

 **URGENT CARE**



**2ND GENERATION
MEDICAL FOR
SUBLEASE**

**2115 N. TUSTIN ST.
ORANGE, CA**

OFFICIAL LEASING BROCHURE

www.QREAdvisors.com
CalBRE #02123722

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PROPERTY HIGHLIGHTS



AVAILABILITY
 4,775 SF sublease opportunity
 Pad on signalized corner of Tustin St. & Meats Ave.



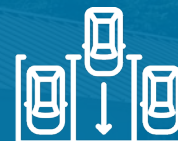
TENANCY
 Co-tenancy includes Starbucks, Target, Blaze Pizza, Taco Bell, and more



3 MILE RADIUS
 6.5M SF Retail Space
 5.7M SF Office Space
 32.3M SF Industrial Space
 42,665 Households



LOCATION
 Located in major retail corridor
 Affluent trade area
 income levels >\$101K



PROPERTY FEATURES
 2nd generation medical buildout
 High visibility with N. Tustin frontage



TRAFFIC COUNTS
 N. Tustin St. 31,907 VPD
 Meats Ave. 15,538 VPD
 Costa Mesa Fwy. 231,028 VPD



POPULATION
 1 MILE 17,125
 2 MILES 64,140
 3 MILES 133,214



MEDIAN HH INCOME
 1 MILE \$104,547
 2 MILES \$106,937
 3 MILES \$101,897



DAYTIME POPULATION
 1 MILE 9,362
 2 MILES 39,200
 3 MILES 109,554



OVERVIEW

Orange, California, is a charming city located in Orange County, renowned for its rich history, vibrant cultural scene, and diverse community. With a mix of residential neighborhoods, commercial districts, and recreational spaces, Orange offers a well-rounded and attractive living environment.

The city's historic Old Towne district is a focal point, characterized by its preserved historic buildings and tree-lined streets. Old Towne Orange is home to a variety of boutiques, antique shops, art galleries, and dining establishments, creating a lively and nostalgic atmosphere that harkens back to the city's early days.

Orange's strong sense of community is evident in its numerous local events and festivals. The annual Orange International Street Fair, held over Labor Day weekend, draws people from all over with its cultural displays, live entertainment, and a wide array of food options from around the world.

One of the key pillars of Orange's economy is healthcare and medical services. The city is home to St. Joseph Hospital, a prominent medical facility that provides comprehensive healthcare services to the community. This sector not only offers essential medical care but also generates a significant number of jobs for healthcare professionals and support staff.

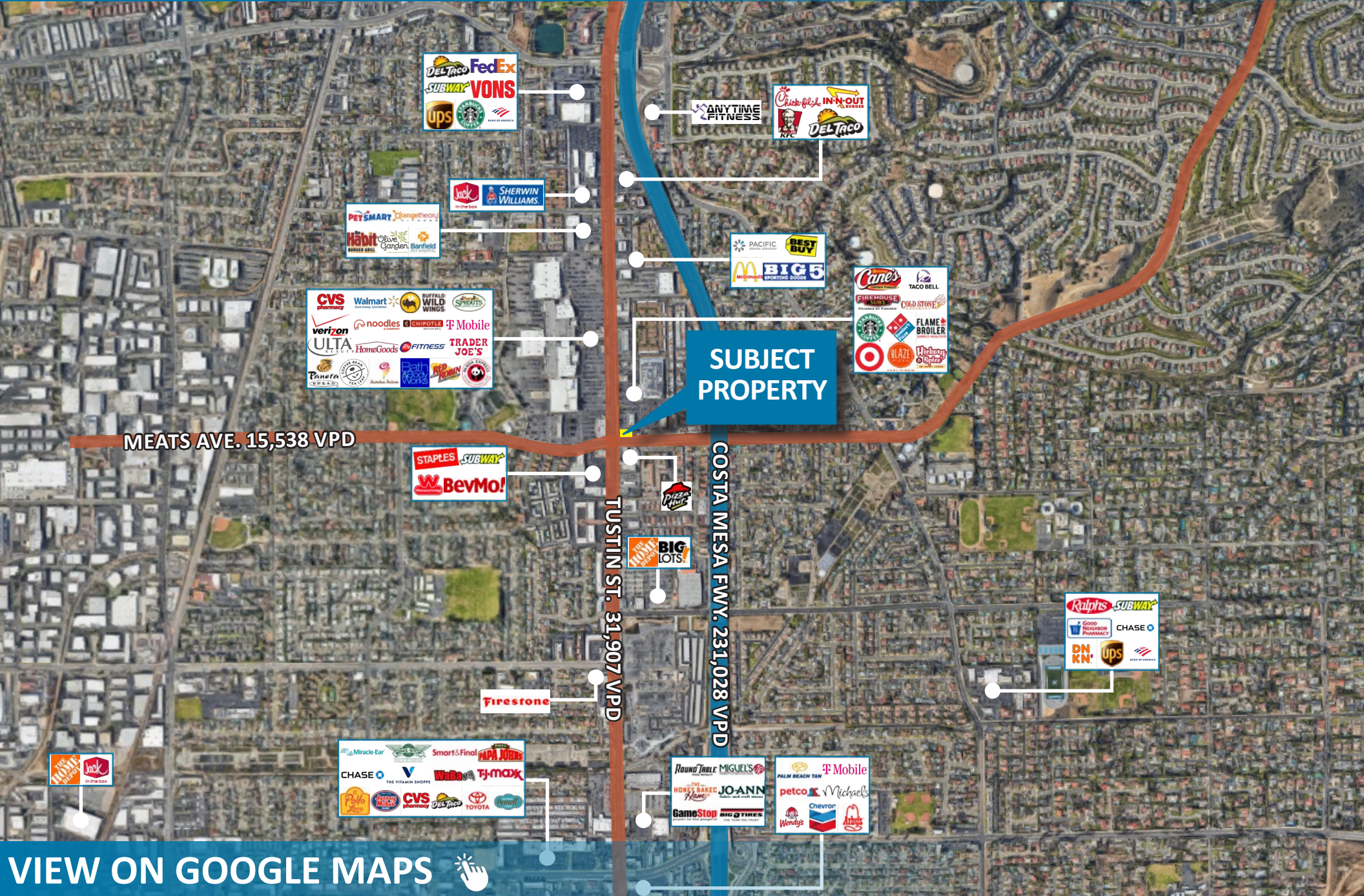
The education sector also plays a vital role in Orange's economy, primarily due to the presence of Chapman University. This renowned private university contributes to the city's intellectual and cultural landscape while providing employment opportunities in academia and related services.

The retail and hospitality sectors thrive in Orange, particularly in the historic Old Towne district. The district's boutiques, shops, and dining establishments attract both locals and tourists, contributing to the local economy. Additionally, the city's proximity to major freeways and highways makes it accessible to visitors from neighboring areas.

Orange's geographic location within Orange County positions it as a strategic hub for businesses. Its convenient access to transportation routes facilitates distribution and commuting to other parts of the region. The city's business-friendly environment, combined with its well-maintained infrastructure and attractive amenities, fosters a positive atmosphere for economic growth.

Housing options in Orange vary from historic homes with classic architecture to modern developments and condominiums. The city's strong property values and access to amenities make it an attractive place to live, work, and raise a family.





VIEW ON GOOGLE MAPS



TUSTIN AVE. 38,000 VPD

55

ROUTE 55 231,028 VPD

MEATS AVE. 14,957 VPD

SUBJECT PROPERTY

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