



Tustin Heights S.C.

Tustin, CA

Los Angeles-Long Beach-Anaheim (CA)



Todd Buckstein

Leasing Representative

(949) 252-3852

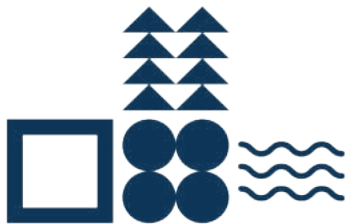
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AERIAL



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GROSS LEASABLE AREA (GLA)

137,287 SF

PARKING SPACES

611



DENSITY AERIAL



Property Overview

Tustin Heights Shopping Center is a 137,899-square-foot shopping center located at the signalized intersection of Irvine Boulevard and Newport Avenue. Tustin offers fantastic visibility and convenient access to the I-5 and 55 Freeways.

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A Curbside Pick-up

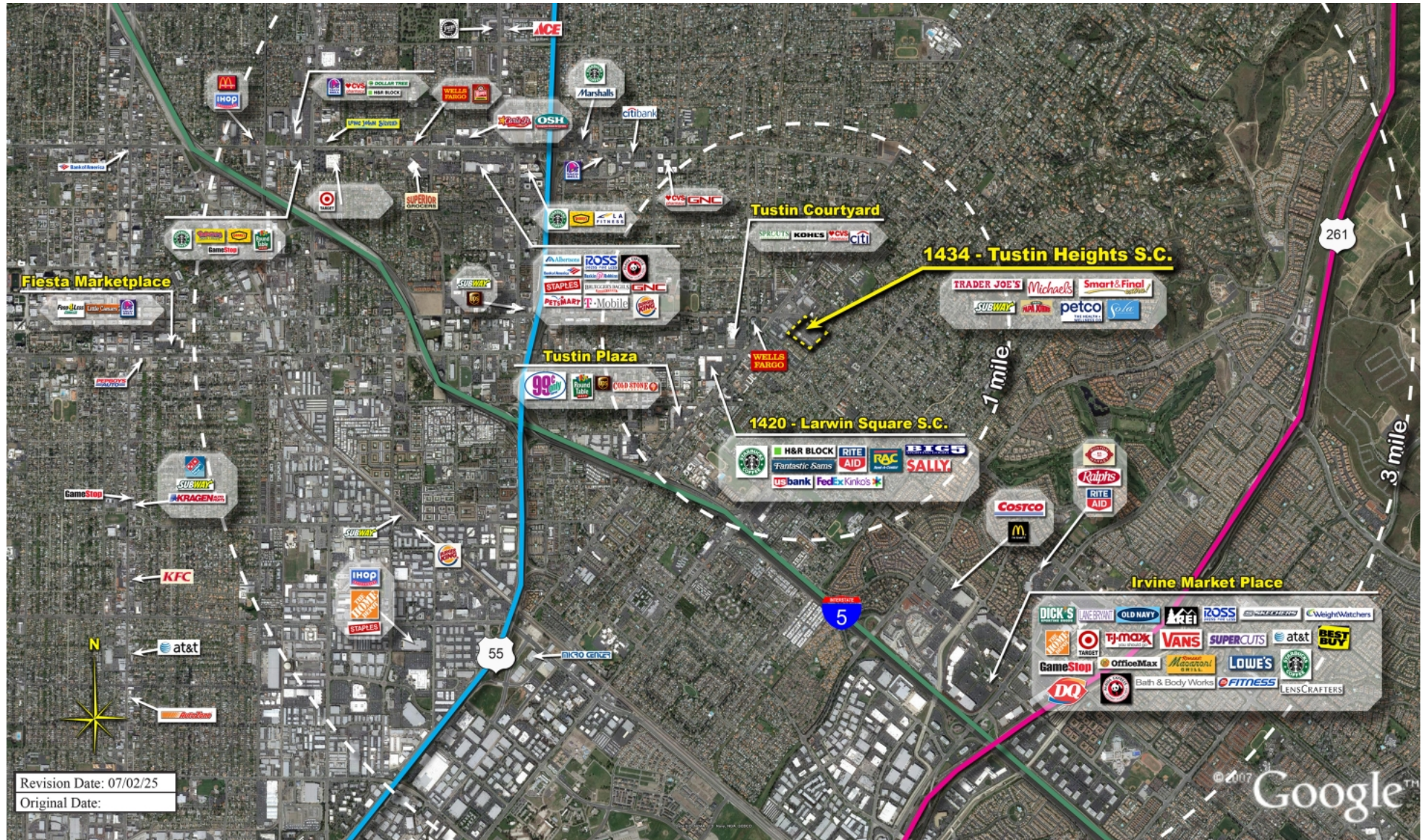


	TENANT	SQ FT
1	Pink Panther Cleaners	1,500
2	Sport Clips	1,425
3	Pro Nails	975
4	7 Gram Bao Shop	2,975
6	The Poke Co	1,330
7	Golden Spoon Frozen Yogurt	1,575
8	Leslie's Swimming Pool [...]	3,345
9	Tustin Heights Orthodontics	2,250
10	85 C Bakery Cafe	3,780
11	Booth Optometry	1,404
12	Papa Johns	1,255
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	Villa Haven Restaurant [...]	6,060
22	Sherwin-Williams	4,015
23	Cafe Rio	2,800

