



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®
CA License ID: 01880837 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA)	207,525 SF
PARKING SPACES	793



DENSITY AERIAL



Property Overview

Larwin Square is a 207,525-square-foot community shopping center offering a mix of office and retail opportunities. The site is well-anchored in the dense and affluent Orange County market area with convenient access to the I-5 and the 55 Freeways.

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Available Curbside Pick-up



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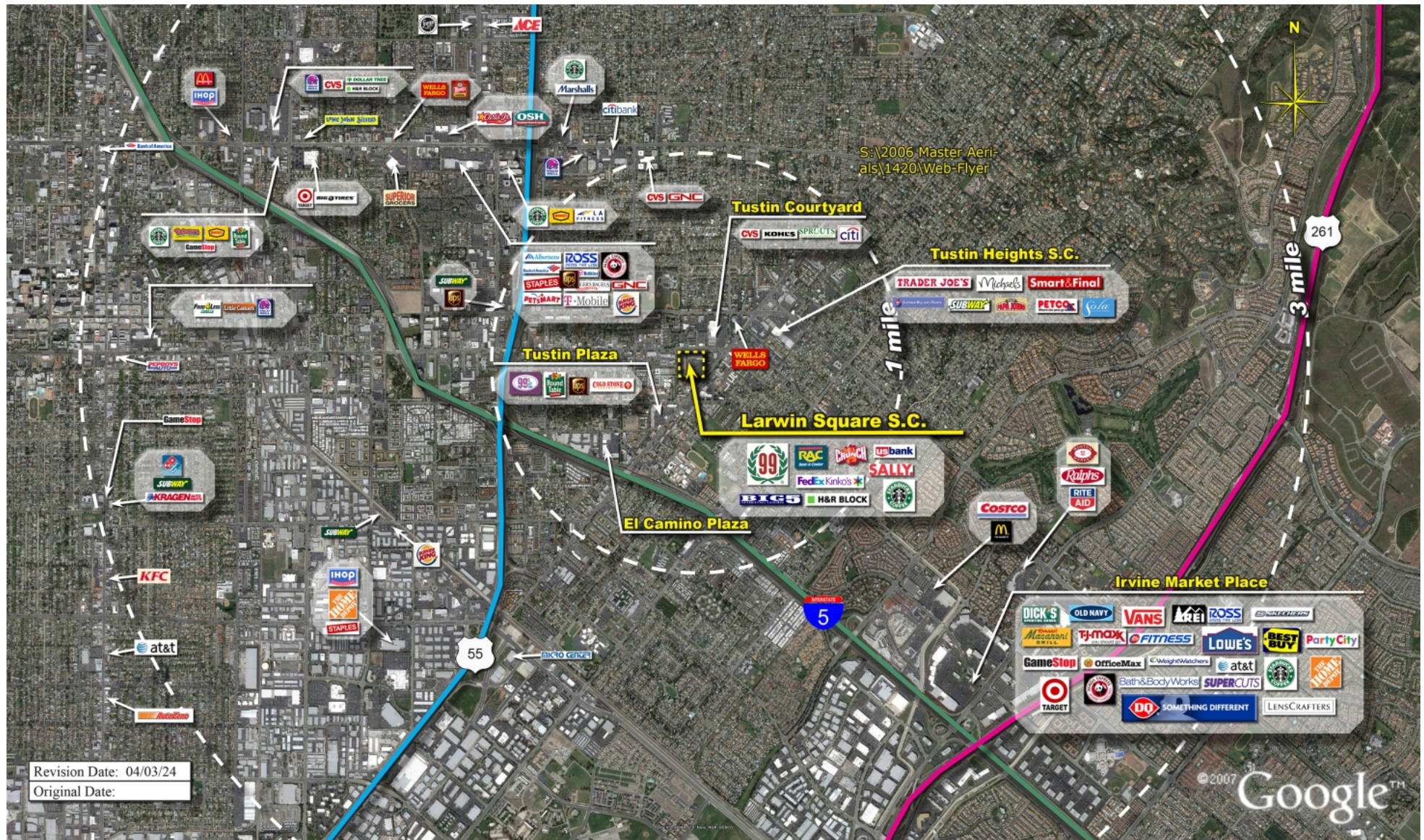
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Tustin Medical Weight Loss an*	660	22 Crunch Fitness	16,520	42 Larwin Square Dentistry	1,440
2 Looks St Studio	860	23 OC Boutique	11,000	43 Available	638
3 Chapman Acupuncture Clinic	460	24 Available	2,400	44 Chiang Rai	1,680
4 City of Tustin	2,092	25 O'Reilly Auto Parts	8,920	45 Tustin Power Station	600
5 Colin Cooper, CPA	1,260	26 Imagine Minds	3,000	46 Divine Threading	840
6 Available	490	27 Finesse Nails	2,400	47 Chef Chuan	2,600
7 Tustin Dental Care	1,564	28 Sally Beauty Supply	2,400	48 iBarber	510
8 El Pollo Loco	3,000	29 Big 5 Sporting Goods	10,500	49 Nail Expo	1,100
9 Spires Restaurant	5,043	30 Daiso Japan	7,500	50 Available	19,072
10 Premier Mobile Locksmith	50	31 The MeDa Salon	1,600	51 K's Donuts	1,100
11 Available	4,573	32 Central Orange County Optometry	1,110	52 Los Cotljas Taco Shop	900
12 Impex Group	1,350	33 School of Rock	2,955	53 El's Smoke Shop	1,000
14 Singular Security	1,401	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 Better Edu USA	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 Omomo Tea Shoppe	1,580	59 Available	3,680
20 California Jewelry Mart	5,063	40 Dave's Hot Chicken	2,080	60 FedEx Office	6,800
21 Heemo Sushi	2,200	41 Mel's Sewing & Vacuum Service	1,620		

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.

