



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property

AVAILABLE 



NEWPORT EDINGER - PACIFIC CENTER
15041 - 15121 Newport Ave., Tustin, CA 92780



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PROPERTY FEATURES

15041 - 15121 Newport Ave., Tustin, CA 92780







APPROX. 1,300 SF

RETAIL SPACE AVAILABLE

- ✓ Pacific Center is a newly constructed multi-tenant retail center
- ✓ Adjacent to FedEx, Subway, Flame Broiler, and near a Starbucks drive-thru
- ✓ Direct frontage on Newport Avenue
- ✓ Strong commuter traffic counts
- ✓ Excellent street visibility and signage exposure
- ✓ Ideal for food service, medical, personal care, fitness, and service-oriented retail uses

AREA AMENITIES

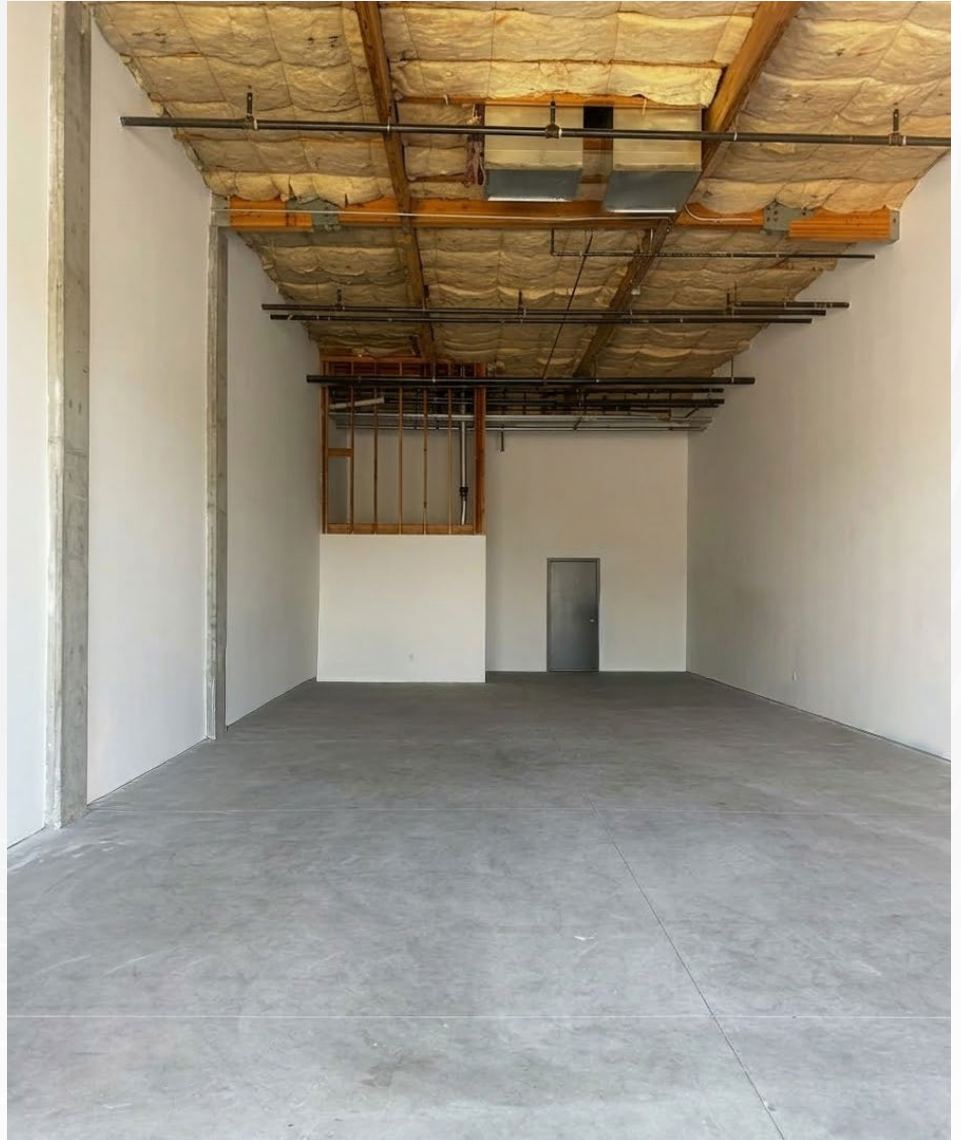
- ✓ Located within Tustin Legacy, featuring luxury apartments and townhome developments
- ✓ Minutes from Interstate 5 and SR-55
- ✓ Surrounded by established single-family neighborhoods and high-density multifamily communities
- ✓ Strong daytime population from nearby business parks
- ✓ Near major employment centers including Hoag Health Center Tustin Legacy and Tustin Unified School District
- ✓ Proximity to corporate campuses and professional offices in Irvine and Santa Ana

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	24,180	231,968	619,420
 Avg. HH Income	\$92,482	\$112,276	\$123,227
 Daytime Pop	22,914	225,524	605,479
 Traffic Count	±40,808 CPD ON NEWPORT AVE & EDINGER AVE		

RETAIL SPACE
TUSTIN, CA

INTERIOR PHOTOS

15041 - 15121 Newport Ave., Tustin, CA 92780





AVAILABLE



AERIAL MAP



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SENIOR PROPERTY SUPERVISOR/LEASING

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.