

FOR
LEASE

13112 Newport Ave
TUSTIN, CA 92780

Prime Medical Office and Retail Space

**PACKERS
SQUARE**

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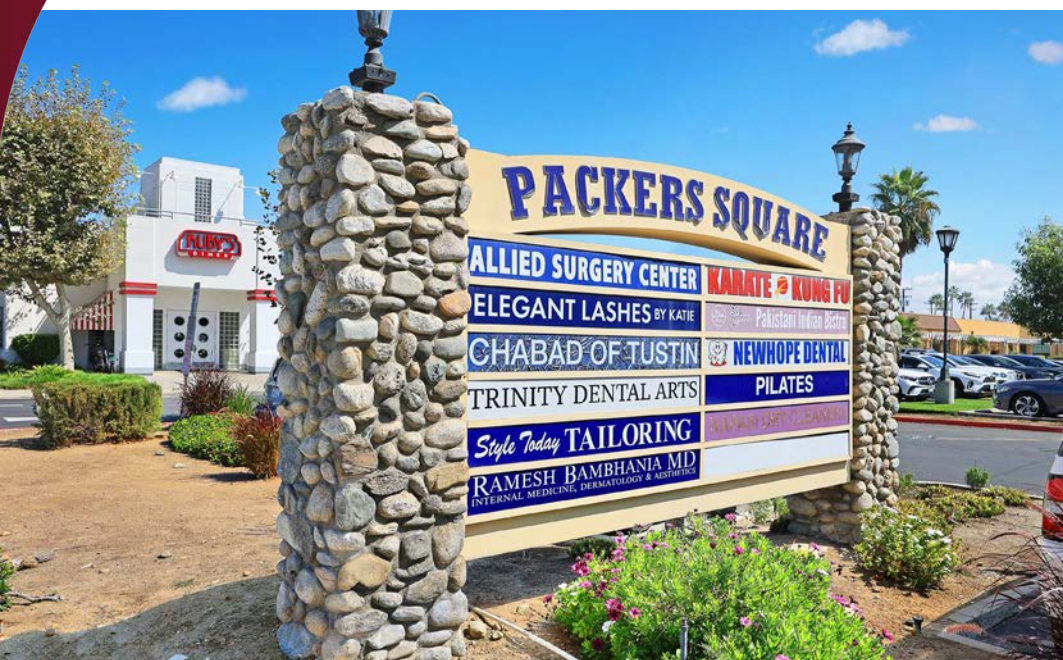
Associate

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01 EXECUTIVE SUMMARY



AVAILABLE SUITES:

Suite 132-100:	7,600 SF Medical Office
Suite 132-230:	1,759 SF Medical Office
Suite 13152-C:	3,640-8,640 SF Medical Office/General Retail
Suite 13452-B:	5,000-8,640 SF Medical Office
Suite E:	1,225 SF General Retail
Suite G:	1,210 SF General Retail

PROPERTY DETAILS:

Asking Rate:	\$2.50 General Retail, NNN \$3.00 Medical Office, NNN
CAM:	\$0.79 PSF
Terms:	5 years
Total Building SF:	±49,931 SF
Lot Size:	±198,198 SF
Zoning:	PC Com
Year Built:	1979/2005
APN:	500-111-10, 03, 11, 04
Parking Ratio:	5.5 per 1,000

PROPERTY HIGHLIGHTS:

- **Proximity to Retail Commercial Centers:** Located near the bustling Tustin Market Place, Tustin Ranch Golf Club, and Tustin Plaza, Packers Square is located on the active corner of Newport Ave and Irvine Blvd, drawing consistent local and visitor vehicle traffic of over 35,000 per day.
- **Diverse Tenant Mix:** A varied range of tenants creates synergy and draws a broad customer base, benefiting all businesses with increased exposure and foot traffic. Packers Square is suitable for a wide range of businesses, from specialty retail to personal care services and medical offices.
- **Ample Parking:** With abundant parking options, Packers Square ensures convenient access for customers, perfect for high-traffic retail and medical uses alike.
- **Easy Access for Medical and Health Services:** Packers Square's convenient location and ample parking make it an attractive spot for medical and wellness providers, catering to the area's demand for accessible healthcare options.
- **Strong Demographics:** Situated in a high-income area with an average household income exceeding \$100,000, Packers Square sees consistent daytime foot traffic, especially from nearby commercial and residential areas.