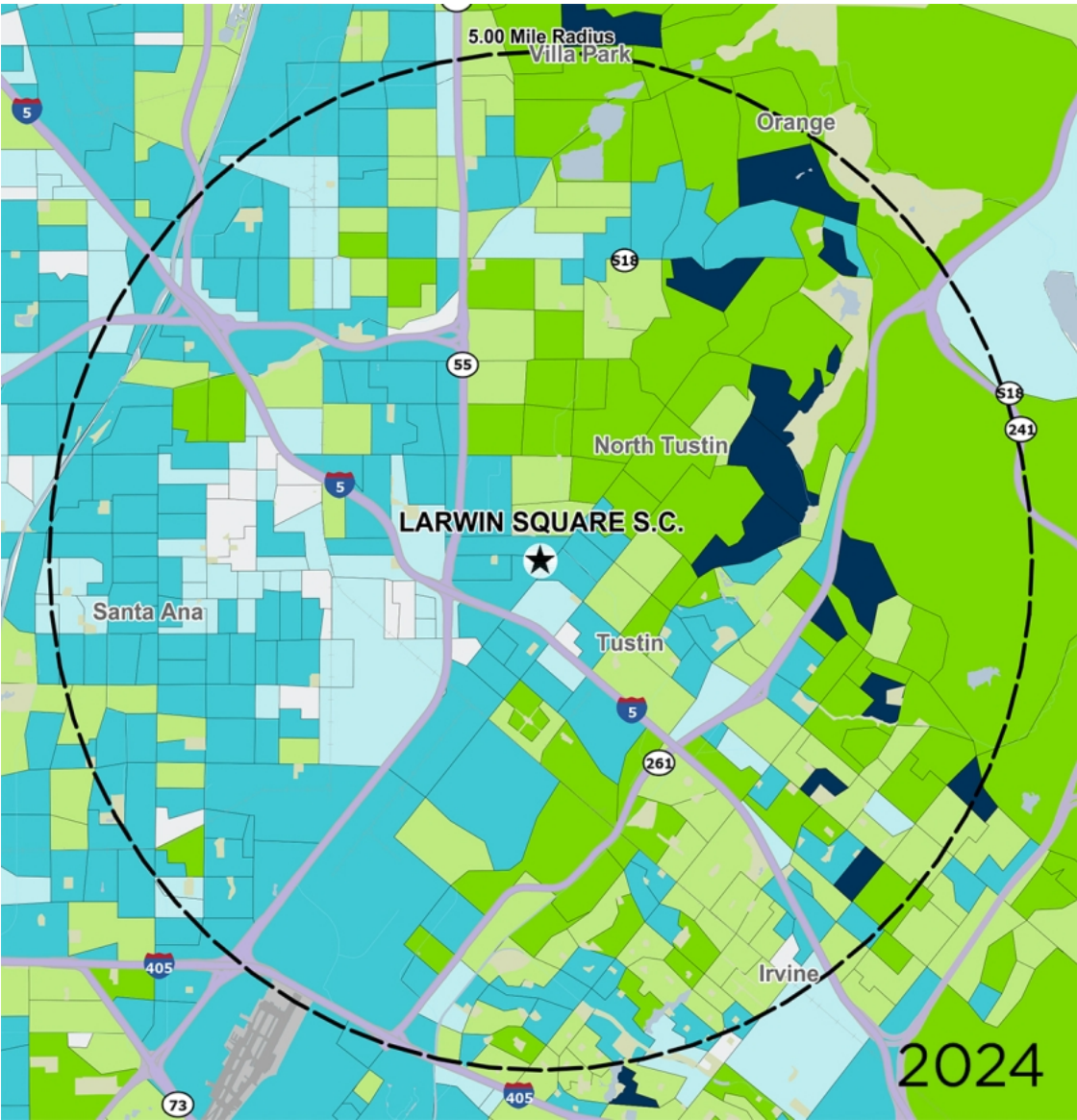
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COMPETITION MAP

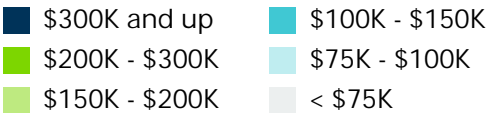


Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	23,993	211,968	573,794
Daytime Pop	37,278	230,861	746,406
Households	8,272	66,231	173,655
Average HH Income	\$127,927	\$146,336	\$150,050
Median HH Income	\$100,254	\$111,201	\$115,151
Per Capita Income	\$44,416	\$45,915	\$45,763

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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