



1592 N. Tustin Street  
Orange, CA 92867  
OFFERING MEMORANDUM



# EXCLUSIVELY PRESENTED BY:



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### ORANGE

About Orange



Allura Realty, Inc.  
Los Angeles, CA  
Office: 323-973-0980  
[www.AlluraRealty.com](http://www.AlluraRealty.com)

Built By: [www.crebuilder.com](http://www.crebuilder.com)



1615

1631

1627

1629

E Chestnut Ave

E Chestnut Ave

**SUBJECT**

1592 N Tustin St

1628

1630

1614

1582

N Tustin St

N Tustin St

## PROPERTY SUMMARY

Offering Price	\$1,995,000.00
Building SqFt	4,005 SqFt
Year Built	1970
Lot Size (acres)	0.33
Parcel ID	375-442-19
Zoning Type	Commercial
County	Orange
Frontage	120.00 Ft
Coordinates	33.813525,-117.836181

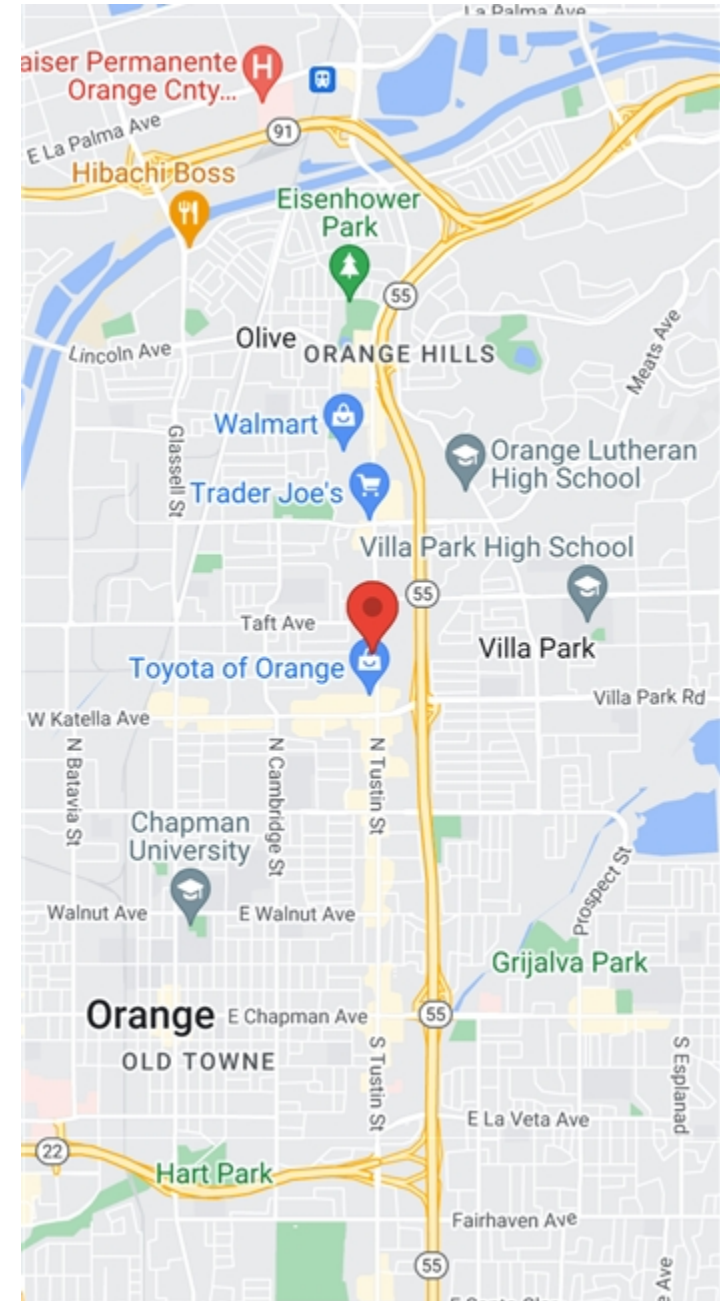
## INVESTMENT SUMMARY

Allura Realty, Inc. is pleased to offer for sale 1592 N. Tustin Street, Orange, CA 92867, strategically located in the affluent and rapidly growing community of Orange, CA. The sale includes a 4,005 SF retail property on a 0.33 acre lot. The subject property was built in 1970 and is positioned on the corner of Tustin and Chestnut. Do not miss this investor or developer opportunity in one of the strongest and most desirable retail trade areas in Orange.



# INVESTMENT HIGHLIGHTS

- Property is strategically located in the community of Orange, CA with direct frontage on Tustin St.
- Fantastic Signage, Exposure and Visibility.
- The Property is situated on 14,375 sq. ft. or 0.33 acres of land and is currently 100% occupied.
- Strong operating history, with substantial upside potential.
- Minimal Landlord responsibilities.
- Excellent market & retail fundamentals.
- Value Add Opportunity.