02 PROPERTY PHOTOS

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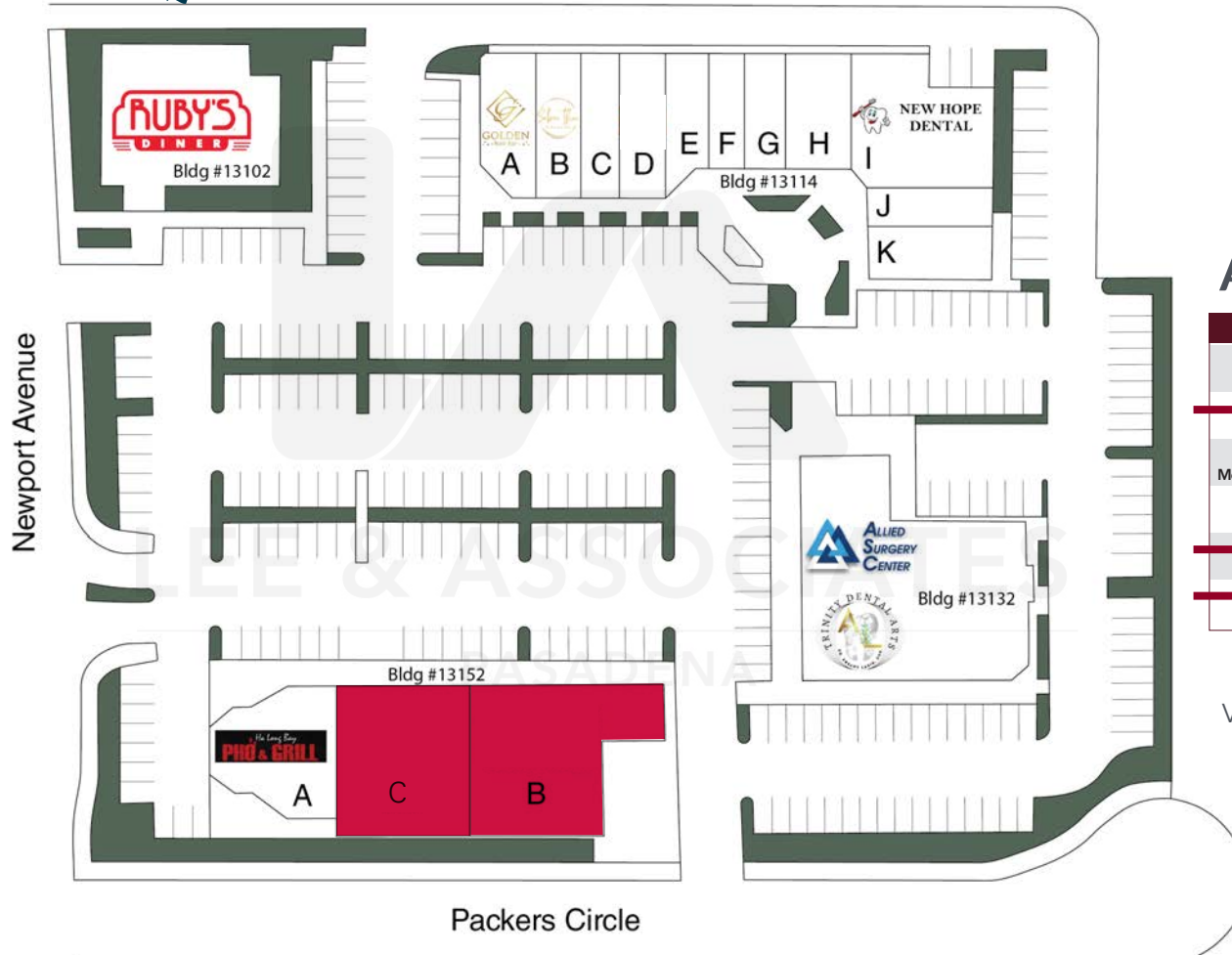


