

TUSTIN'S FRENCH QUARTER

FedExOffice
Print & Ship Services

MemorialCare
Medical Group

Marshalls
HomeGoods

DOLLAR TREE

BAD BASS
COFFEE + HAWAII

ALLOY
pure barre

Cuncun & Juice
FRESH MEX GRILL

WING • STOP

Jack
in the box

CARROLL WAY

YORBA ST - APPROX. 7,800

E 17TH ST - APPROX. 37,800 CPD



LEASING BROCHURE

TUSTIN'S FRENCH QUARTER

17245-17395 17th St, Tustin, CA 92780

1,584 SF - 4,824 SF Available
(Please Do Not Disturb Existing Tenants)



TUSTIN'S FRENCH QUARTER

17245-17395 17th St, Tustin, CA 92780

HIGHLIGHTS

- Close proximity to the CA-55 freeway with 259,000 cars per day
- Strategically positioned on 17th St, major east/west thoroughfare with over 37,000 cars per day connecting Tustin to neighboring city Santa Ana
- Excellent population in the surrounding area, pulls from North Tustin & Panorama Heights; over 220,000 population with an median household income over \$97,000 in the 3 miles radius
- Strong daytime population with over 120,000 employees within a 3 mile radius
- Signalized intersection provides for convenient access

UP TO 4,824 SF AVAILABLE
Unit 17331-17341: 3,240 SF / Unit 17351: 1,584 SF



2ND FLOOR: 2,600 SF AVAILABLE

TUSTIN'S FRENCH QUARTER TENANT DIRECTORY

GLA: 89,863 SF



UNIT	TENANT	SF
17245	Badass Coffee	1,520
17245-B	Alloy Fitness	2,255
17245-D	Joseph Henry, DDS	1,660
17245-C	Pure Barre	1,593
17245-A	Cancun Juice	2,441
17251-A/B	Memorial Care	4,836
17251-D	Available (2nd Floor)	2,600
17251-E	Mrs. Lee Psychic Reader (2nd Floor)	241
17261	Marshalls/HomeGoods	32,504
17265	Dollar Tree	8,243
17291	NIO Dance Studio	6,094
17295	Lush Nails Studio	1,500
17301	Bliss Plus Lash Spa	1,260
17311/17321	Legacy Martial Arts	2,816
17331-17341	Available (Please Do Not Disturb)	3,240
17351	Available	1,584
17361	HMC Weight Loss	1,584
17371	Relax Foot Spa	1,584
17381	New Smile Dental	1,584
17385	Sandy's Threading & Beauty	1,200
17391	Friends Café	3,492
17395-A	New Tenant	1,000
17395-B	Wingstop COMING SOON	1,000
17395-C	Joghurt Yogurt	950
17395-D/E	MagiKids	1,976
17395-F	State Farm Insurance (2nd Floor)	1,000
17395-G	Chase Bank (ATM)	200