OKI DOKI

OKI DOKI  
HOME TREASURES



# LOCATION HIGHLIGHTS

- 1592 N. Tustin St., Orange, CA premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.
- Located on Tustin St, a major thoroughfare and premier location in the submarket.
- The subject neighborhood is located close to Angel Stadium, Honda Center, Children's Hospital of Orange County, Disneyland and Chapman University to name a few premier establishments.
- Current lease will expire October 30, 2024. This property offers an excellent opportunity for redevelopment, making it ideal for a tear-down and rebuild to align with current market trends.
- Excellent access, frontage and visibility.
- Located in a busy retail area, surrounded by national retail brands including: The Home Depot, Trader Joe's, Target, Toyota of Orange, and many others.

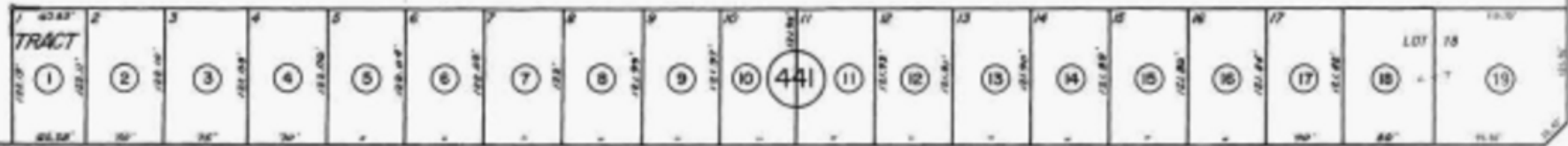




THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSessor DEPT. PURPOSES ONLY. ASSessor MAKES NO GUARANTEE AS TO ACCURACY NOR ASSUMES ANY LIABILITY OTHER THAN THAT OF A PROFESSIONAL SURVEYOR. RIGHTS RESERVED. COPYRIGHT ORANGE COUNTY ASSessor 2009

375-44

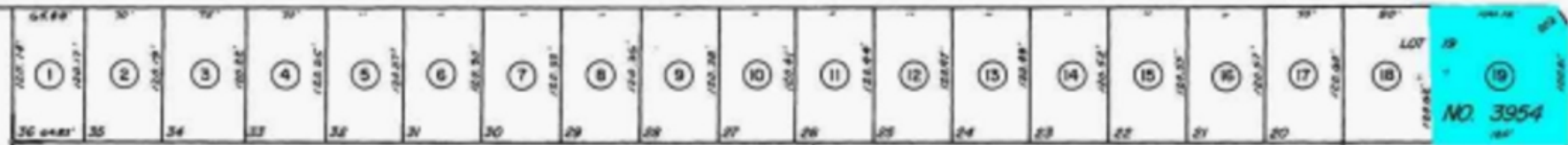
43



CHESTNUT AVENUE

STREET 52

1" = 100'



NO. 3954

52

VAN DE GRAEFF

442

SEE 148-30-564-1

SEE 148-30-564-2

R. S. 40-36

R. S. 60-80

FOR LOT A

21

7.57 AC.

22

1.27 AC.

TRACT

23 1.050 AC.

24 0.232 AC.

FOR LOT A

FOR LOT B

47

TUSTIN

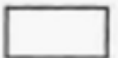
MARCH 1977

VAN DE GRAEFF TRACT  
TRACT NO. 3954

L.A. 1-57  
M.M. 141-46, 47

NOTE - ASSessor'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSessor'S MAP  
BOOK 375 PAGE 44  
COUNTY OF ORANGE



