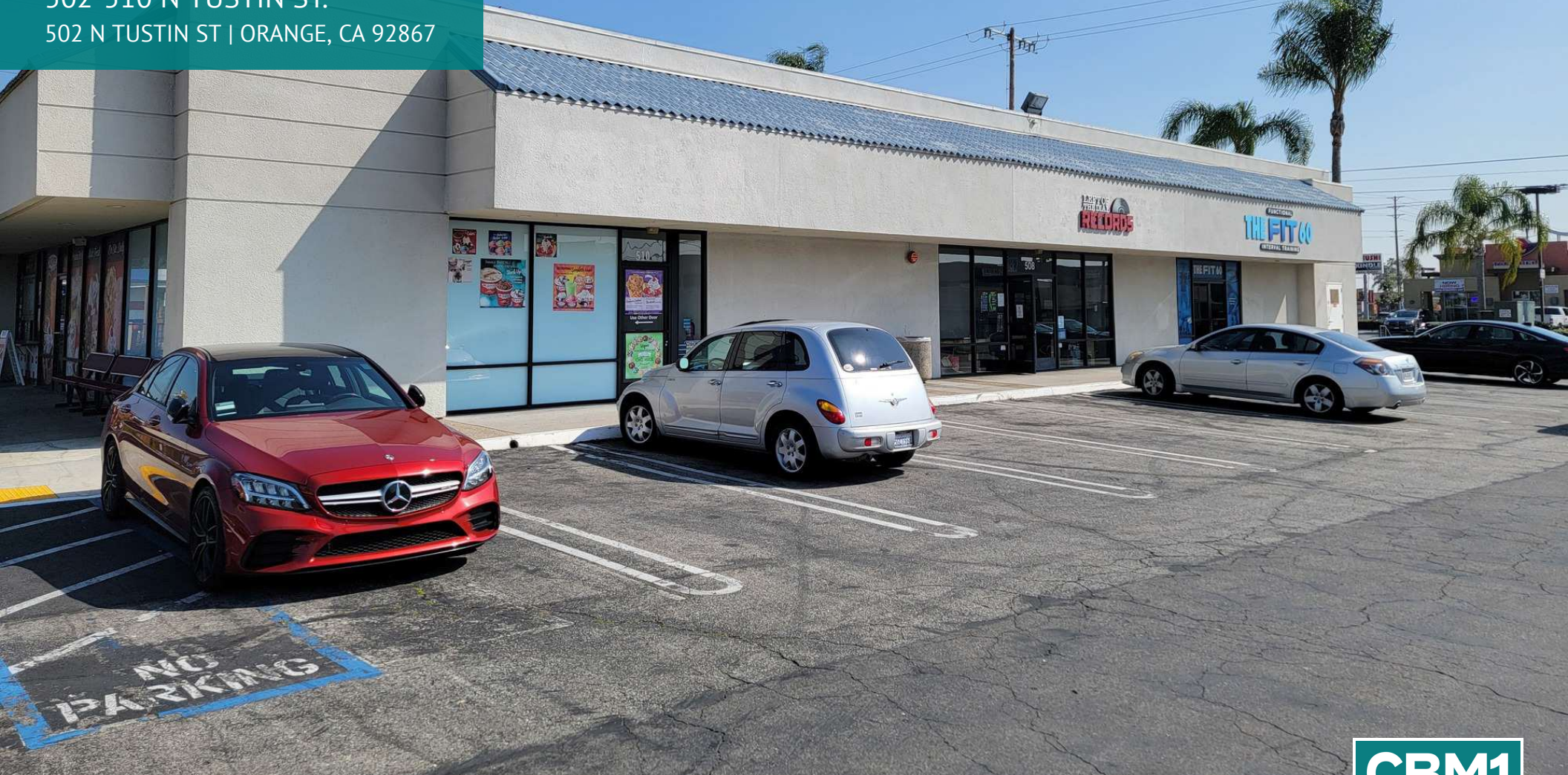


# FOR LEASE

502-510 N TUSTIN ST.  
502 N TUSTIN ST | ORANGE, CA 92867



**GEOFFREY GROSSMAN**

CALDRE #1265002

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LEASING

BROKERAGE

INVESTMENTS



## FEATURES & AMENITIES

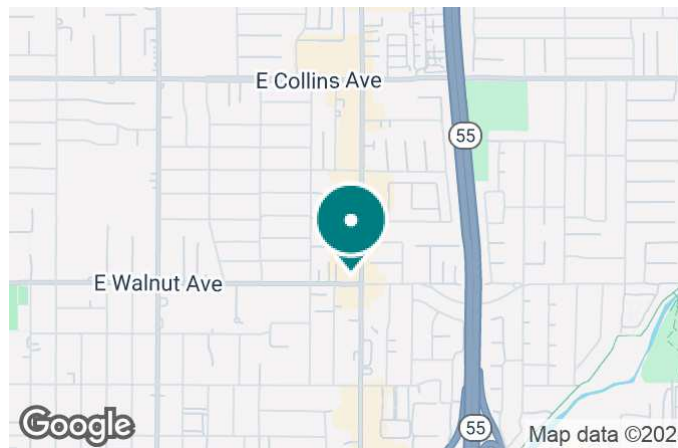
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BROCHURE | PAGE 2



### FEATURES & AMENITIES

- Multiple Unit Retail Available
- Suite 502 (End-Cap) - Approx. 2,600 SF
- Suite 508 (Divisible) - Two Approx. 1,450 SF Units
- Phenomenal Hard Corner
- Highly Visibility Pad
- Excellent Signage
- Easily Accessible From Both Cross Streets -- Tustin Street & Walnut Avenue
- Reciprocal Parking with Islands Restaurant
- Signalized Intersection
- Prime Orange Location on an Established Retail Corridor
- Featuring Outstanding Auto Traffic On Tustin Street
- Close Proximity To 55 Freeway
- Affluent Area Demographics



### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,218	55,612	160,298
Total Population	27,331	169,558	537,551
Average HH Income	\$112,689	\$119,272	\$108,426

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# PROPERTY SUMMARY

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BROCHURE | PAGE 3



## PROPERTY DESCRIPTION

Premier retail space available on a bustling hard corner. Multiple units, including the end-cap space, in a high visibility pad space. The property features pole signage, convenient parking accessible from both cross streets (Tustin Street & Walnut Avenue), and reciprocal parking with Islands Restaurant. Boasting a prime City of Orange location on an established retail corridor, the property is a short distance from the 55 freeway, enjoys outstanding traffic counts, and affluent area demographics.

## LOCATION DESCRIPTION

Strong retail location on North Tustin Street, a major area retail thoroughfare running parallel to the 55 freeway. The property is situated adjacent to Islands Restaurant and across the street from Taco Bell, Subway, and Vans shoe store. Additional A+ tenants located within ½ mile include Stater Bros, Wells Fargo, 7-Eleven, IHOP, Marie Callender's, Sizzler, McDonald's, and many more.

## OFFERING SUMMARY

Lease Rate:	\$3.00 SF/yr (NNN)
Available SF:	1,420 - 2,900 SF
Lot Size:	18,157 SF
Building Size:	7,017 SF

