

# AVAILABLE FOR SALE/LEASE

820 N. TUSTIN ST. | ORANGE | CA | 92867



## FOR MORE INFORMATION, CONTACT:

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FIRST VICE PRESIDENT  
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CADRE #01208444

## PROSPECTIVE USES

- DISCOUNT STORE
- FURNITURE / APPLIANCES
- FLOORING / HOME IMPROVMENT
- CELEBRATION / PARTY VENUE
- RESTAURANT
- SPECIALTY MARKET

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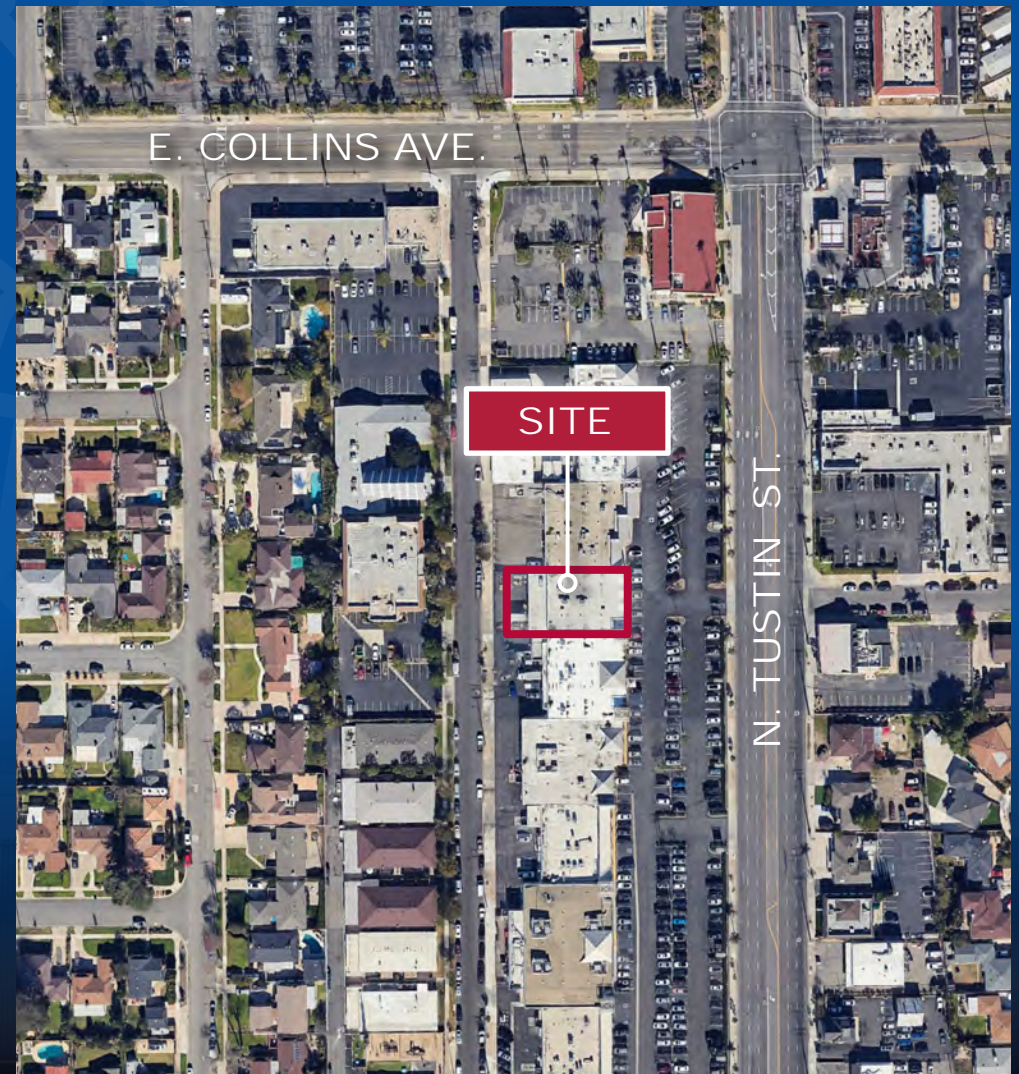
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A E R I A L

PROPERTY HIGHLIGHTS

- **\$3,360,000**
- **±5,600 SF Retail Building**
- **±1,400 SF Additional Secured Storage**
- **Secured Yard and Rear Parking**
- **Strong Traffic Counts: ±30,000 CPD**
- **Average HH Income over \$115,000**
- **Prospective Uses:**
  - Discount Store
  - Furniture/Appliances
  - Flooring/Home Improvement
  - Celebration/Party Venue
  - Restaurant
  - Specialty Market