CITY OF ORANGE  
  
Chestnut AVE  
1600 E

ORANGE  
Justin ST  
E 1500 W

STYLISTIC ART





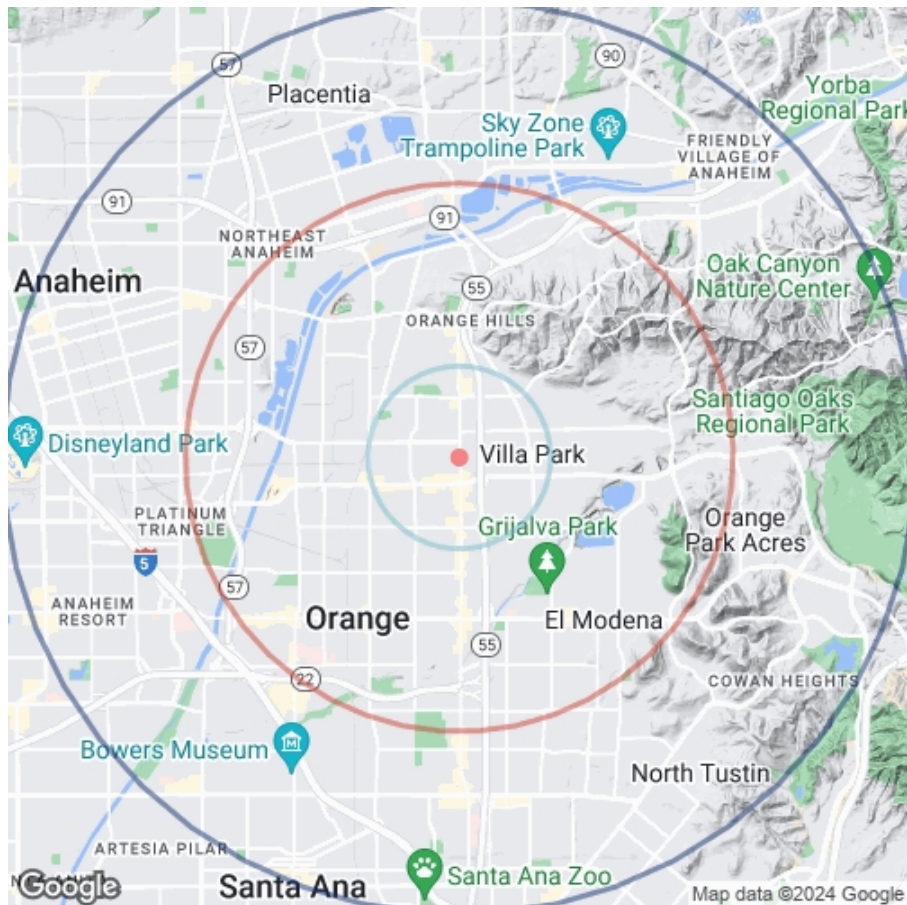
ALLURA

COMMERCIAL

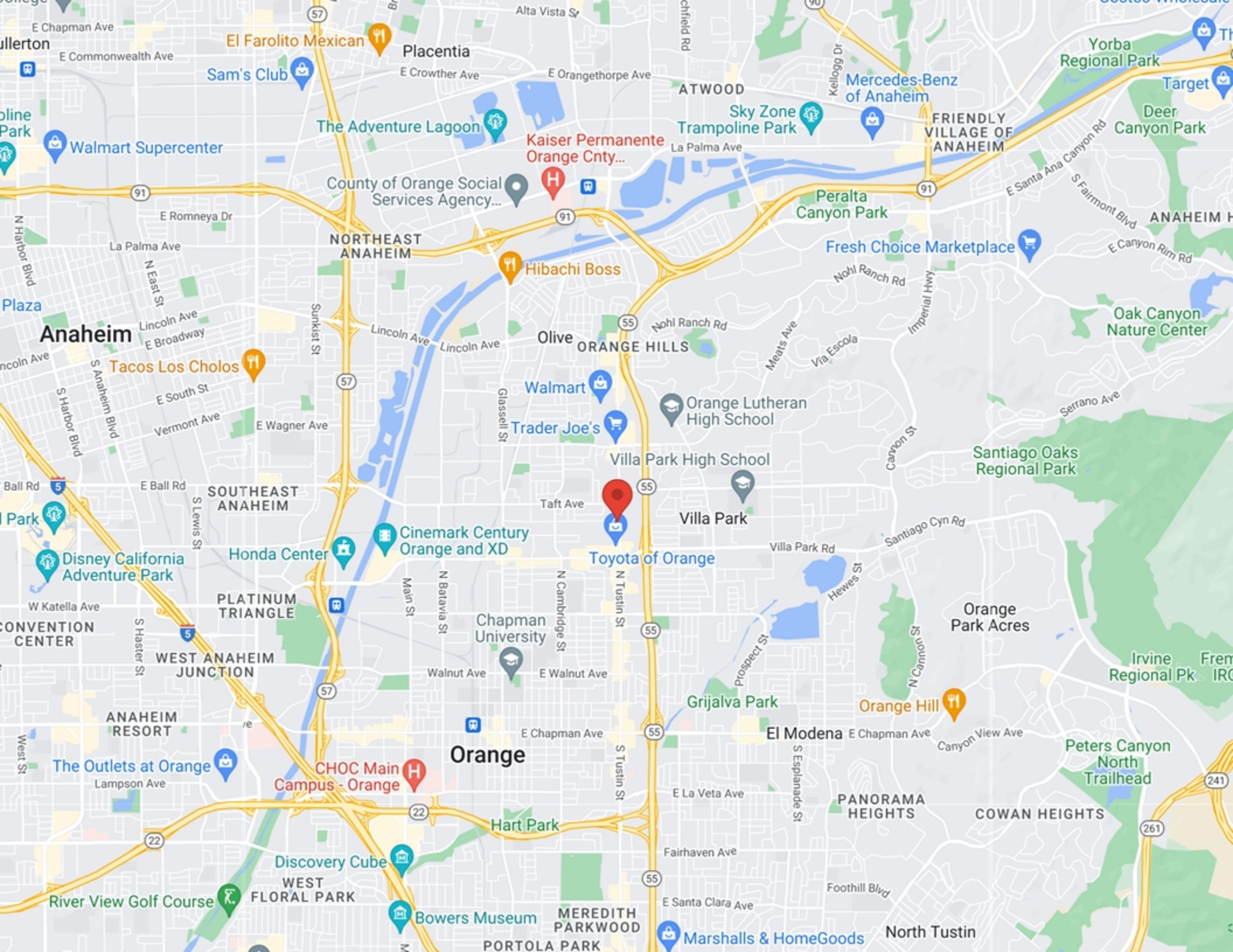
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,881	152,316	452,584
2010 Population	22,870	155,338	465,585
2024 Population	22,630	158,188	480,171
2029 Population	22,408	157,248	482,202
2024-2029 Growth Rate	-0.2 %	-0.12 %	0.08 %
2024 Daytime Population	21,690	185,181	536,611