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AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite 132-100 Med Office	AVAILABLE	7,600	\$2.50 SF/mth	Est \$0.79 NNN	Former Doctor's Office
Suite 132-990 Med Office	AVAILABLE	1,750	\$2.50 SF/mth	Est \$0.79 NNN	Former Doctor's Office
Suite 13152-C Med Office/Gen Retail	AVAILABLE	3,640	\$2.50 SF/mth	Est \$0.79 NNN	Medical Office / General Retail Use
Suite 13452-B Med Office	AVAILABLE	5,000	\$2.50 SF/mth	Est \$0.79 NNN	Medical Office
Suite E Gen Retail	AVAILABLE	1,805	\$2.50 SF/mth	Est \$0.79 NNN	Former Tanning Salon
Suite C Gen Retail	AVAILABLE	1,810	\$2.50 SF/mth	Est \$0.79 NNN	Former Clothing Store

VACANCY LEGEND:



DRAWING NOT TO SCALE

02 AERIAL OVERVIEW

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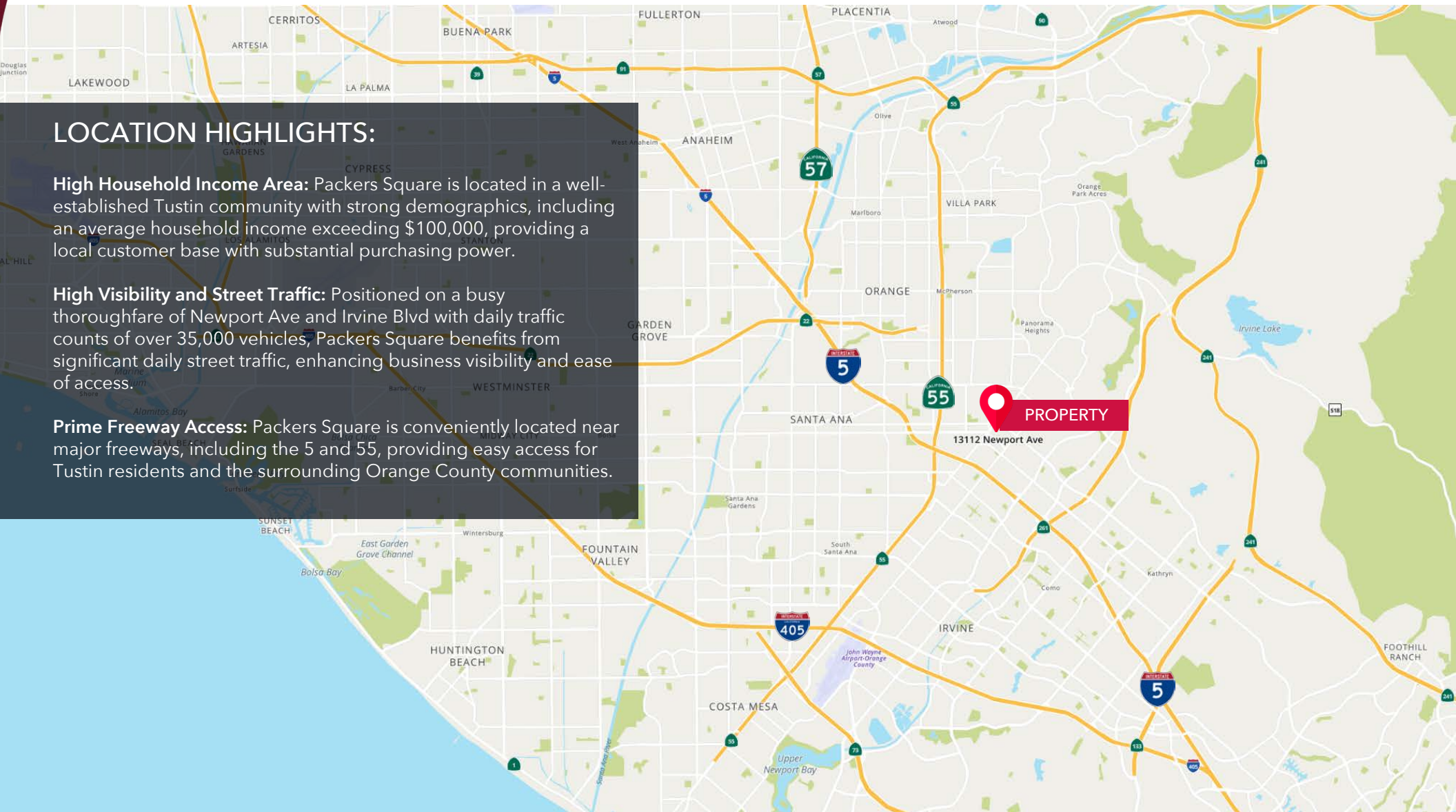
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LOCATION HIGHLIGHTS:

High Household Income Area: Packers Square is located in a well-established Tustin community with strong demographics, including an average household income exceeding \$100,000, providing a local customer base with substantial purchasing power.

