

# THE DISTRICT

TUSTIN LEGACY

# 4,700 SF RESTAURANT SPACE AVAILABLE

- Exclusive 1,055 SF patio
- 400-amp panel and 480/277 3 phase
- Type 1 exhaust hood, duct and fan

## NWC Jamboree & Barranca • Tustin, CA

### Entertainment

AMC Tustin 14

Bowlero

Shika Shima Japanese BBQ & Grill

Bar Louie

J. Zhou Oriental Cuisine

The Winery Restaurant & Wine Bar

Lucille's Smokehouse Bar-B-Que

Prego Mediterranean

World of Racing

RGB Run

### Lifestyle

Whole Foods Market

Target

Costco

Barnes & Noble

Lowe's

T.J. Maxx/HomeGoods

ULTA Beauty

Planet Fitness

Michaels



POPULATION

1-mile

**20,597**

3-mile

**181,934**

5-mile

**578,760**



AVG HH INCOME

1-mile

**\$158,304**

3-mile

**\$153,094**

5-mile

**\$159,498**



DAYTIME POPULATION

1-mile

**28,825**

3-mile

**280,410**

5-mile

**605,116**

Source: Sites USA, 2023

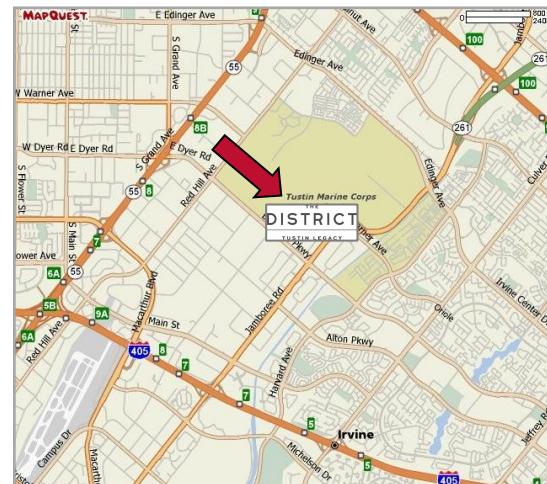
## TRAFFIC COUNTS

Jamboree 75,000 cars per day | Barranca 30,000 cars per day



For More Information,  
Please Contact:

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949.500.1396 | wally.limburg@SRA-re.com



Managed by



**AVAILABLE SPACE**  
Suite # Size

**S0006 4,700 SF**



**Shops 1**

Cafe Piccolo	1,800 SF
Onyx Coffee	1,800 SF
The Yellow Chair	3,000 SF

**Shops 2**

Capri C	1,200 SF
Up Konaan BBQ	2,800 SF

**Shops 3**

Luna House Restaurant	3,642 SF
Verand	2,800 SF
Verand	1,400 SF
Starkus Station	2,200 SF
Verand	1,800 SF
Verand	1,100 SF
Chick's	1,100 SF
Fast Fish and	1,100 SF
Puffy Puffy	1,100 SF
Hot Tubs	2,500 SF
Hot Tubs	1,700 SF
Phenix Golden Station	4,800 SF

**Shops 4**

Donut's Place & Yogurt	900 SF
Donut's Place	2,800 SF
Verand	2,400 SF
Donut's Pastry	1,800 SF
Donut's Pastry	1,800 SF
Donut's Pastry	1,800 SF
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Donut's Pastry	1,800 SF
Donut's Pastry	1,800 SF
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Donut's Pastry	1,800 SF

**Shops 5**

Agency Creative	1,400 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF
Agency Creative	900 SF

**Shops 10**

Luxury Truck	2,800 SF
Donut's Pastry	800 SF
Donut's Pastry	800 SF
Donut's Pastry	800 SF
Donut's Pastry	800 SF
Donut's Pastry	800 SF

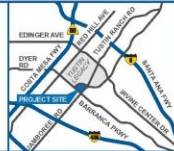
**Shops 11**

The Hotel Days	1,800 SF
Verand	1,800 SF
Verand	2,100 SF



Site Area  
100 Acres  
Building Area  
1,000,000 Square Feet  
Parking  
4,833 Spaces

THE  
**DISTRICT**  
TUSTIN LEGACY  
Tustin, California



SEC of Jamboree Road & Barranca Parkway



**AVAILABLE SPACE**  
Suite # Size

**S0006 4,700 SF**



**4,700 SF AVAILABLE**



Shop 1	
Gift Shop	1,000 SF
Gift Store	1,200 SF
The Yellow Chair	3,000 SF

Shop 2	
Luna Beauty Salon	3,000 SF
Salon	2,000 SF
Salon	1,200 SF
Salon/Spa	2,200 SF
Spa	1,800 SF
Salon	1,100 SF
Salon	1,100 SF
Food Market	1,500 SF
Fluffy Puff	1,800 SF
Hot Tubs	3,000 SF
Book Bar	1,700 SF
Home Goods Store	4,000 SF