SPACES	LEASE RATE	SPACE SIZE
2900	\$3.00 SF/yr	1,420 - 2,900 SF

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## SITE PHOTOS

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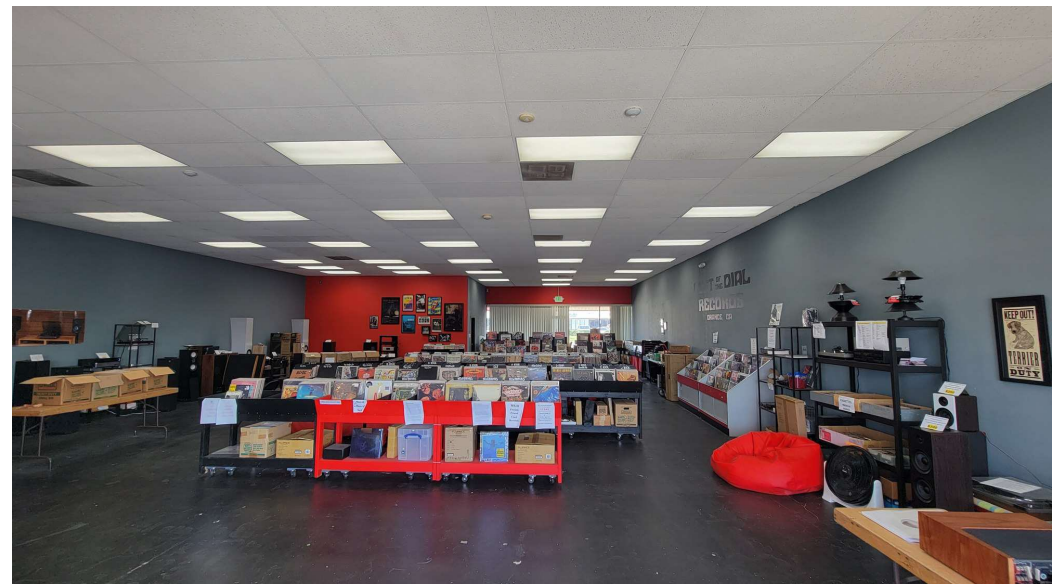
