

804 & 806 N Tustin St  
Orange, CA

# SHOPS AVAILABLE FOR LEASE

±1,600 & ±2,350 SF SHOP SPACES



## PROPERTY FEATURES

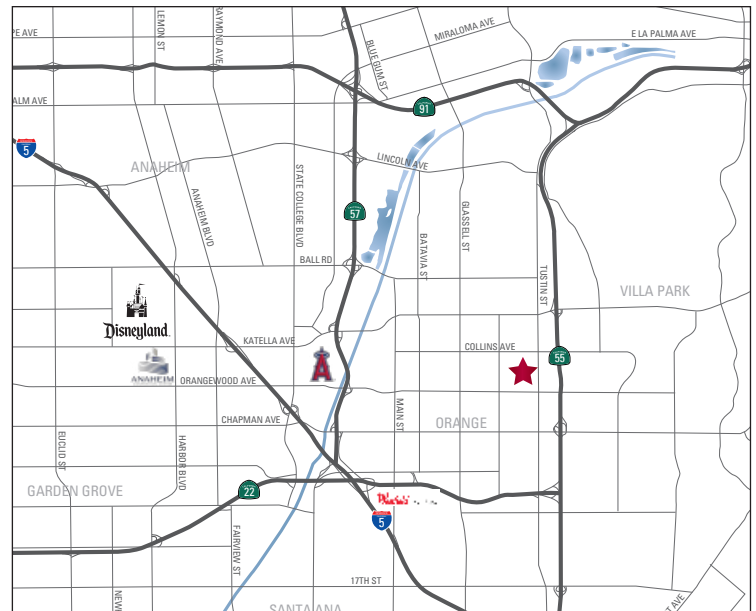
- Tustin Street Monument Signage Available
- \$2.25 Modified Gross Lease Rate
- Excellent Tustin Street Frontage and Visibility
- Completely Renovated with New Storefronts

## TRAFFIC COUNT (2018 Est.)

Tustin Avenue: 42,500 Cars/Day  
Collins Avenue: 12,488 Cars/Day

## DEMOGRAPHICS

	Population	Avg. HH Income
1 Mile	26,610	\$77,004
3 Miles	160,784	\$86,364
5 Miles	526,902	\$79,522



Exclusively Represented By:

**Ken Gould**

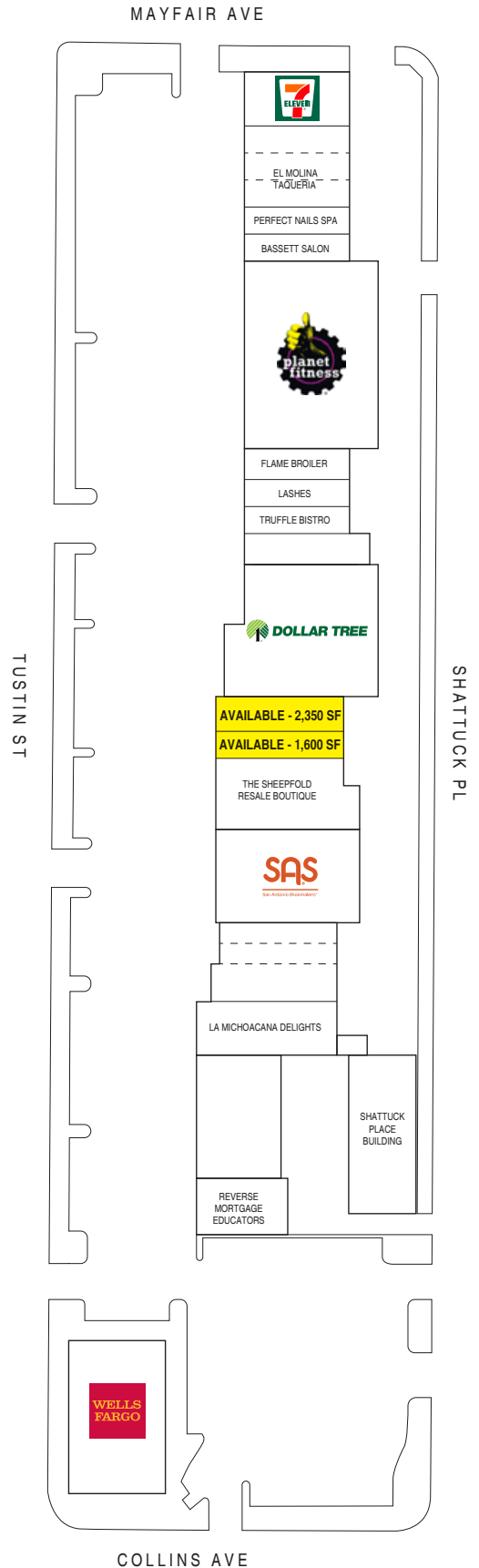
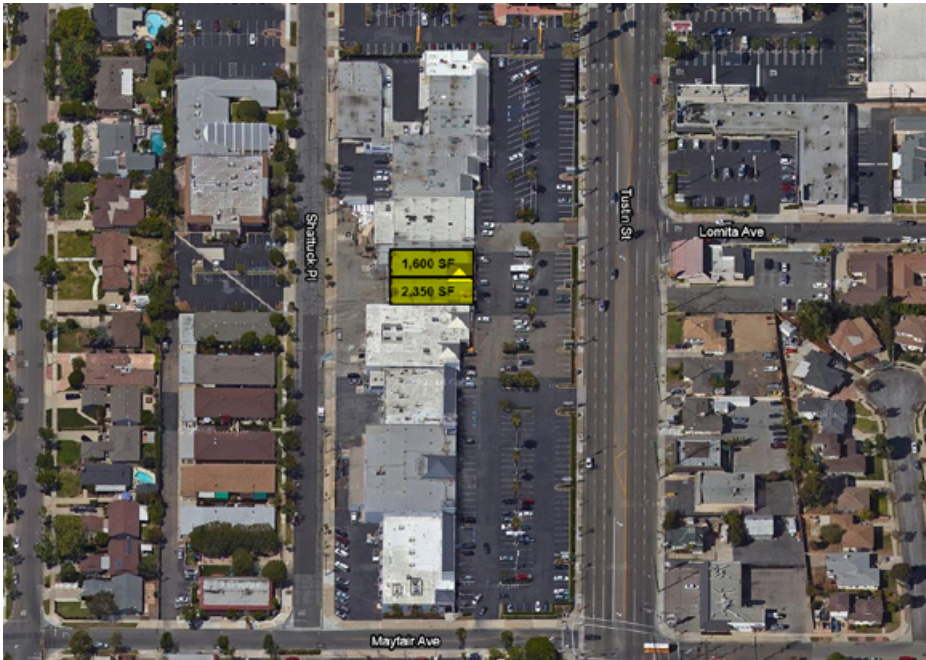
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DRE# 00875719

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**LEE & ASSOCIATES**  
**NEWPORT BEACH**