



Tustin Heights S.C.

Tustin, CA

Los Angeles-Long Beach-Anaheim (CA)



Todd Buckstein

Leasing Representative

(949) 252-3852

tbuckstein@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA License ID: 01880837 | CA KRC License ID: 01518685





As of 02/16/24

AERIAL



GROSS LEASABLE AREA (GLA)

137,287 SF

PARKING SPACES

611

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DENSITY AERIAL

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■ Available ● Curbside Pick-up

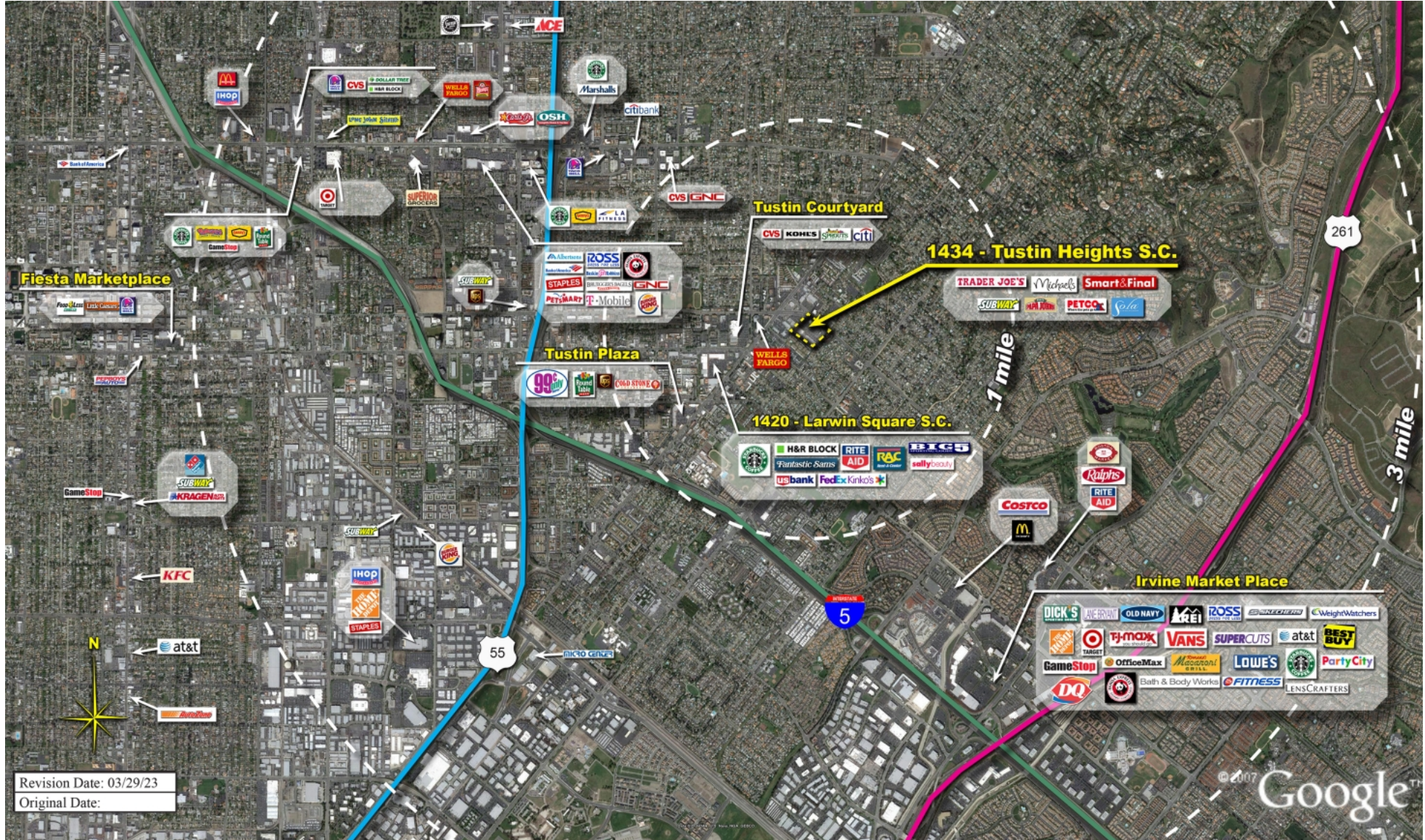


	TENANT	SQ FT
1	Pink Panther Cleaners	1,500
2	Sport Clips	1,425
3	Pro Nails	975
4	7 Gram Bao Shop	2,975
6	Jamba Juice	1,330
7	Golden Spoon Frozen Yogurt	1,575
8	Leslie's Swimming Pool [...]	3,345
9	Available (Former Dental)	2,250
10	85 C Bakery Cafe	3,780
11	Booth Optometry	1,404
12	Papa Johns	1,255
13	Subway	1,170
14	Yogi's Teriyaki	1,600
15	Smart & Final	36,400
16	Petco	11,550
17	Trader Joe's	14,888
18	Aqua Tots Swim School	7,750
19	Michaels	22,364
20	Sola Salon Studios	6,876
21	Rock & Brews	6,060
22	Sherwin-Williams	4,015
23	Cafe Rio	2,800

