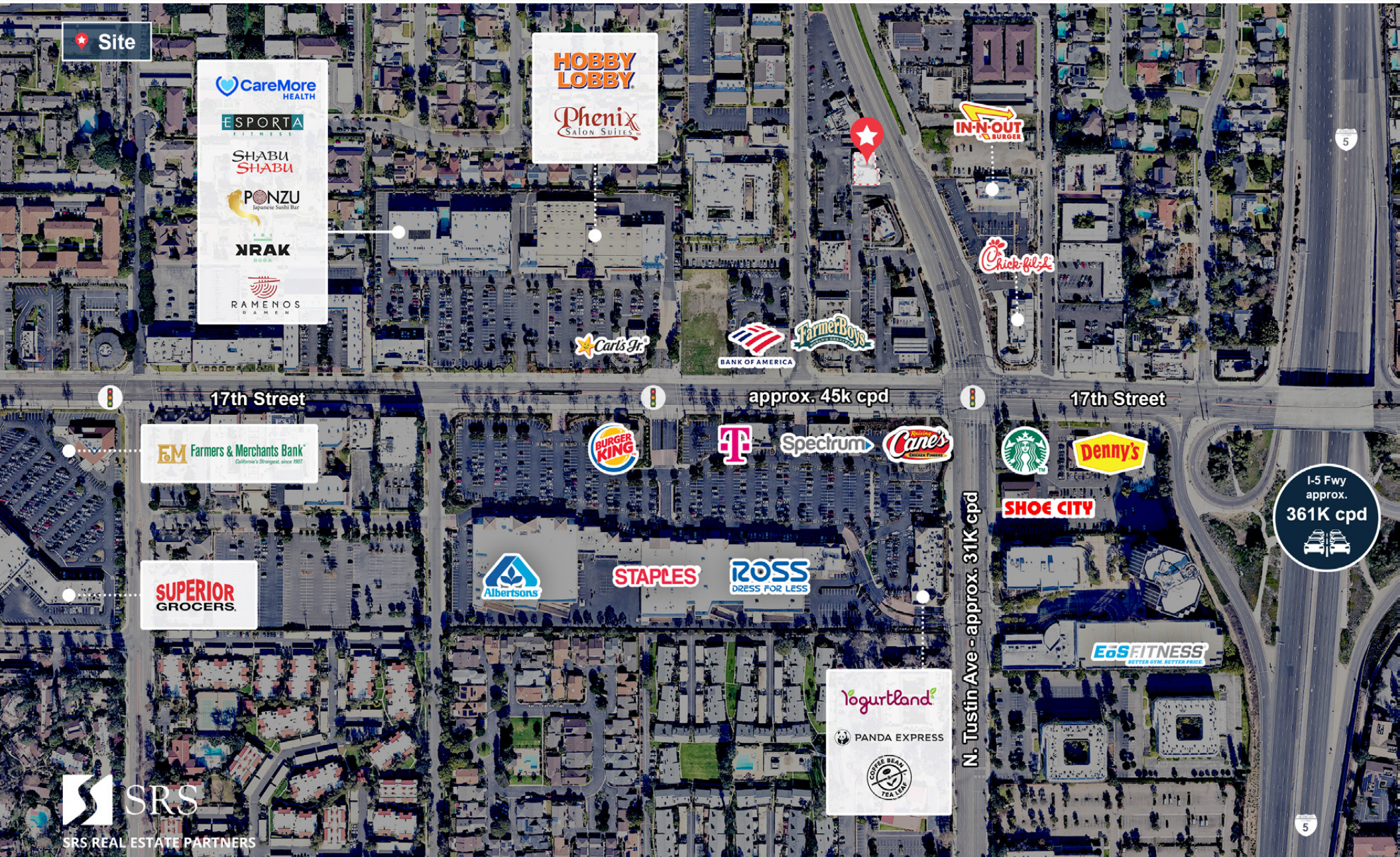
Freestanding Building Opportunity

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