Shop 4	
Prime Pro & Yogurt	800 SF
Bar	2,000 SF
Salon	2,400 SF
Photo Studio	1,200 SF
Auto Wash	1,800 SF
Spa/Cafe	1,200 SF
Home of Wellness	2,000 SF
Spa	2,000 SF
Spa/Day Spa	1,800 SF
Auto Wash/Car Wash	800 SF



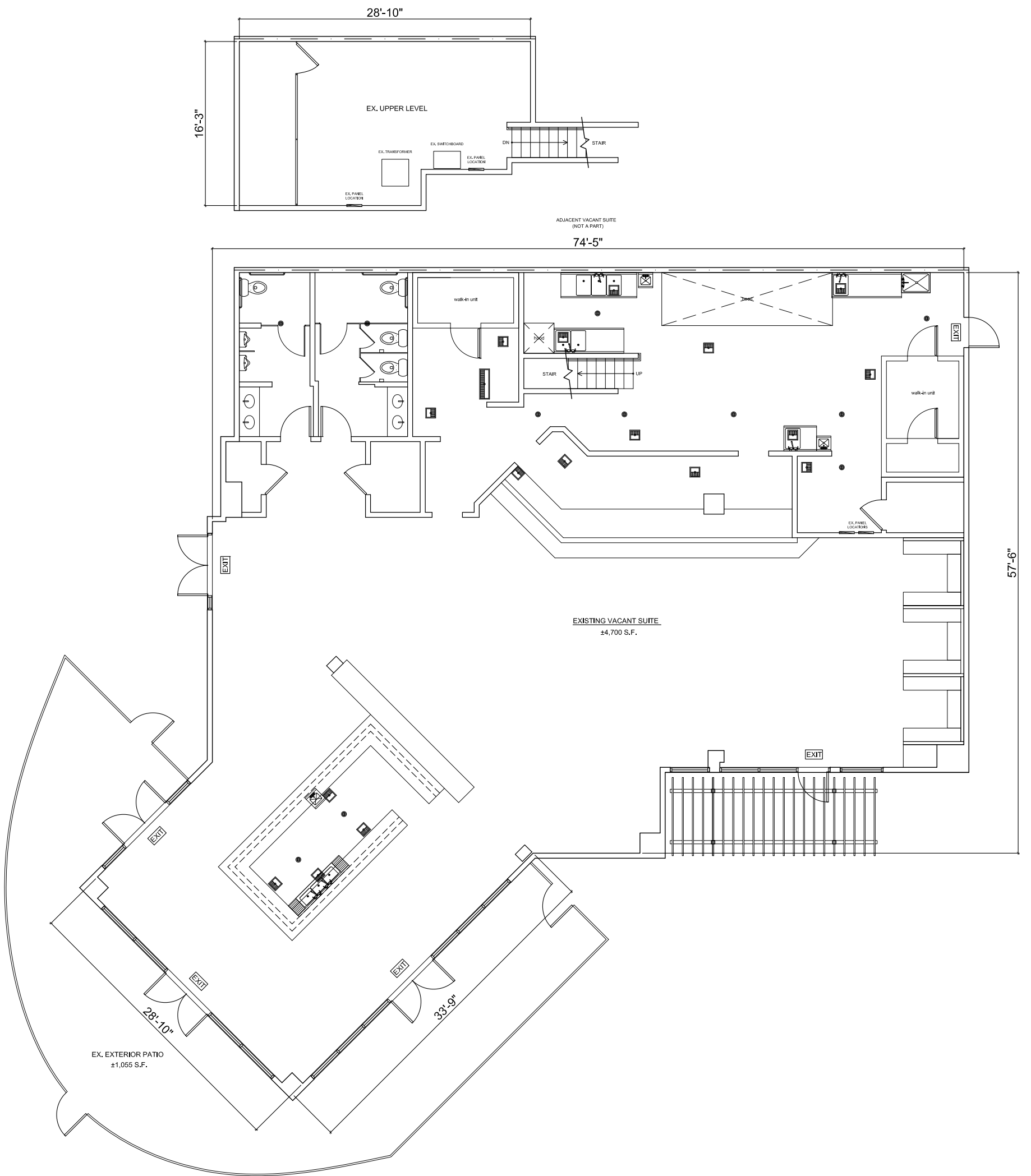
Site Area  
**100 Acres**  
Building Area  
**1,000,000 Square Feet**  
Parking  
**4,833 Spaces**

THE  
**DISTRICT**  
TUSTIN LEGACY  
Tustin, California



SEC of Jamboree Road & Barranca Parkway





**1** EXISTING AS-BUILT FLOOR PLAN  
 DISTRICT AT TUSTIN LEGACY  
 2401 PARK AVE.  
 TUSTIN, CA 92782

SCALE: 3/32"=1'-0"



# THE DISTRICT

## TUSTIN LEGACY

NWC Jamboree Rd & Barranca Pkwy  
Tustin, CA



STRATEGIC RETAIL ADVISORS