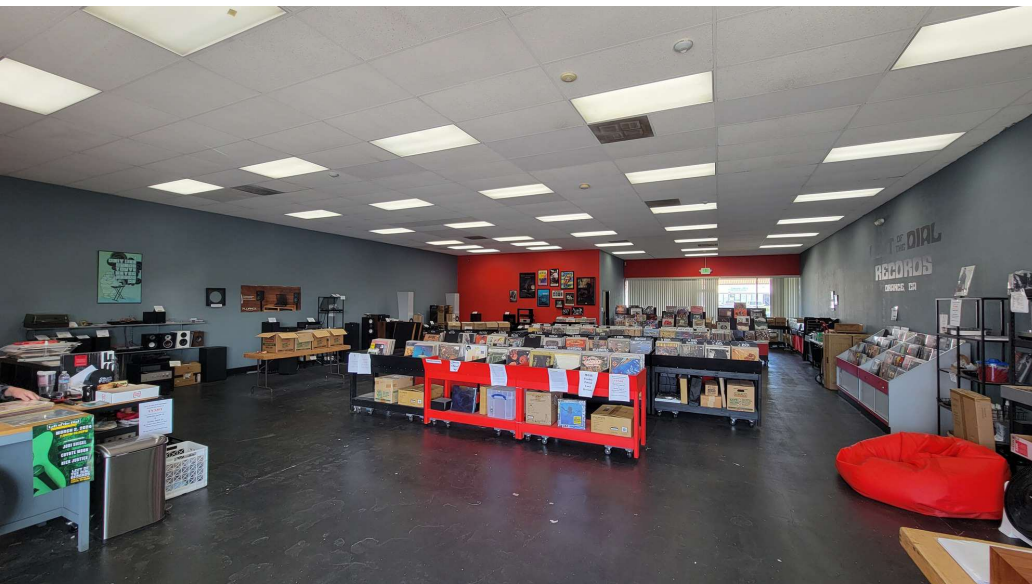
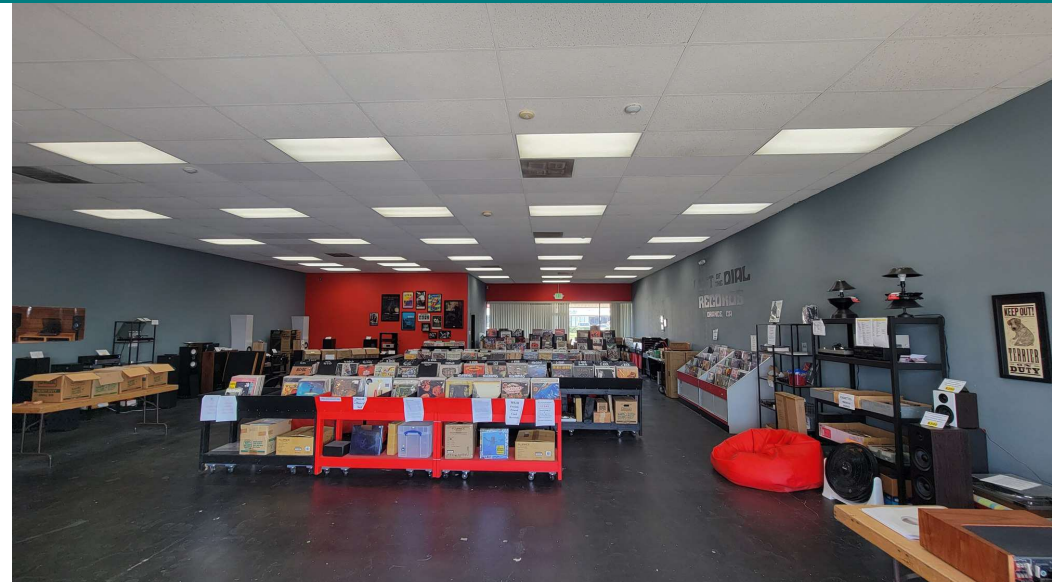
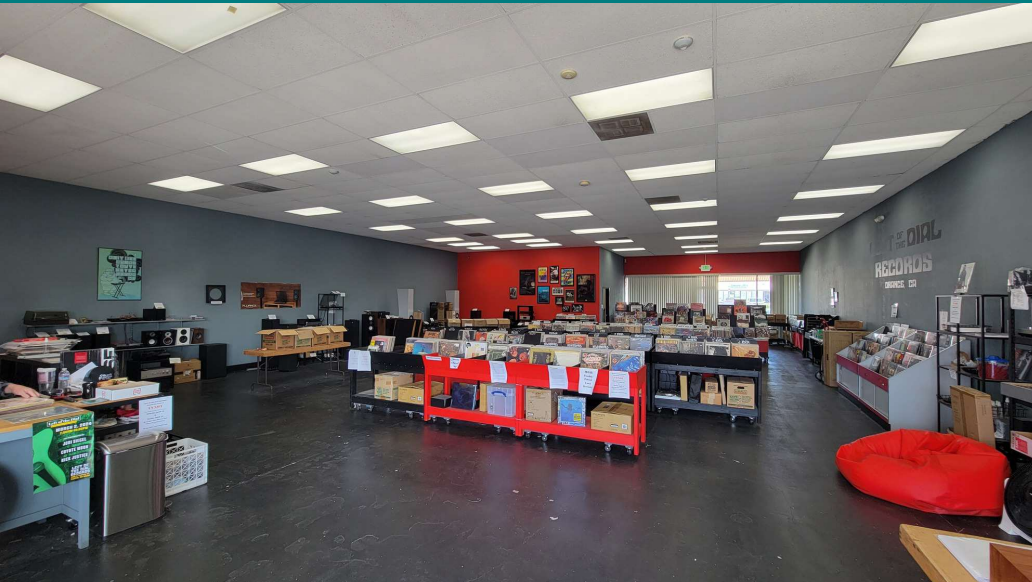
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## INTERIOR PHOTOS

