

FOR LEASE

17th Street & Tustin Avenue

1810 N. Tustin Avenue | Santa Ana, CA 92705



Proposed Drive-Thru + Patio

±2,800 SF

Ground Lease / Reverse Build-to-Suit

2 Lane; 12 Car Stacking

APN: 396-311-24

Parcel Size: 0.43 AC (±18,730.8 of Land)

DESCRIPTION

- Across the street from new Chick-fil-A, In-N-Out and Raising Cane's
- Proposed drive-thru + patio opportunity in the 17th Street, Tustin retail corridor
- Exceptional positioned near 17th Street & Tustin Avenue intersection (over 76K CPD) with immediate access to 55 fwy
- High disposable incomes with over \$140K HH income within 1 & 5 mile radiuses
- Excellent density demographics with over 260K population in a 3 mile radius

CONTACT

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2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	24,033	262,540	602,230
Avg Household Income	\$142,955	\$132,064	\$143,739
Daytime Population	19,251	133,910	338,814

Source: Esri

TRAFFIC COUNTS

Tustin Avenue approx. 31,000 cpd
 17th Street approx. 45,000 cpd

Source: Costar

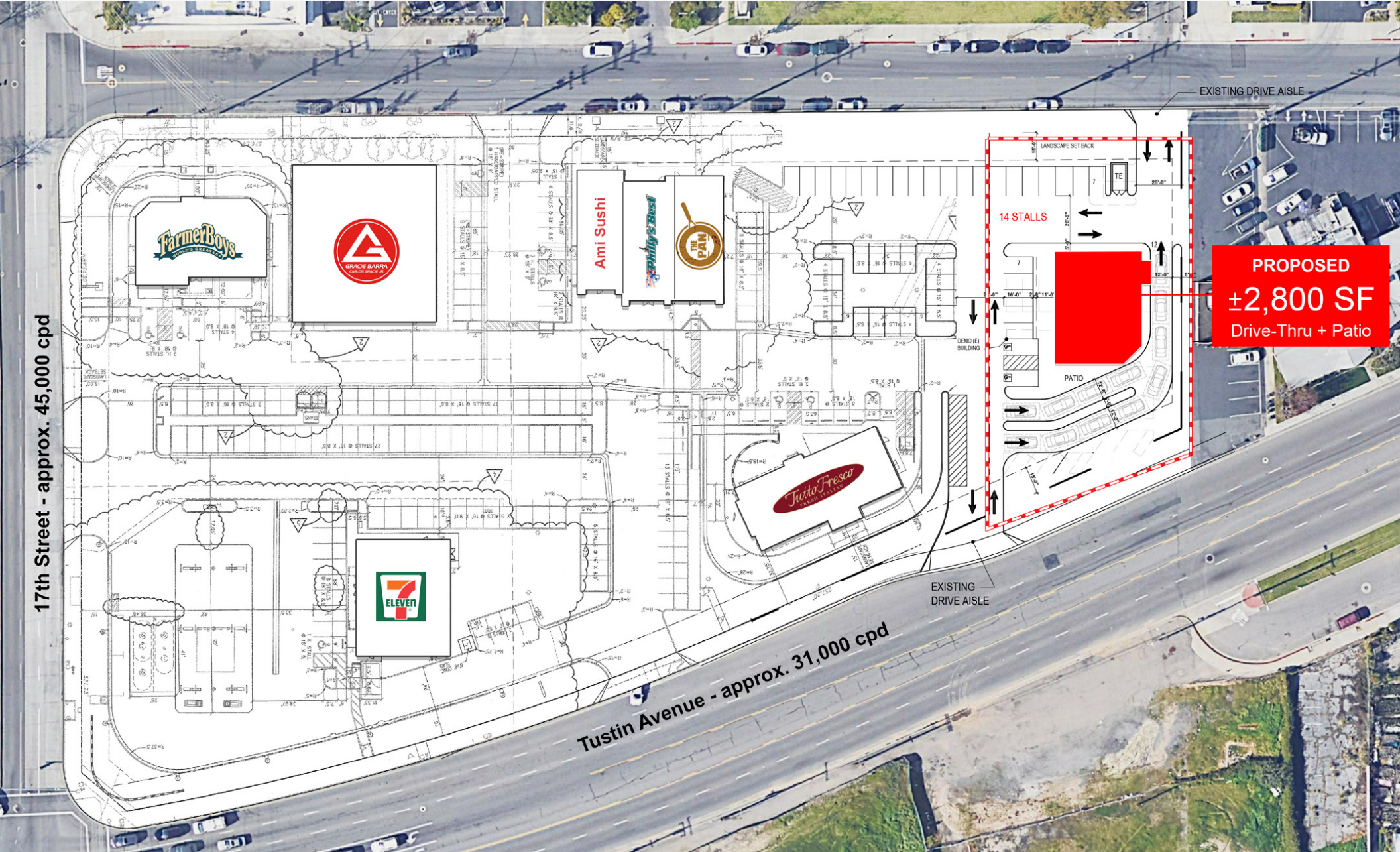
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Newport Beach, CA 92660