Able to combine
4,824 SF

2mi

TUSTIN

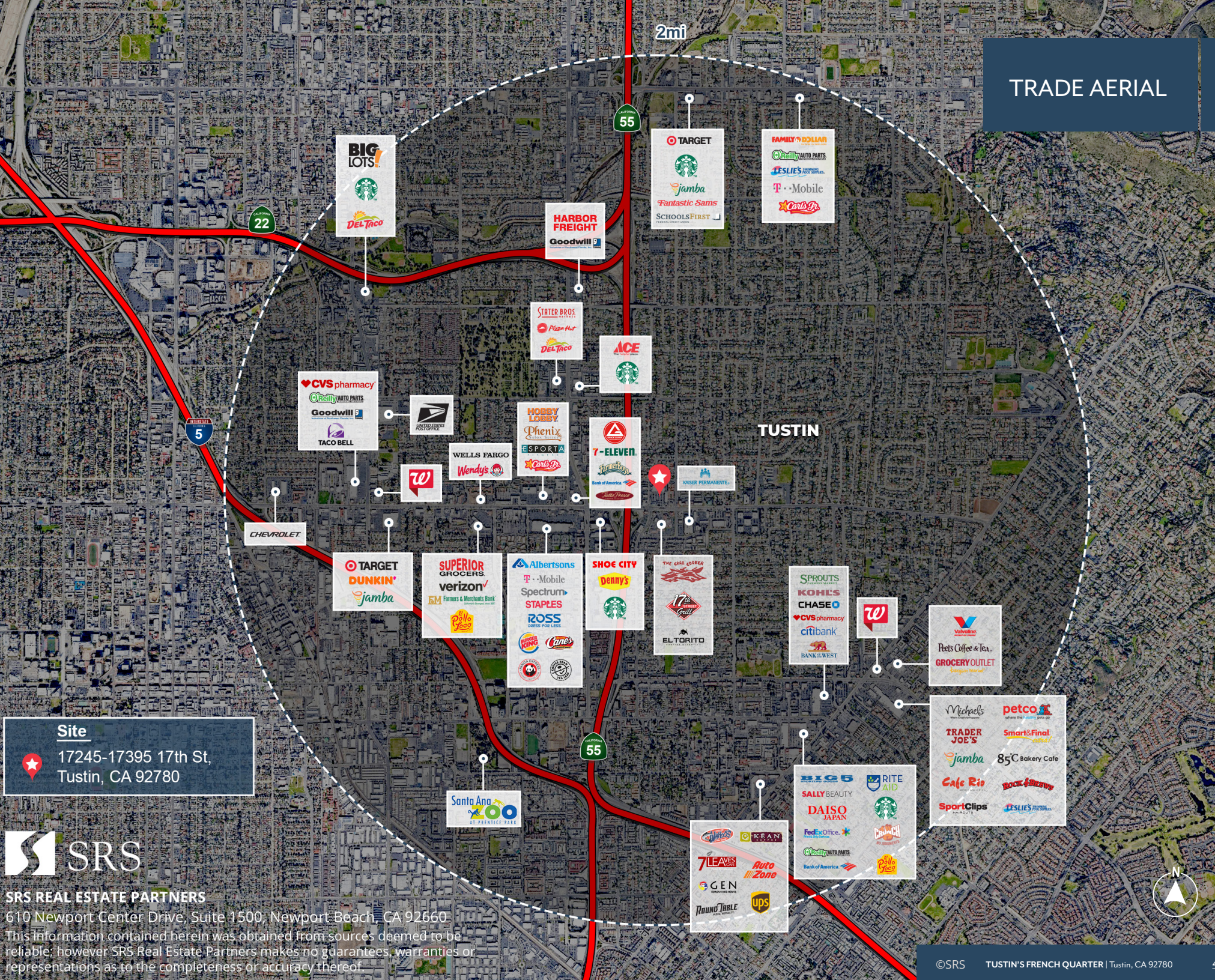
Site
17245-17395 17th St,
Tustin, CA 92780



SRS REAL ESTATE PARTNERS

610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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TUSTIN'S FRENCH QUARTER

17245-17395 17th St, Tustin, CA 92780

- Contiguous up to 4,824 SF Available (1,584 - 3,240 SF)
- 1,584 SF Available
2,600 SF Available (Please Do Not Disturb) / 2nd Flr
- 3,240 SF Available (Please Do Not Disturb)

2024 DEMOGRAPHICS

Source: Esri

ONE MILE

Population / 23,152
 Median Income / \$109,561
 Daytime Population / 19,905

THREE MILES

Population / 243,003
 Median Income / \$97,232
 Daytime Population / 127,017

FIVE MILES

Population / 572,599
 Median Income / \$105,561
 Daytime Population / 329,551



TUSTIN'S FRENCH QUARTER



FOR LEASING INFORMATION, CONTACT:

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