



# Larwin Square S.C.

Tustin, CA

Los Angeles-Long Beach-Anaheim (CA)



**Todd Buckstein**

Leasing Representative

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
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AERIAL



GROSS LEASABLE AREA (GLA) 207,525 SF

PARKING SPACES 793

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Google Earth

DENSITY AERIAL

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■ Available   ■ Potentially Available   🚗 Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Tustin Medical Weight Loss an*	660	21 Full Moon Sushi	2,200	41 Mel's Sewing & Vacuum Service	1,620
2 Looks St Studio	860	22 Crunch Fitness	16,520	42 Larwin Square Dentistry	1,440
3 Chapman Acupuncture Clinic	460	23 Goodwill Industries	11,000	43 Available	638
4 City of Tustin	2,092	24 Weight Watchers	2,400	44 Rice & Noodle	1,680
5 Colin Cooper, CPA	1,260	25 O'Reilly Auto Parts	8,920	45 Tustin Power Station	600
6 Available	490	26 Available	3,000	46 Divine Threading	840
7 Tustin Dental Care	1,564	27 Finesse Nails	2,400	47 Available	2,600
8 El Pollo Loco	3,000	28 Sally Beauty Supply	2,400	48 iBarber	510
9 Spires Restaurant	5,043	29 Big 5 Sporting Goods	10,500	49 Nail Expo	1,100
10 Premier Mobile Locksmith	50	30 Daiso Japan	7,500	50 Available	19,072
11 Available	4,573	31 The MeDa Salon	1,600	51 K's Donuts	1,100
12 Impex Group	1,350	32 Central Orange County Optometry	1,110	52 Los Cotijas Taco Shop	900
13 Available	363	33 School of Rock	2,955	53 El's Smoke Shop	1,000
14 Available	1,038	34 Tou Dao Tang, Hair & Scalp Spa	1,950	54 Style Today Tailoring	661
15 DHS & Associates, Inc.	525	35 H&R Block	1,700	55 Ameci Italian Kitchen	850
16 Brock Chiropractic	1,101	36 One Jiu Jitsu	3,730	56 Warhammer	700
17 Available	808	37 99 Ranch Market	41,430	57 Smart Cell Repair	770
18 Available	545	38 Starbucks Coffee	1,500	58 Renz Social House	2,650
19 Priority Title Company	994	39 Available (Former Hair Salon)	1,580	59 Rent-A-Center	3,680
20 California Jewelry Mart	5,063	40 Dave's Hot Chicken	2,080	60 FedEx Office	6,800

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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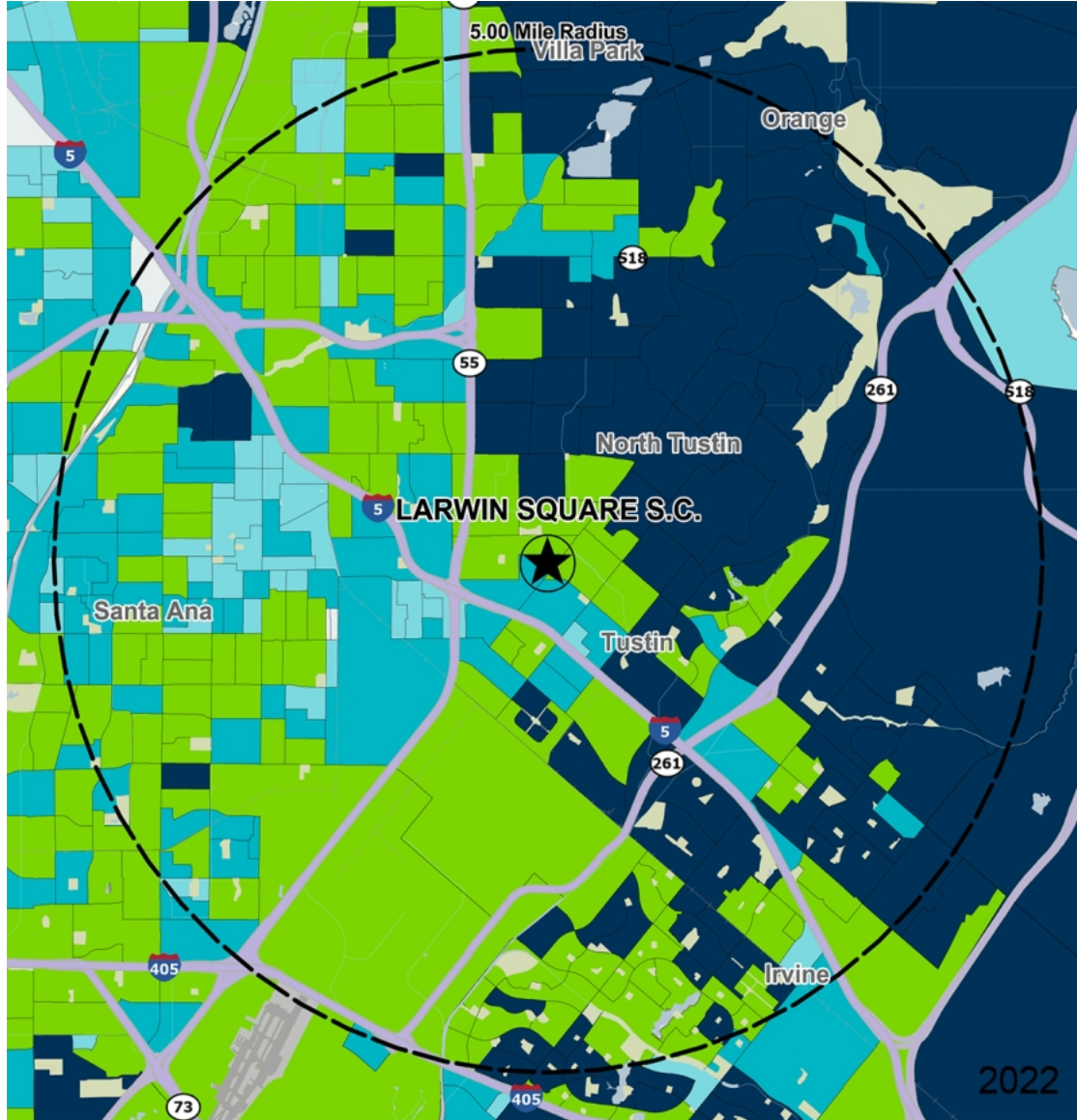




Revision Date: 04/03/24  
Original Date:

COMPETITION MAP





by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	23,763	217,957	592,049
Daytime Pop	33,193	241,979	749,305
Households	8,243	66,964	174,204
Average HH Income	\$109,484	\$130,725	\$131,160
Median HH Income	\$85,987	\$98,628	\$100,403
Per Capita Income	\$38,319	\$40,394	\$38,915

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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E. 1st St. & Newport Ave., Tustin, CA



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