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	280	2,681	8,711
\$15000-24999	326	1,731	5,888
\$25000-34999	381	2,029	6,671
\$35000-49999	474	3,303	10,655
\$50000-74999	931	6,622	21,187
\$75000-99999	906	6,132	18,851
\$100000-149999	1,390	10,093	29,797
\$150000-199999	767	7,037	19,420
\$200000 or greater	1,595	12,275	32,223
Median HH Income	\$ 105,620	\$ 112,804	\$ 105,481
Average HH Income	\$ 144,517	\$ 154,931	\$ 146,538



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,901	49,154	135,540
2010 Total Households	6,771	49,507	140,367
2024 Total Households	7,051	51,904	153,415
2029 Total Households	7,206	53,267	158,856
2024 Average Household Size	3.19	2.97	3.06
2024 Owner Occupied Housing	4,174	29,839	81,477
2029 Owner Occupied Housing	4,334	30,712	84,082
2024 Renter Occupied Housing	2,877	22,065	71,938
2029 Renter Occupied Housing	2,872	22,555	74,774
2024 Vacant Housing	191	1,892	7,396
2024 Total Housing	7,242	53,796	160,811



El Farolito Mexican

Placentia

Sam's Club

The Adventure Lagoon

Kaiser Permanente Orange Cnty...

ATWOOD

Sky Zone Trampoline Park

Mercedes-Benz of Anaheim

FRIENDLY VILLAGE OF ANAHEIM

Yorba Regional Park

Target

91

91

91

Anaheim

ORANGE HILLS

Peralta Canyon Park

Fresh Choice Marketplace

La Palma Ave

Lincoln Ave

E Broadway

NORTHEAST ANAHEIM

Hibachi Boss

Nohl Ranch Rd

Nohl Ranch Rd

Via Escola

Imperial Hwy

S Fairmont Blvd

ANAHEIM H

Oak Canyon Nature Center

Serrano Ave

Santiago Oaks Regional Park

SOUTHEAST ANAHEIM

Olive

Walmart

Trader Joe's

Orange Lutheran High School

Villa Park High School

Villa Park

Toyota of Orange

Villa Park Rd

Santiago Cyn Rd

Orange Park Acres

Irvine Regional Pk

PLATINUM TRIANGLE

Honda Center

Cinemark Century Orange and XD

Chapman University

CONVENTION CENTER

WEST ANAHEIM JUNCTION

ANAHEIM RESORT

Orange

Grijalva Park

Orange Hill

El Modena

Peters Canyon North Trailhead

The Outlets at Orange

CHOC Main Campus - Orange

Hart Park

PANORAMA HEIGHTS

COWAN HEIGHTS

22

22

55

55

55

Discovery Cube

River View Golf Course

WEST FLORAL PARK

Bowers Museum

MEREDITH PARKWOOD

PORTOLA PARK

Marshalls & HomeGoods

North Tustin





# ABOUT ORANGE

Orange is a city located in northern Orange County, California, United States. It is approximately 3 miles (4.8 km) north of the county seat, Santa Ana. Orange is unusual in this region because many of the homes in its Old Town District were built before 1920.



## CITY OF ORANGE

### AREA

### POPULATION

Population	139,911
Rank	7
Density	5,452.49 sq mi

# CONFIDENTIALITY STATEMENT

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE ALLURA REALTY, INC. ADVISOR FOR  
MORE DETAILS.**

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