



SMOKE & HYPE



840

N. TUSTIN STREET
ORANGE | CA



FOR LEASE

RETAIL PROPERTY

PROPERTY HIGHLIGHTS

- Suite 840: ±2,750 SF Available
- Lease Rate: \$2.95 NNN (\$0.55)
- Center Lot Size: 27,007 SF
- Year Built: 1963
- Zoning: C1
- High traffic street-front signage and exposure
- Ground level Suites feature curbside entries that are ideal for service-based businesses
- Centrally located in Orange County with immediate access to 5, 55, 91 and 22 Freeways
- Close proximity to Angel Stadium, Anaheim Regional Transportation Hub, and Old Towne Orange
- Other tenants include: Dollar Tree, 7-11, Planet Fitness, Flame Broiler, Wells Fargo

FOR MORE INFORMATION PLEASE CONTACT:

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FIRST VICE PRESIDENT

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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

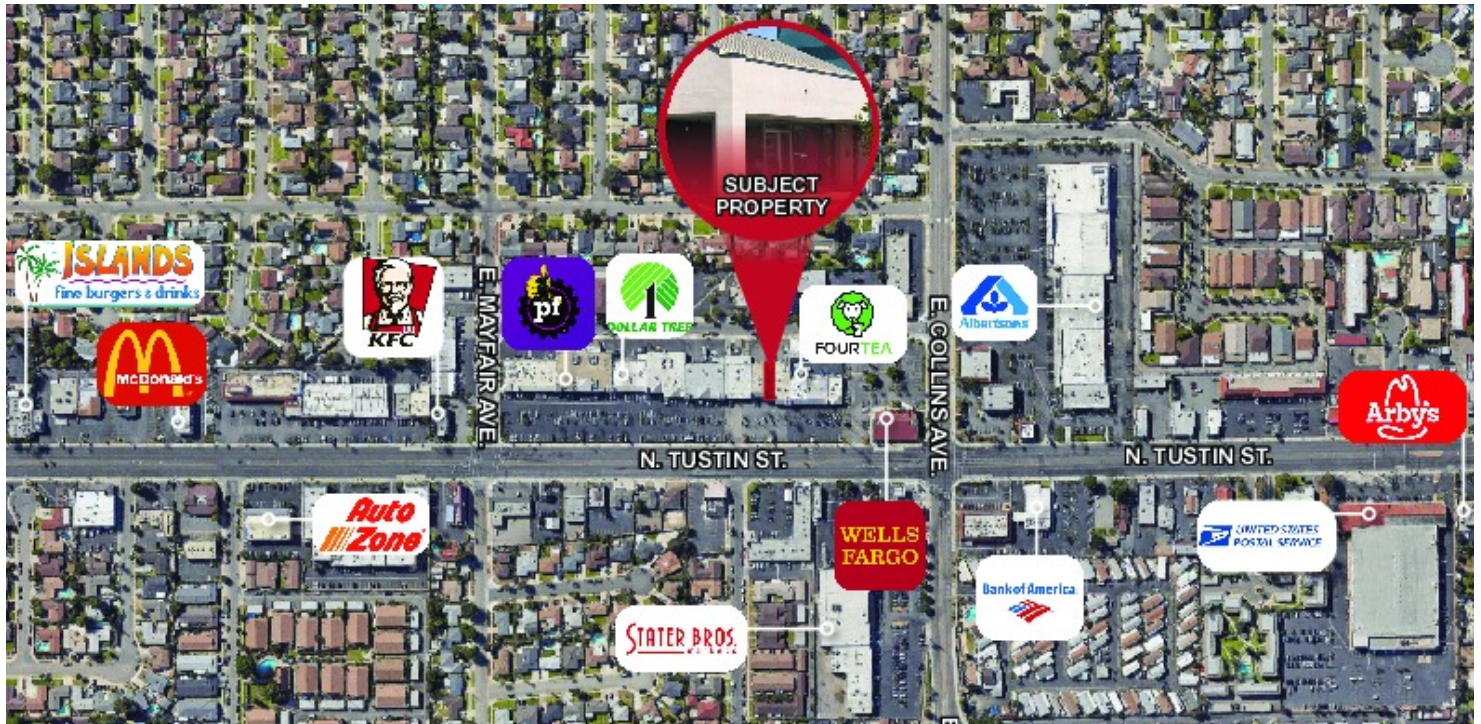
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OFFERING SUMMARY

