

# AVAILABLE FOR LEASE

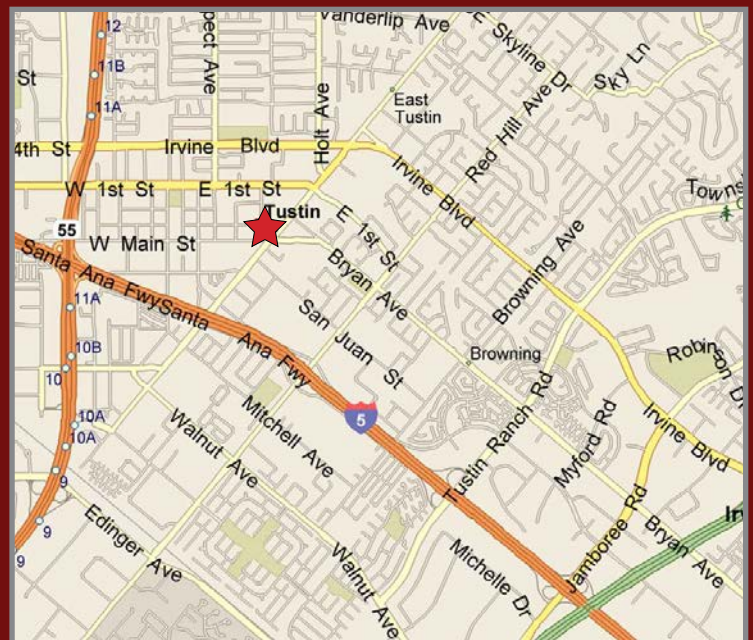
## 13681-13771 Newport Ave, Tustin, CA



### SUB-ANCHOR, RESTAURANT & SHOP SPACES AVAILABLE

#### **PROPERTY FEATURES:**

- Come Join: 99¢ Only, Kean Coffee, Round Table Pizza, Wahoo's Fish Tacos, Conroy's, Souplantation, Honey Baked Ham, Aaron Bros and Jersey Mike's
- **13721 Newport Ave**
  - **Suite 4:** 1,123 SF (1/2 of Current Karate Space - Do not disturb Tenant)
  - **Suite 10:** 8,201 SF (can be divisible)
    - Potentially Split to:  
Suite 10A - 2,700 SF & Suite 10B - 5,500 SF
- **13681 Newport Ave**
  - **Suite 11:** 1,123 SF
- Good traffic counts (36,000 cars/day)
- Excellent Signalized Intersection - Newport at Main St.
- Excellent street front visibility