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PHOTOS





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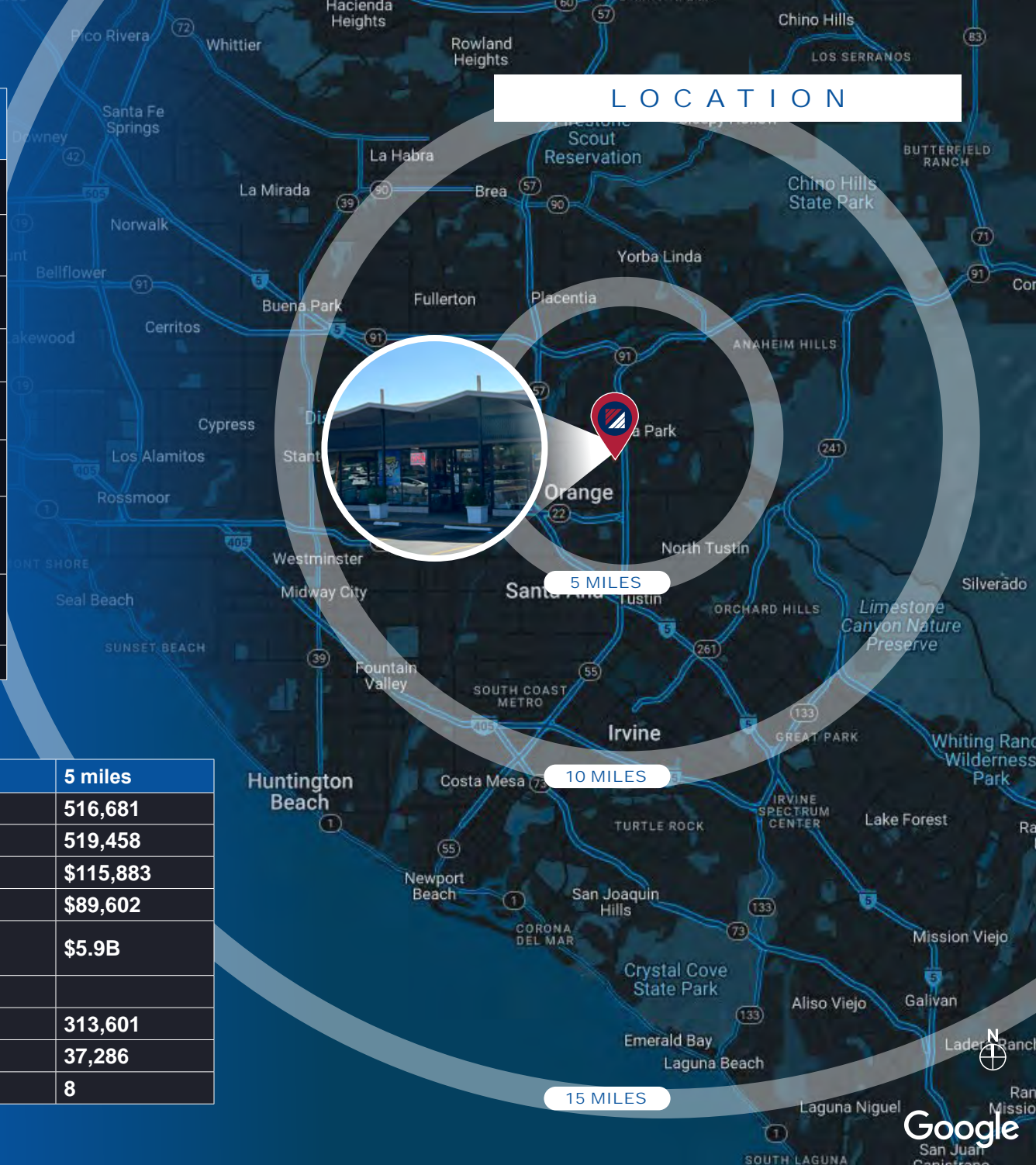
REAR SECURED PARKING/STORAGE