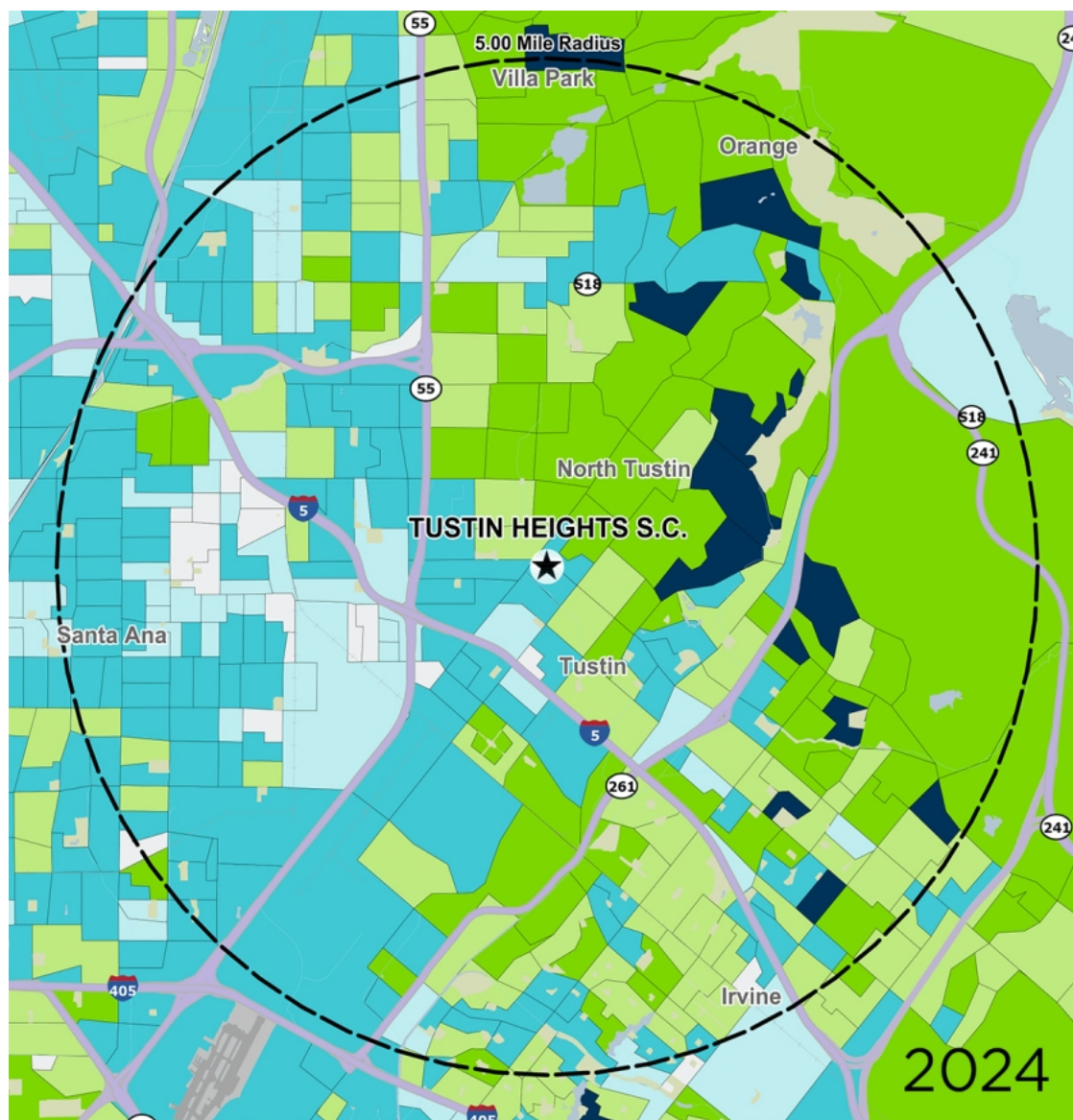
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	18,785	195,334	536,730
Daytime Pop	31,150	214,667	681,010
Households	6,501	62,968	165,128
Average HH Income	\$157,304	\$158,269	\$153,209
Median HH Income	\$117,264	\$119,288	\$117,252
Per Capita Income	\$54,823	\$51,213	\$47,484

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

\$300K and up	\$100K - \$150K
\$200K - \$300K	\$75K - \$100K
\$150K - \$200K	< \$75K

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