

FOR LEASE

# ±6,246 SF Freestanding Pad

1921 N TUSTIN AVE, SANTA ANA, CA 92705



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# Freestanding Pad Available

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Building: ±6,246 SF

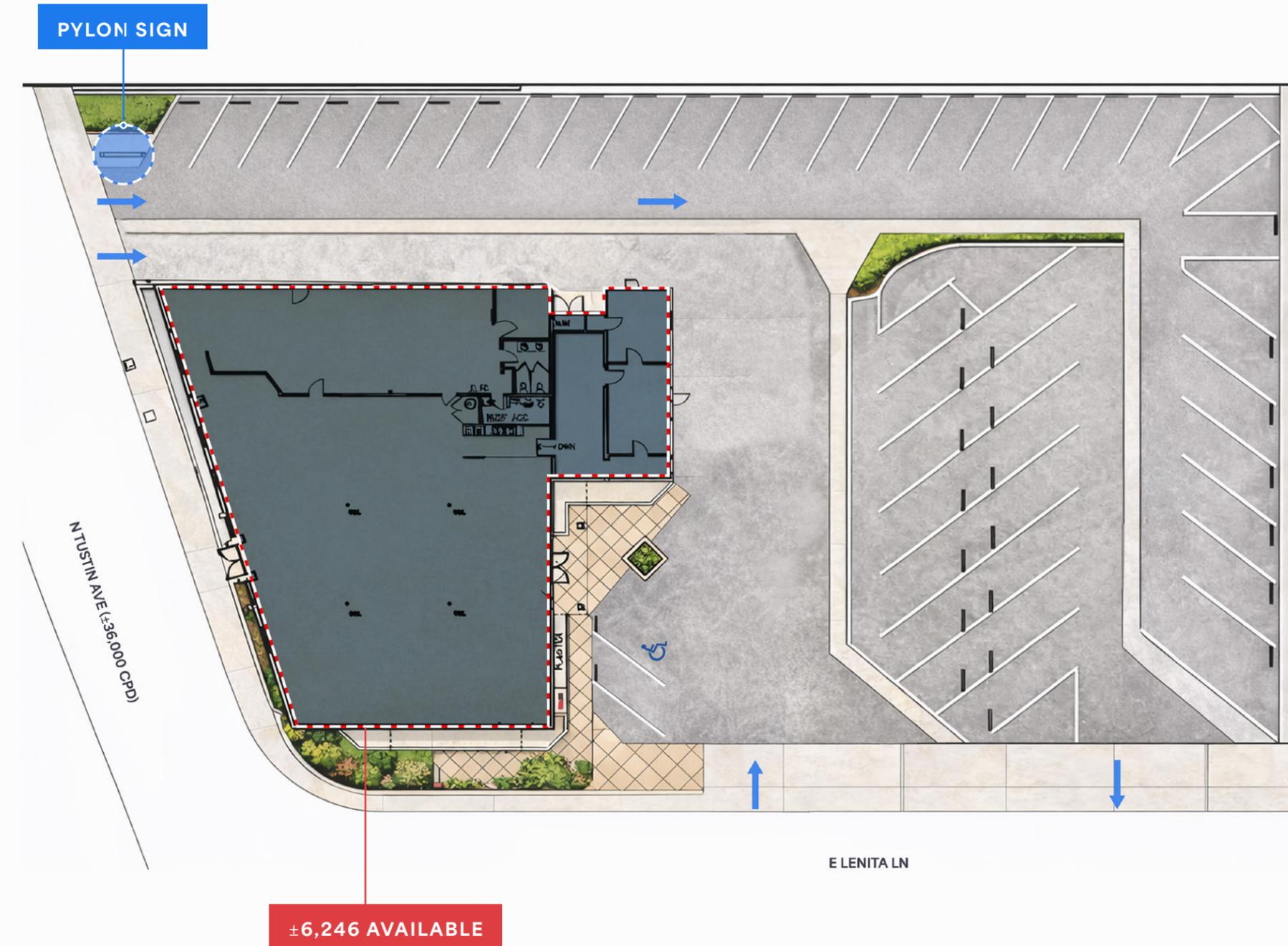
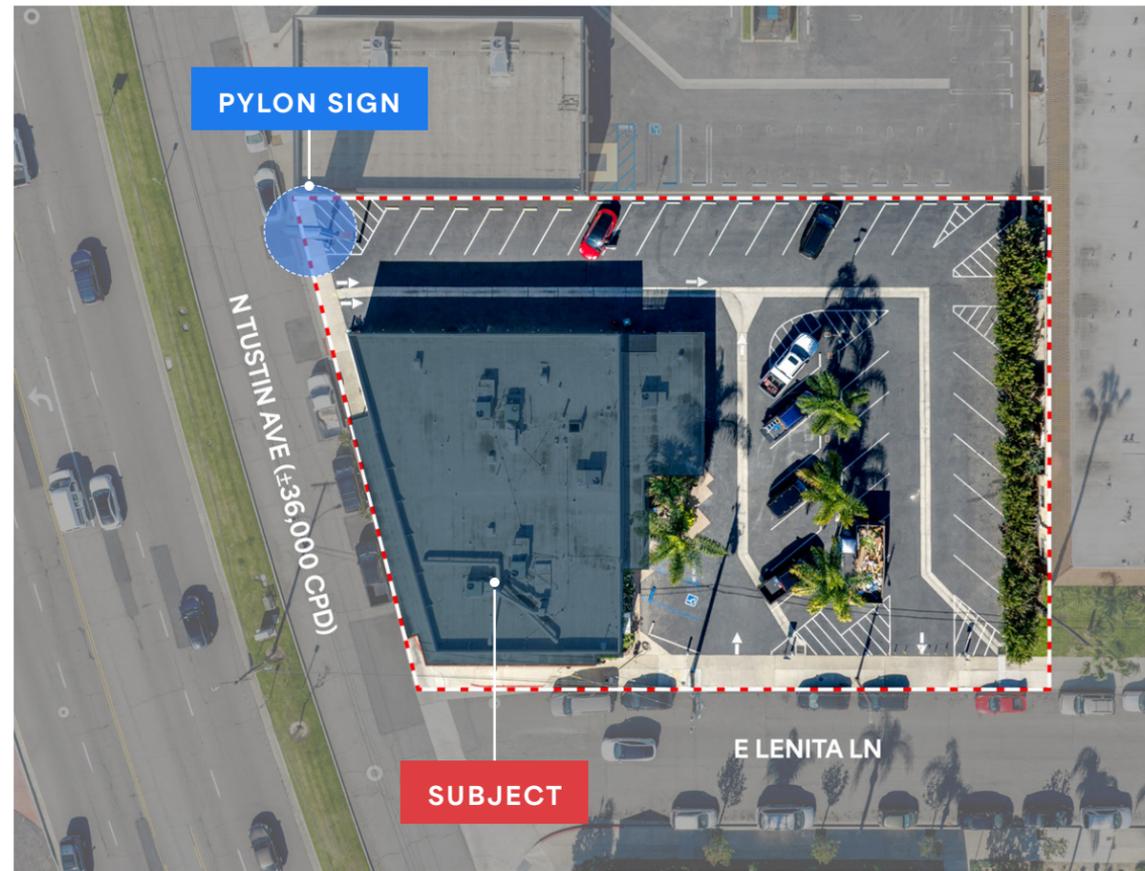
Land: ±0.56 acres / ±24,281 SF of Land