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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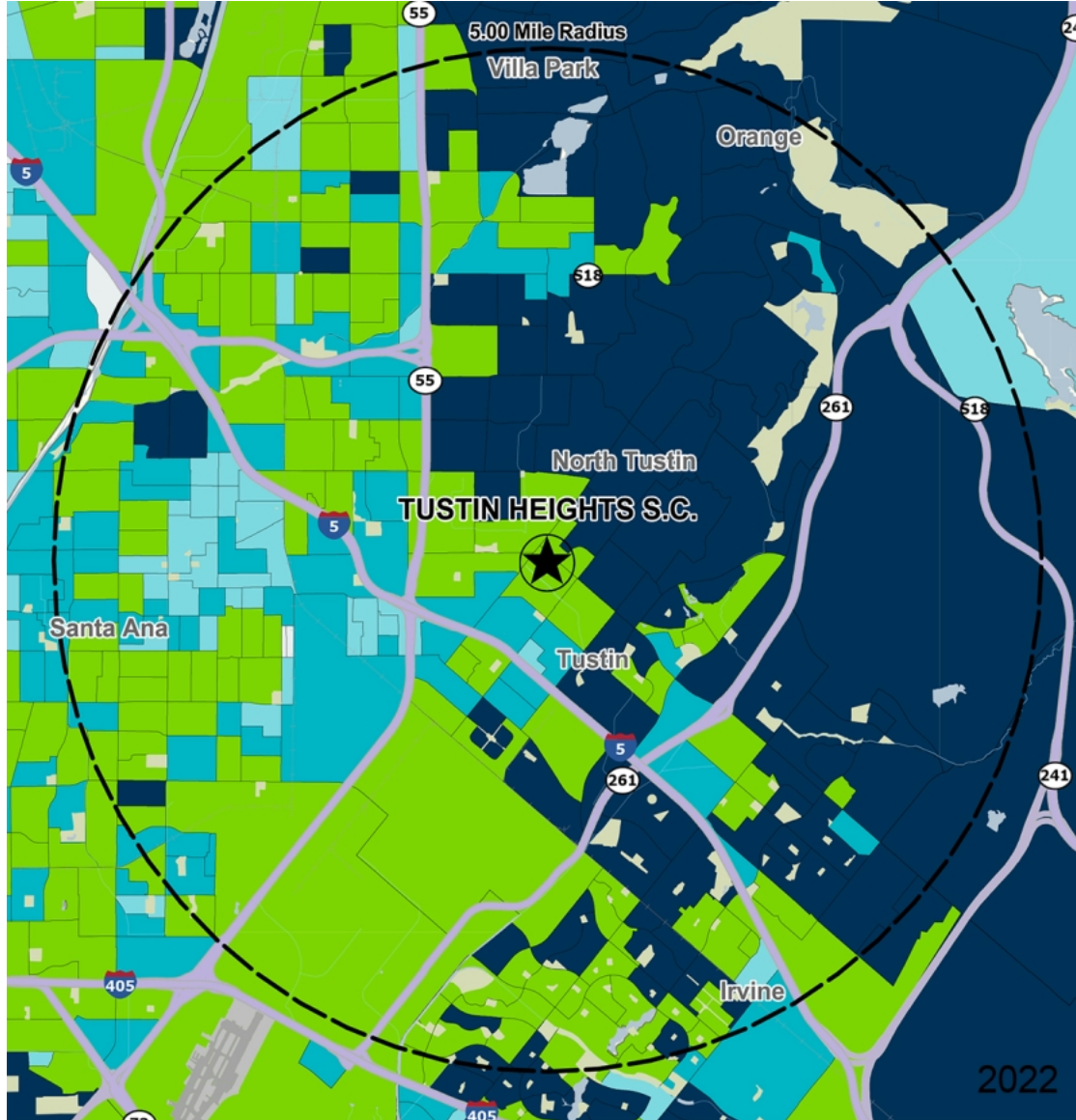
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COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	19,819	202,730	547,748
Daytime Pop	28,220	223,311	683,617
Households	6,950	65,172	164,040
Average HH Income	\$135,439	\$139,886	\$134,090
Median HH Income	\$103,331	\$106,423	\$102,574
Per Capita Income	\$47,930	\$45,211	\$40,472

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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Irvine Blvd. & Newport Ave., Tustin, CA



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