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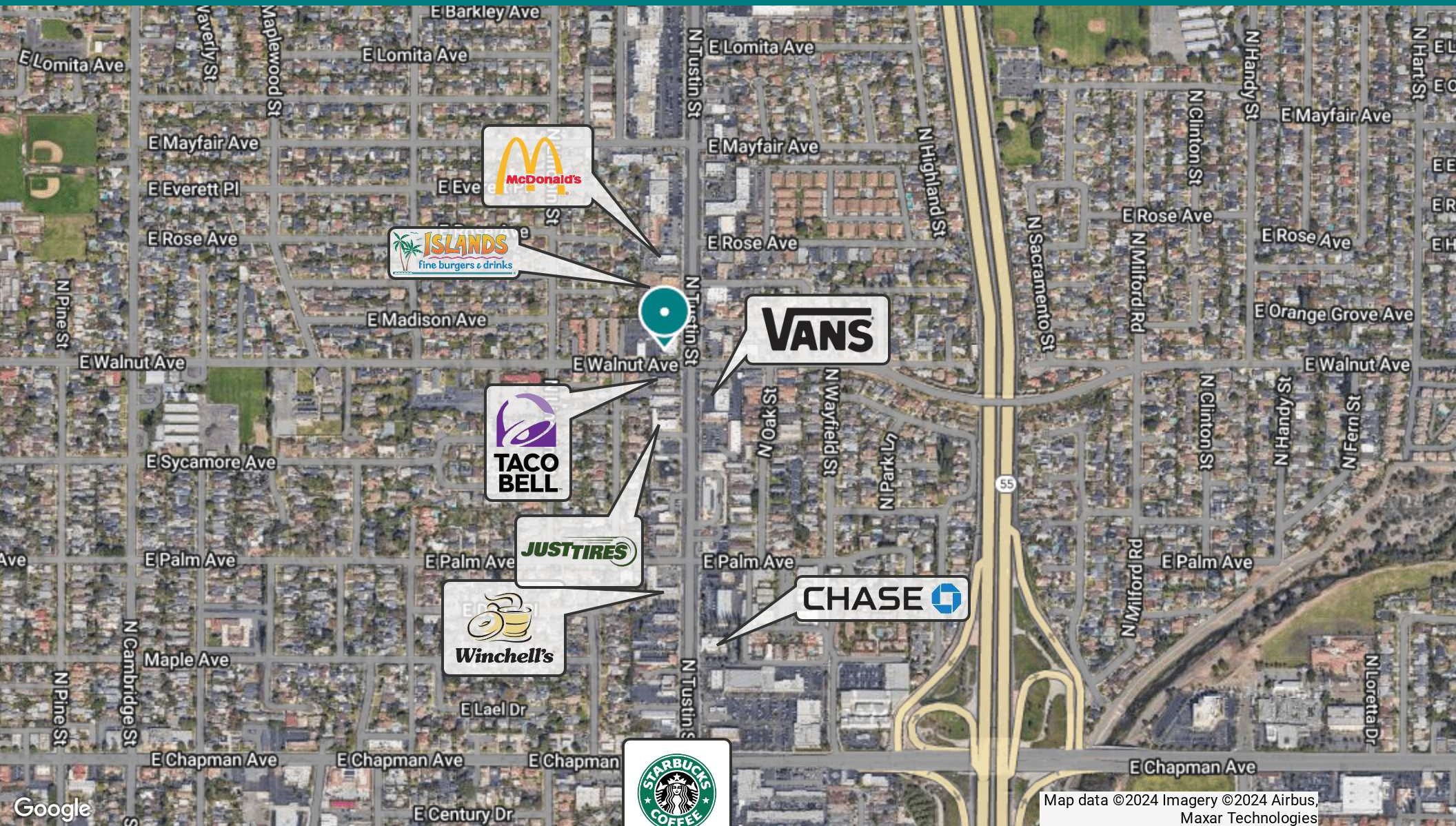
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## RETAILER MAP