Randy Dalby

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CalBRE Lic# 01259576

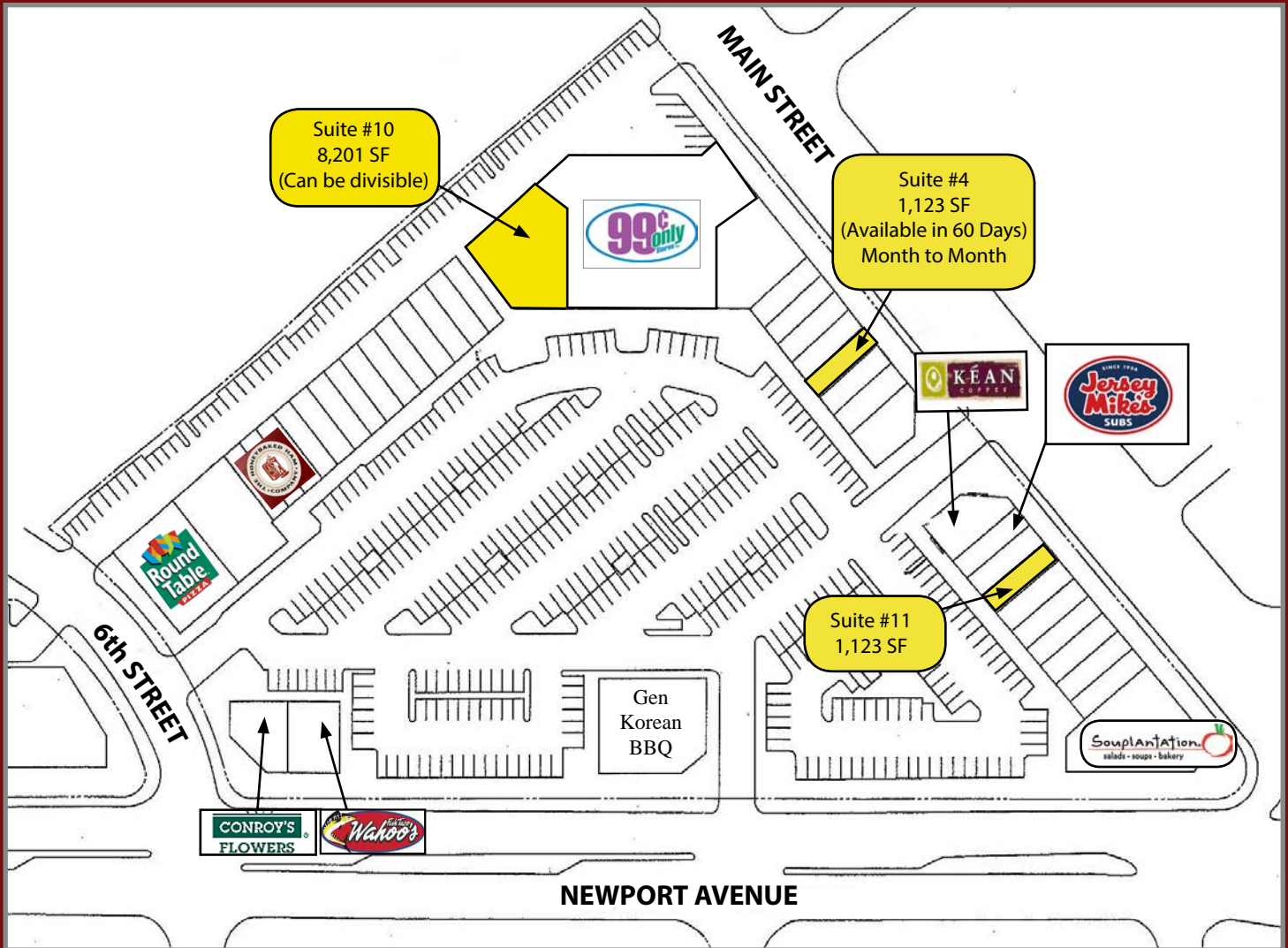


1900 Wright Place, Suite 200, Carlsbad, CA 92008

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# Site Plan

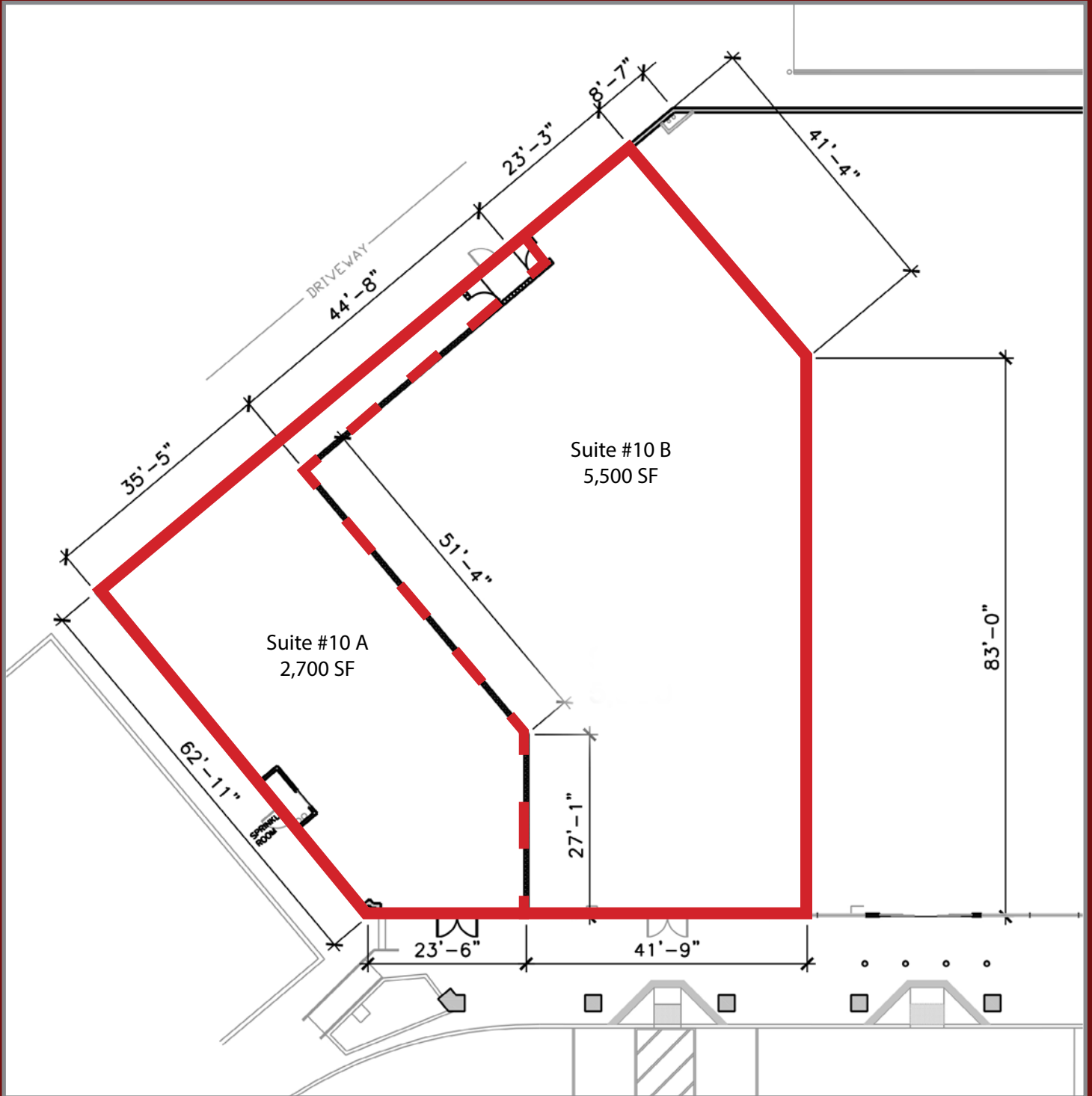


## Demographics

	1 Mile	3 Miles	5 Miles
Population (2014)	32,638	223,711	598,806