Lease Rate:	\$2.95 per SF (NNN)
Available SF:	2,750 SF
Building Size:	2,750 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,889	53,088	141,753
Total Population	25,719	168,575	483,965
Average HH Income	\$79,943	\$93,776	\$88,927

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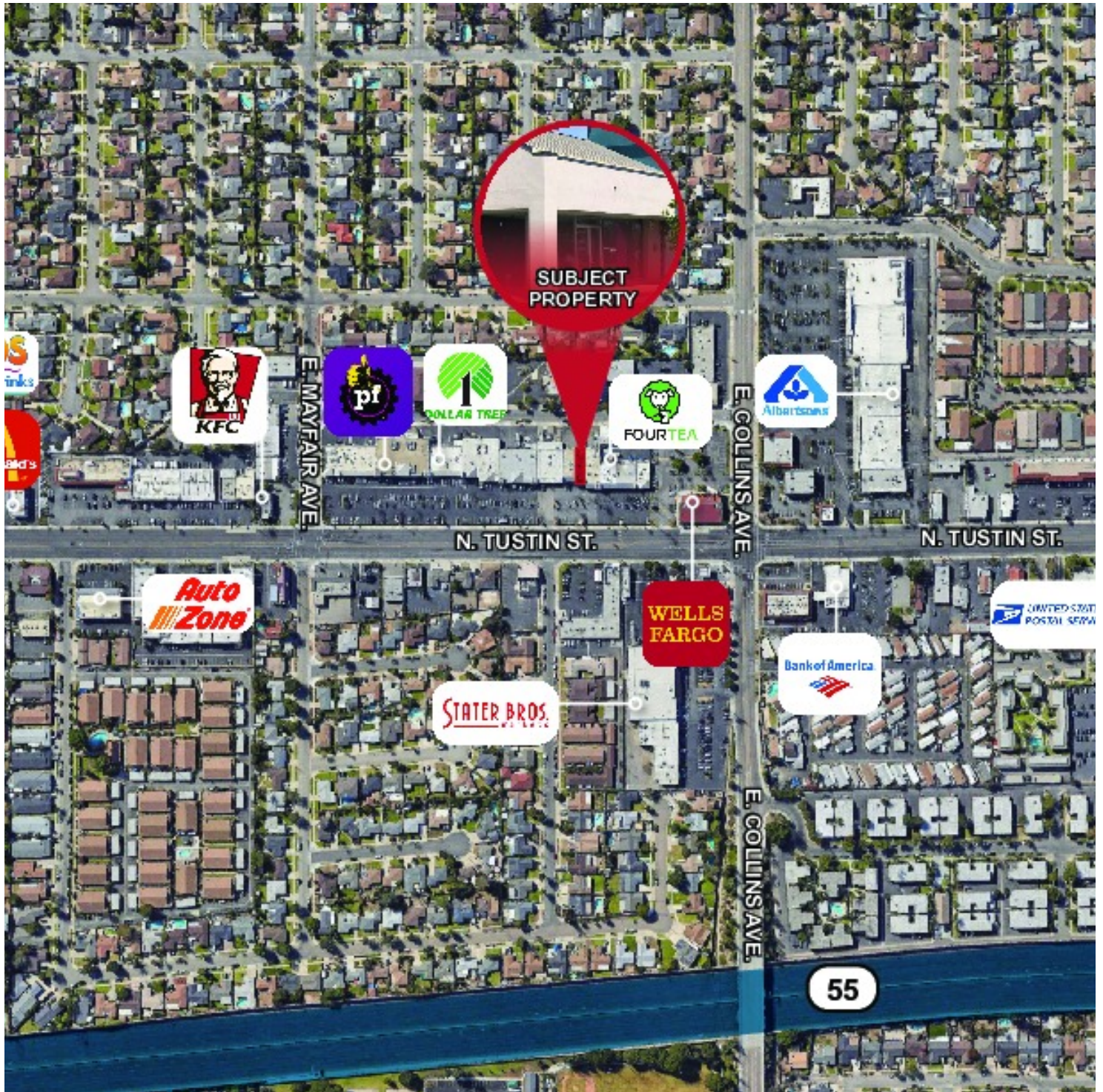
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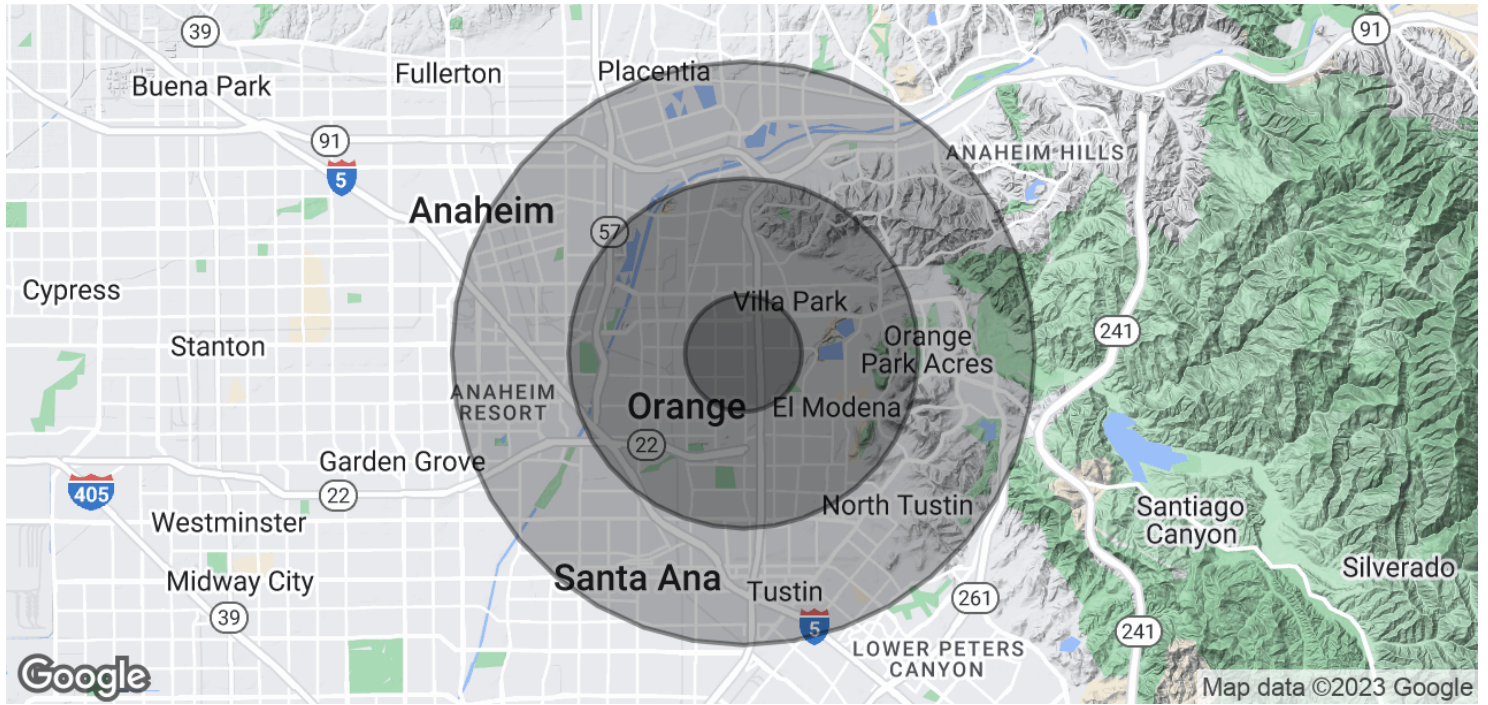
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	25,719	168,575	483,965
Median age	34.2	35.1	33.2
Median age (Male)	34.5	34.1	32.6
Median age (Female)	34.7	36.3	34.1

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
Costa Mesa Fwy (55)	Rose Ave	249,785
N. Tustin Street	E. Walnut Ave	33,874

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