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BROCHURE | PAGE 6



Map data ©2024 Imagery ©2024 Airbus,  
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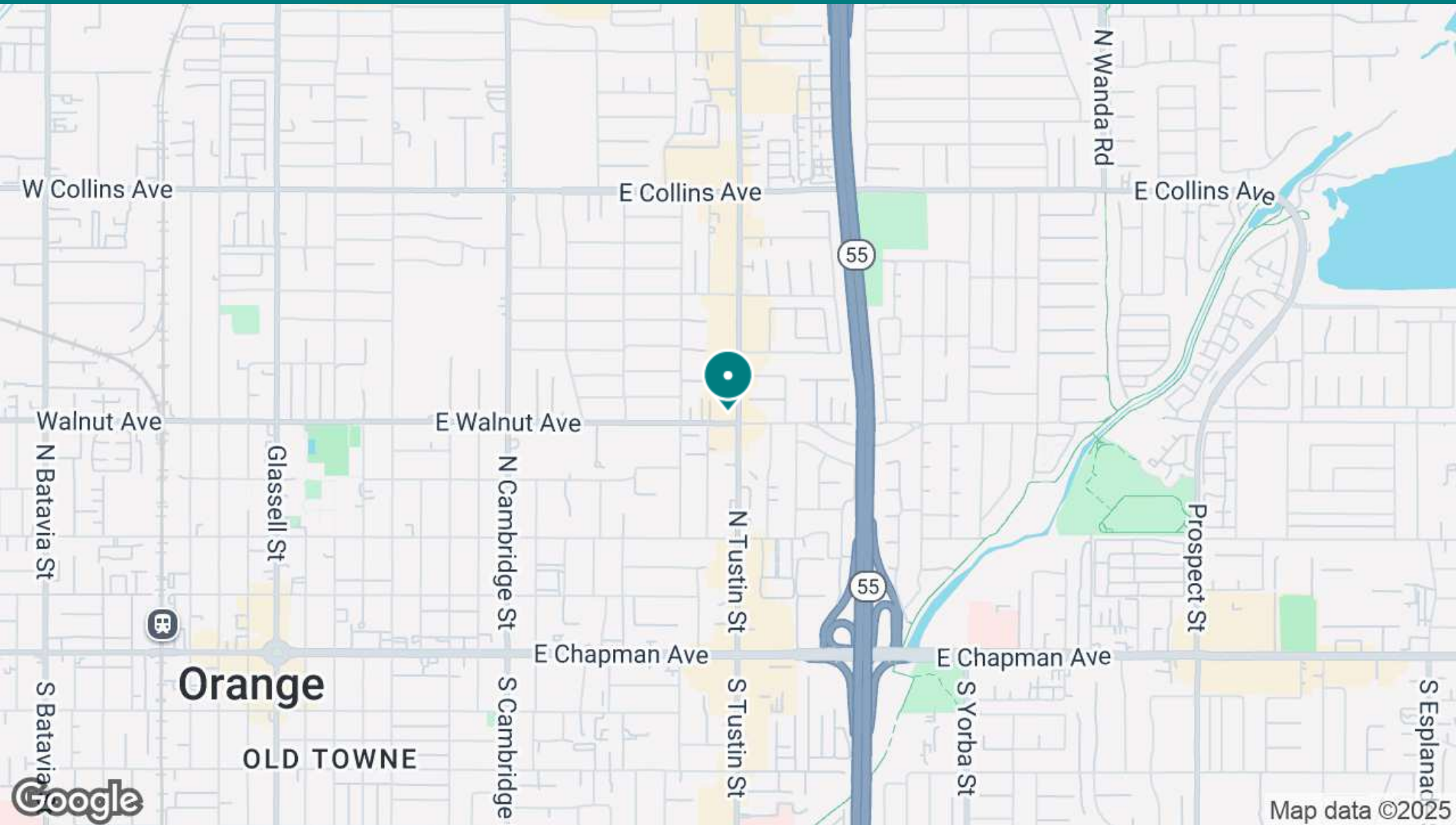
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## LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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BROCHURE | PAGE 8

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,331	169,558	537,551
Average Age	34.0	38.3	35.7
Average Age (Male)	33.7	37.8	35.0
Average Age (Female)	35.2	38.4	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,218	55,612	160,298
# of Persons per HH	3.3	3.0	3.4
Average HH Income	\$112,689	\$119,272	\$108,426
Average House Value	\$580,167	\$624,471	\$554,174

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	39.2%	42.6%	55.7%

RACE	1 MILE	3 MILES	5 MILES
% White	76.2%	67.4%	53.8%
% Black	0.7%	1.6%	1.5%
% Asian	5.9%	9.9%	12.6%
% Hawaiian	0.5%	0.3%	0.3%
% American Indian	0.4%	0.7%	0.7%
% Other	10.1%	13.0%	24.1%

2020 American Community Survey (ACS)

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