Avg. Household Income	\$69,658	\$94,522	\$96,489
Daytime Population	21,322	128,140	342,538
<b>Approximate Traffic Counts (2014): 36,000 CPD at Intersection - 9,000 CPD on Main Street, and 27,000 CPD on Newport Ave</b>			

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# Floor Plan - Suite 10



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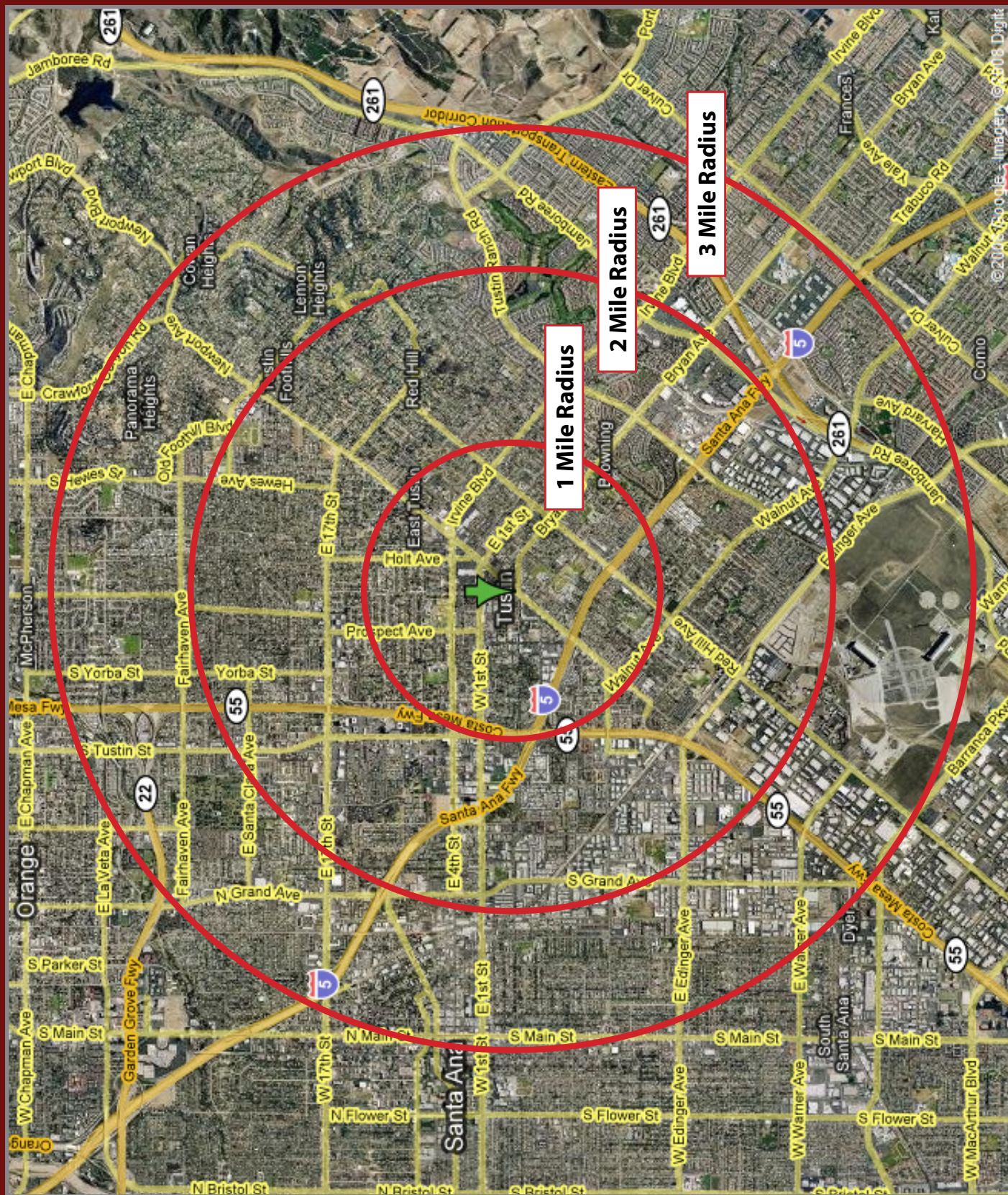