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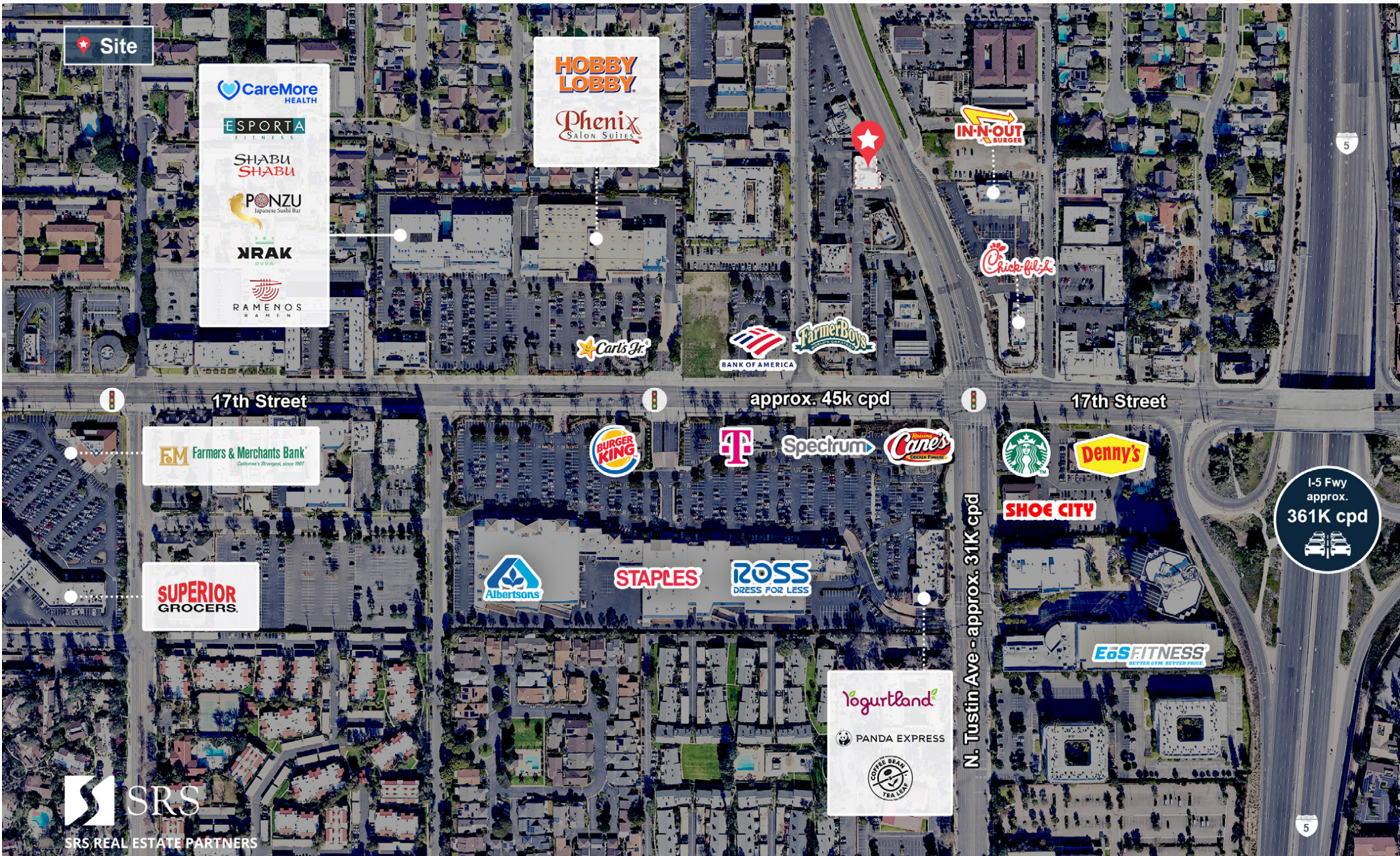
17th Street - approx. 45,000 cpd

Tustin Avenue - approx. 31,000 cpd

PROPOSED
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Site

SANTA ANA

1mi

Site
★ 1810-1816 N. Tustin Ave
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