Parking: 41 stalls

APN: 396-301-02

Zoning: C2

- Prominent freestanding pad opportunity with ample parking
- Exceptional signage with large, dedicated pylon sign & high visibility façade signage options
- Close proximity to 55 Fwy, with easy access to north & southbound on/off-ramps
- Positioned within strong commercial zone, with numerous national and regional brand tenants surrounding
- Great exposure with frontage on Tustin Avenue, just north of major arterial, 17th Street



# Trade Area Overview

• 1921 N Tustin Ave is a high-visibility freestanding retail property along a major Santa Ana commercial corridor with excellent freeway access to the 55, 22, and 5. The site is supported by a dense trade area of over 250,000 residents within 3 miles, solid household incomes, and strong nearby retail synergy. Ideal for retail service, or convenience users seeking an infill location with consistent daily traffic and demand.



## DEMOGRAPHICS

\*Source: Esri

2025 POPULATION	one mile	three miles	five miles
Population	<b>24,451</b>	<b>260,043</b>	<b>597,537</b>
2030 Population	<b>24,708</b>	<b>261,735</b>	<b>601,721</b>
Median Age	<b>38.4</b>	<b>35.6</b>	<b>35.9</b>
Average Family Size	<b>3.47</b>	<b>3.58</b>	<b>3.65</b>
Total Daytime Population	<b>29,948</b>	<b>258,108</b>	<b>626,485</b>
Workers	<b>19,241</b>	<b>131,461</b>	<b>337,309</b>
Residents	<b>10,707</b>	<b>126,647</b>	<b>289,176</b>

2025 INCOME	one mile	three miles	five miles
Median Disposable Income	<b>\$89,845</b>	<b>\$80,095</b>	<b>\$87,858</b>
Median Household Income	<b>\$109,794</b>	<b>\$98,501</b>	<b>\$107,064</b>
Average Household Income	<b>\$141,657</b>	<b>\$132,023</b>	<b>\$143,258</b>
Per Capita Income	<b>\$48,151</b>	<b>\$40,878</b>	<b>\$43,256</b>

RACE & ETHNICITY	one mile	three miles	five miles
White Alone	<b>38.1%</b>	<b>32.0%</b>	<b>29.1%</b>
Black Alone	<b>1.8%</b>	<b>1.6%</b>	<b>1.6%</b>
American Indian/Alaska Native Alone	<b>1.7%</b>	<b>2.5%</b>	<b>2.3%</b>
Asian Alone	<b>10.1%</b>	<b>9.6%</b>	<b>17.0%</b>
Pacific Islander Alone	<b>0.4%</b>	<b>0.3%</b>	<b>0.3%</b>
Hispanic Origin (Any Race)	<b>54.9%</b>	<b>62.0%</b>	<b>56.9%</b>





## FOR MORE INFORMATION CONTACT

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