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**2000-2010 Census, 2014 Estimates with  
2019 Projections**

**13681 Newport Ave**

**Tustin, CA 92780**

**1 mi radius    3 mi radius    5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2014 Estimated Population	32,632	223,711	598,806
	2019 Projected Population	34,460	236,258	632,027
	2010 Census Population	31,331	214,797	574,541
	2000 Census Population	30,778	197,224	544,270
	Projected Annual Growth 2014 to 2019	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2014	0.4%	1.0%	0.7%
	2014 Median Age	33.4	33.4	33.4
<b>HOUSEHOLDS</b>	2014 Estimated Households	10,488	65,831	170,792
	2019 Projected Households	10,909	68,462	177,616
	2010 Census Households	10,248	64,328	166,887
	2000 Census Households	10,612	57,565	152,563
	Projected Annual Growth 2014 to 2019	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2014	-0.1%	1.0%	0.9%
<b>RACE AND ETHNICITY</b>	2014 Estimated White	53.7%	54.4%	54.2%
	2014 Estimated Black or African American	2.5%	1.7%	1.7%
	2014 Estimated Asian or Pacific Islander	13.3%	14.4%	16.1%
	2014 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
	2014 Estimated Other Races	29.7%	28.7%	27.3%
	2014 Estimated Hispanic	52.4%	53.5%	52.3%
<b>INCOME</b>	2014 Estimated Average Household Income	\$69,658	\$94,552	\$96,489
	2014 Estimated Median Household Income	\$62,397	\$79,565	\$81,771
	2014 Estimated Per Capita Income	\$22,456	\$27,904	\$27,731
<b>EDUCATION (AGE 25+)</b>	2014 Estimated Elementary (Grade Level 0 to 8)	11.2%	15.7%	15.9%
	2014 Estimated Some High School (Grade Level 9 to 11)	10.7%	11.5%	10.8%
	2014 Estimated High School Graduate	20.0%	16.6%	16.6%
	2014 Estimated Some College	23.5%	18.1%	17.4%
	2014 Estimated Associates Degree Only	7.4%	6.3%	6.2%
	2014 Estimated Bachelors Degree Only	19.2%	21.0%	21.4%
	2014 Estimated Graduate Degree	8.1%	10.8%	11.6%
<b>BUSINESS</b>	2014 Estimated Total Businesses	3,277	13,748	33,703
	2014 Estimated Total Employees	21,322	128,140	342,538
	2014 Estimated Employee Population per Business	6.5	9.3	10.2
	2014 Estimated Residential Population per Business	10.0	16.3	17.8