



TUSTIN'S FRENCH QUARTER

6,095 SF Available

1,520 SF Available



LEASING BROCHURE

TUSTIN'S FRENCH QUARTER

17245-17395 17th St, Tustin, CA 92780

1,520 SF ENDCAP/FOOD SPACE WITH PATIO & 6,094 SF AVAILABLE



6,094 SF Available



1,520 SF Available

TUSTIN'S FRENCH QUARTER

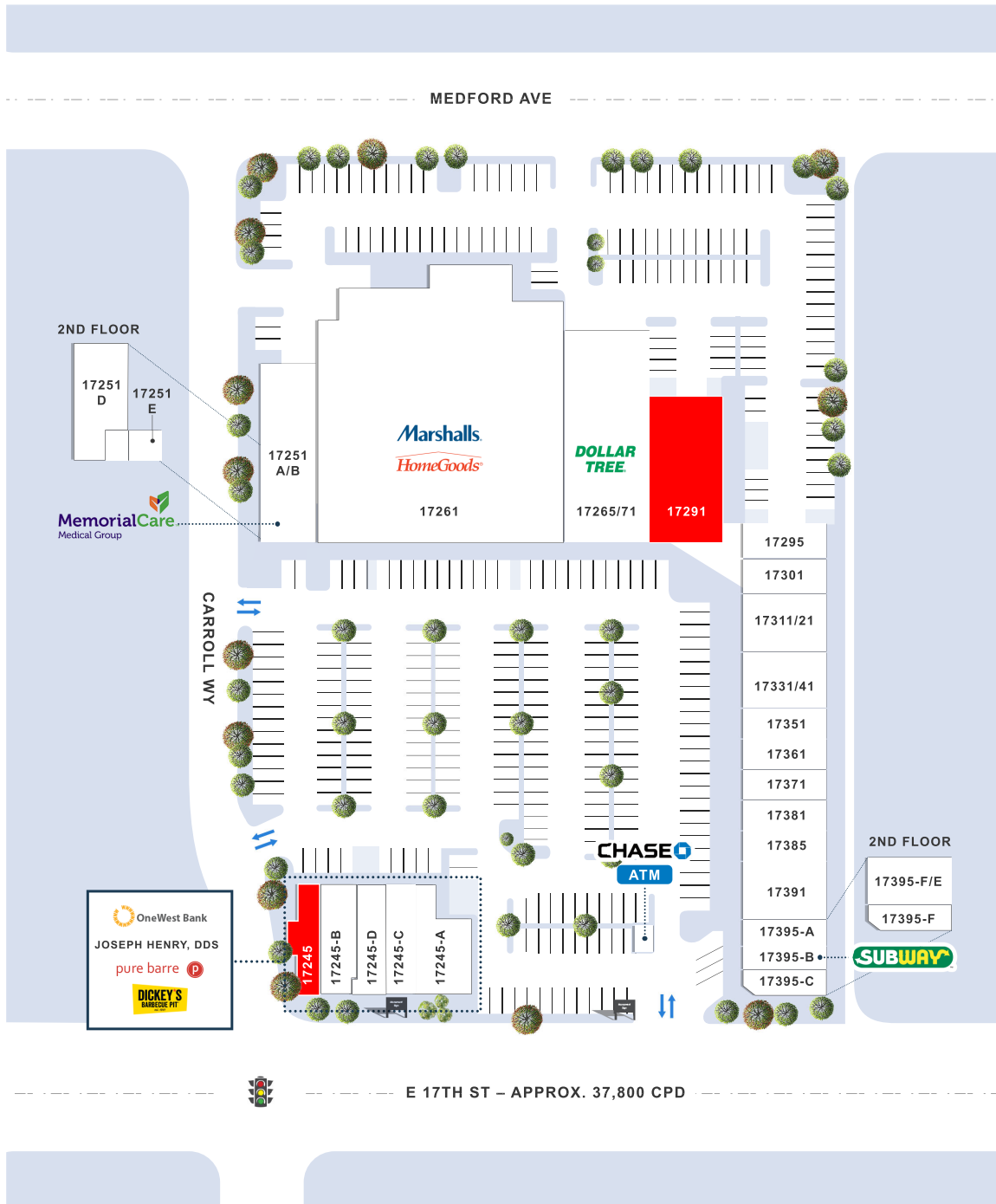
17245-17395 17th St, Tustin, CA 92780

HIGHLIGHTS

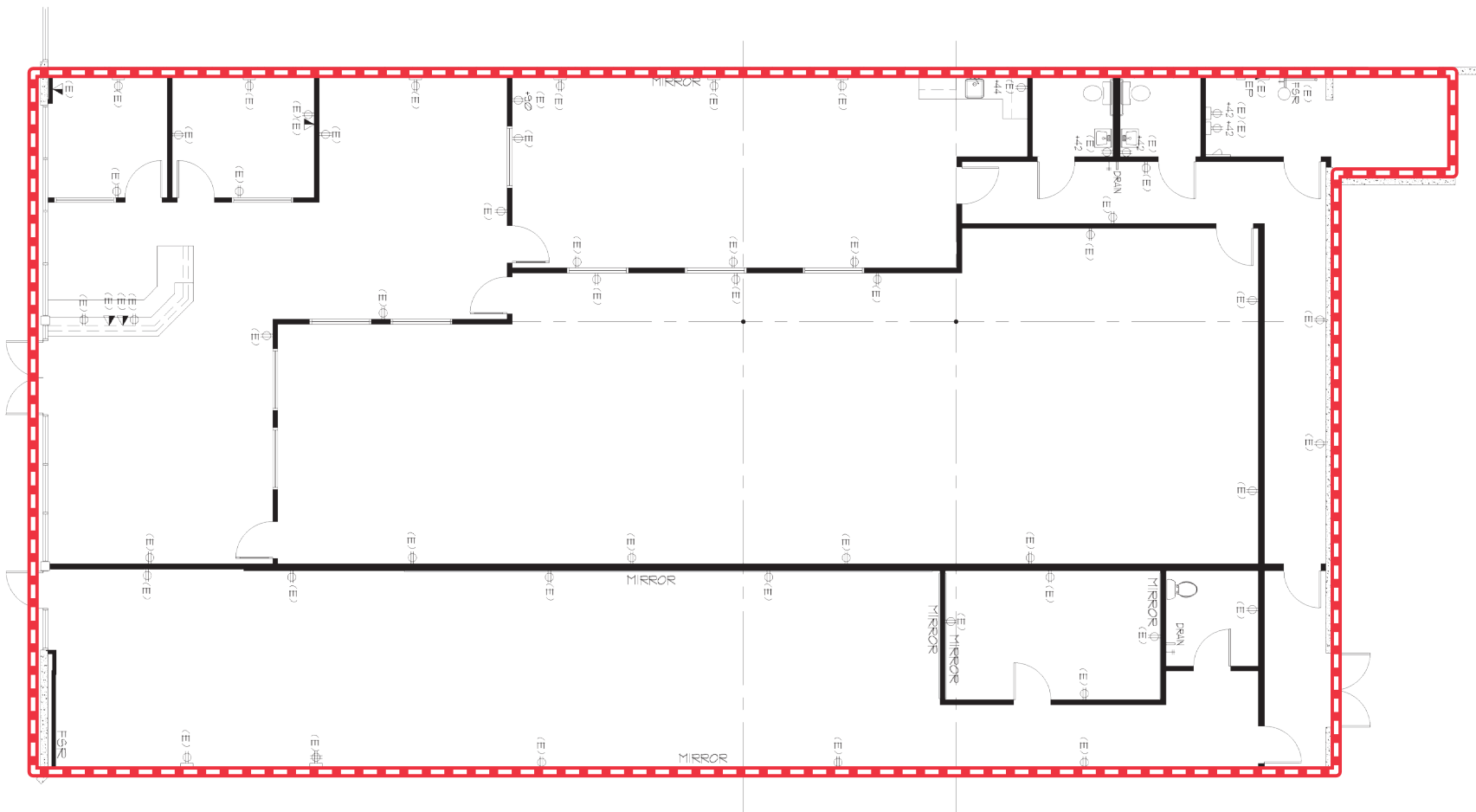
- Charming, themed neighborhood center that benefits by regional pull given freeway proximity
- Located adjacent to the CA-55 freeway with 259,000 cars per day
- Strategically positioned on 17th St, major east/west thoroughfare with over 37,000 cars per day connecting Tustin to neighboring city Santa Ana
- 1,520 SF end cap with patio with excellent visibility to over 37,000 cars passing by Tustin French Quarter daily
- Excellent demographics in surrounding area, pulls from North Tustin & Panorama Heights
- Over 255,000 people in 3 miles
- Strong daytime population with over 122,000 employees within a 3 mile radius
- Signalized intersection provides for convenient access

TUSTIN'S FRENCH QUARTER TENANT DIRECTORY

GLA: 89,863 SF



UNIT	TENANT	SF
17245	FOOD SPACE + PATIO AVAILABLE	1,520
17245-B	ONEWEST BANK	2,255
17245-D	JOSEPH HENRY, DDS	1,660
17245-C	PURE BARRE	1,593
17245-A	DICKEY'S BARBECUE PIT	2,441
17251-A/B	MEMORIAL CARE	4,836
17251-D	BEVERLY BOY PRODUCTION (2ND FLOOR)	2,600