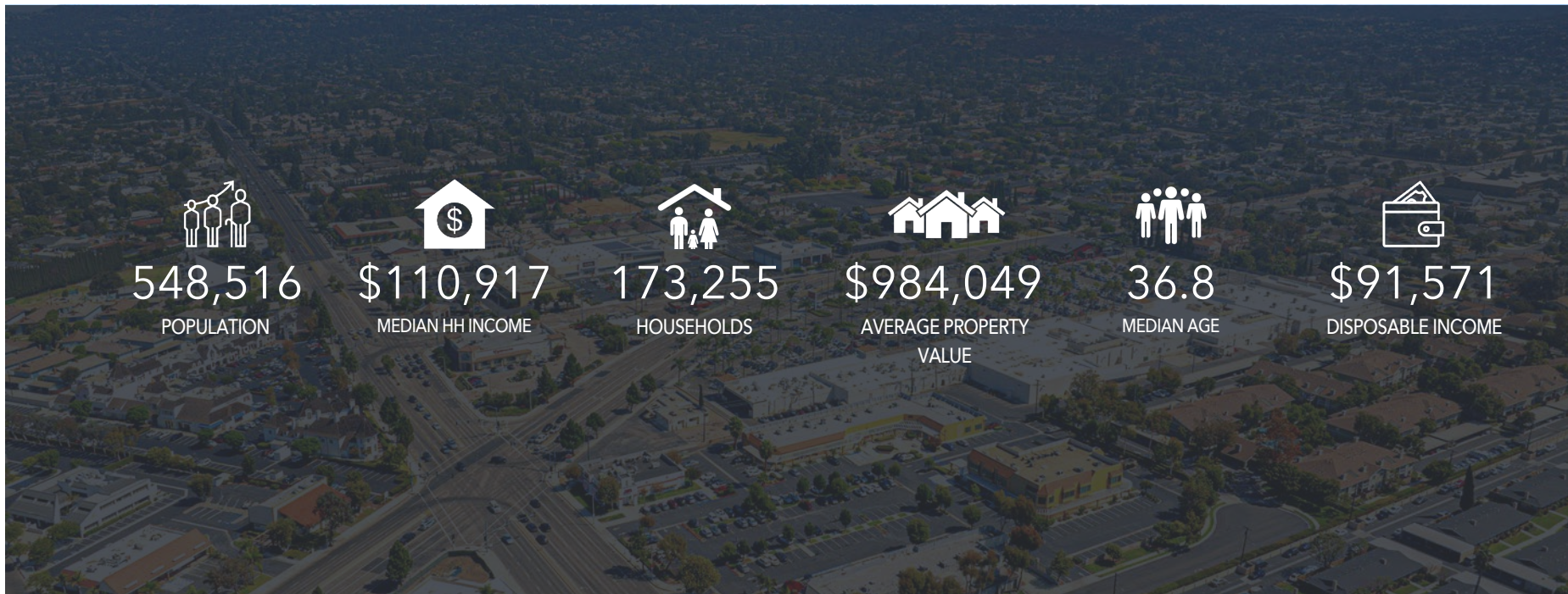
High Visibility and Street Traffic: Positioned on a busy thoroughfare of Newport Ave and Irvine Blvd with daily traffic counts of over 35,000 vehicles, Packers Square benefits from significant daily street traffic, enhancing business visibility and ease of access.

Prime Freeway Access: Packers Square is conveniently located near major freeways, including the 5 and 55, providing easy access for Tustin residents and the surrounding Orange County communities.



TUSTIN OVERVIEW

	1 Mile	3 Mile	5 Mile
Population	18,541	201,623	548,516
Median Age	40.6	37.7	36.8



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