## PROPERTY INFO

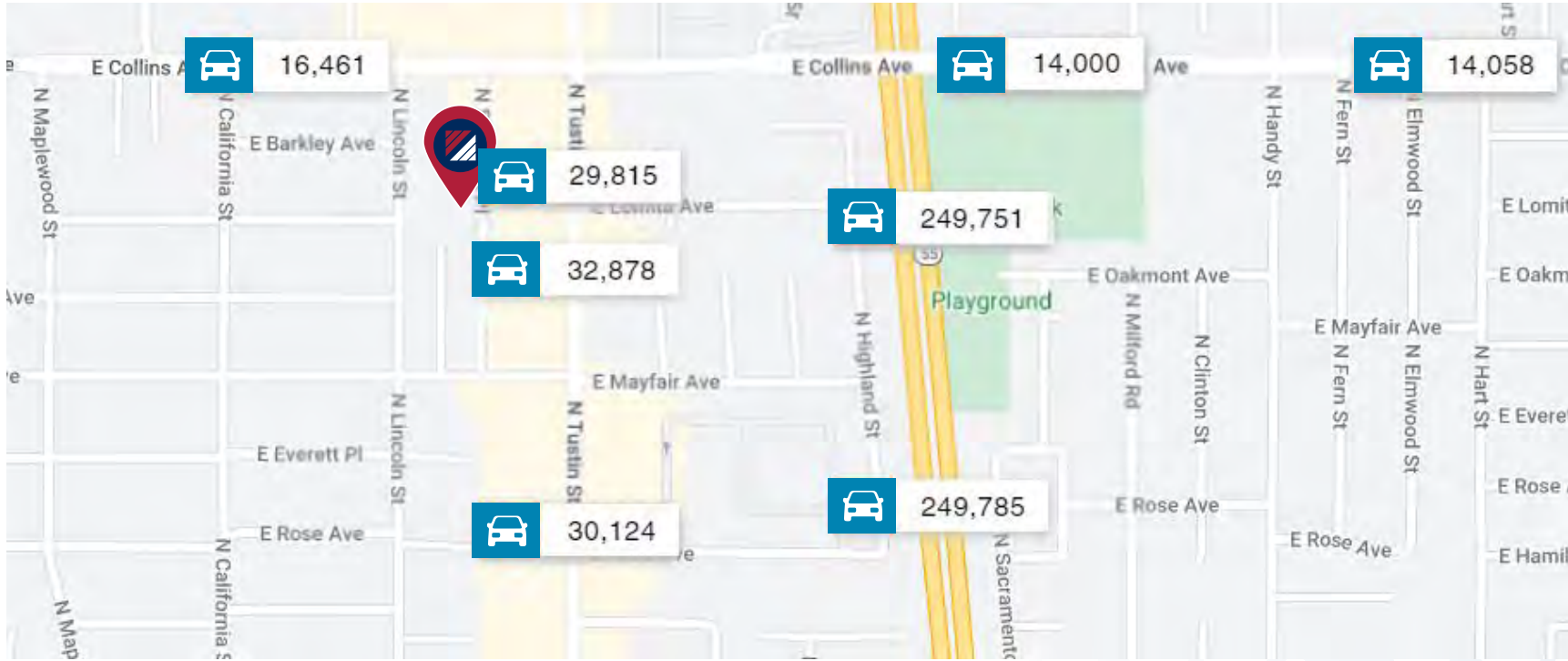
<b>Building Size</b>	<b>5,600 SF</b>
<b>Center</b>	<b>Tustin Mayfair Plaza</b>
<b>Lot Size</b>	<b>0.46 Acres</b>
<b>Tenancy</b>	<b>1</b>
<b>Year Built</b>	<b>1963</b>
<b>Construction</b>	<b>Masonry</b>
<b>Frontage</b>	<b>176' on Tustin St (with 2 curb cuts)</b>
<b>Type</b>	<b>Neighborhood Center</b>
<b>Location</b>	<b>Excellent, Very Walkable</b>



## LOCATION

DEMOGRAPHICS	1 mile	3 miles	5 miles
<b>2023 Population</b>	<b>26,250</b>	<b>160,059</b>	<b>516,681</b>
<b>2028 Population Projection</b>	<b>25,803</b>	<b>158,375</b>	<b>519,458</b>
<b>Avg Household Income</b>	<b>\$115,722</b>	<b>\$125,991</b>	<b>\$115,883</b>
<b>Median Household Income</b>	<b>\$96,696</b>	<b>\$101,682</b>	<b>\$89,602</b>
<b>Total Specified Consumer Spending (\$)</b>	<b>\$313M</b>	<b>\$2B</b>	<b>\$5.9B</b>
<b>Daytime Employment</b>			
<b>Employees</b>	<b>7,443</b>	<b>119,389</b>	<b>313,601</b>
<b>Businesses</b>	<b>1,552</b>	<b>13,606</b>	<b>37,286</b>
<b>Employees Per Businesses</b>	<b>5</b>	<b>9</b>	<b>8</b>

# TRAFFIC COUNTS



STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
N Tustin St	E Lomita Ave S	29,815	2022	0.05 mi
North Tustin Street	E Lomita Ave N	32,878	2022	0.06 mi
E Collins Ave	N California St W	16,461	2022	0.19 mi
N Tustin St	E Rose Ave S	29,779	2022	0.24 mi
Costa Mesa Fwy	I- 5 S	249,751	2022	0.29 mi
N Tustin St	E Adams Ave N	33,937	2022	0.36 mi
Costa Mesa Freeway	E Rose Ave SW	249,785	2022	0.36 mi
North Tustin Street	E Walnut Ave S	33,874	2022	0.37 mi
East Adams Avenue	E Adams Ave N	34,000	2018	0.38 mi



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AERIAL



SUBJECT PROPERTY

16,461 CPD

USPS.COM

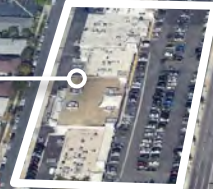
STATER BROS. MARFACED

14,000 CPD

E. COLLINS AVE.

E. LOMITA AVE.

29,815 CPD



249,785 CPD

E. MAYFAIR AVE.

ORANGE LUTHERAN HIGH SCHOOL

LIGHTSTYLES

30,124 CPD

Tabi-Ji

AutoZone

E. ROSE AVE.

ROOTVISION ENDO

Google



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