17251-E	MRS. LEE PSYCHIC READER (2ND FLOOR)	241
17261	MARSHALLS/HOMEGOODS	32,504
17265	DOLLAR TREE	8,243
17291	AVAILABLE	6,094
17295	LUSH NAILS STUDIO	1,500
17301	ROYAL TUSTIN CLEANERS	1,260
17311/17321	LEGACY MARTIAL ARTS	2,816
17331-17341	ELLA BELLA SALON	3,240
17351	DREAM DINNERS	1,584
17361	HMC WEIGHT LOSS	1,584
17371	RELAX FOOT SPA	1,584
17381	NEW SMILE DENTAL	1,584
17385	SANDY'S THREADING & BEAUTY	1,200
17391	FRIENDS CAFÉ	3,492
17395-A	NEW TENANT	1,000
17395-B	SUBWAY	1,000
17395-C	JOGHURT YOGURT	950
17395-D	LITTLE PLANET ART LAB	1,976
17395-F	STATE FARM INSURANCE (2ND FLOOR)	1,000
17395-G	CHASE BANK (ATM)	200



SPACE 17291

6,094 SF AVAILABLE

- Former boutique gym/learning facility with built out private rooms and common areas
- Improved retail space with three built out bathrooms, office space and storage area
- Highly visible signage on 17th street
- Access to underutilized parking area at rear



TUSTIN'S FRENCH QUARTER

17291 E 17th St, Ste A, Tustin, CA, 92780

1,520 SF ENDCAP/FOOD SPACE + PATIO AVAILABLE

6,094 SF AVAILABLE

DEMOGRAPHICS

ONE MILE

Population / 23,133

Avg HH Income / \$114,155

Daytime Population / 20,504

THREE MILES

Population / 255,454

Avg HH Income / \$104,003

Daytime Population / 122,338

FIVE MILES

Population / 602,043

Avg HH Income / \$114,770

Daytime Population / 311,453



TUSTIN'S FRENCH QUARTER



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