

Retail End-Cap PAD

Approx. 2,100 SF

2150 N Tustin Ave, Santa Ana

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



2150 North Tustin Avenue

Santa Ana, CA 92705

For Lease

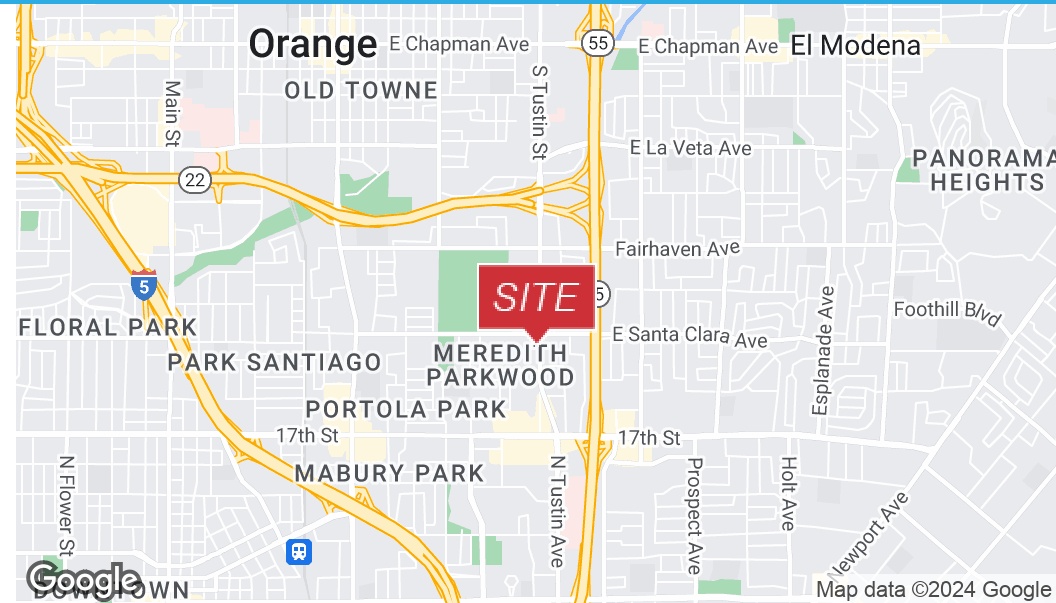
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Offering Summary

Lease Rate:	\$3.50 SF/month (NNN)
Building Size:	23,986 SF
Available SF:	2,100 SF
Lot Size:	26,178 SF
Year Built:	1965

Property Highlights

- 2,100 SF Retail End-Cap PAD
- High Traffic Area of Santa Ana - High Visibility Location
- 38,000 Cars Per Day on Tustin Avenue
- Easy Access to Freeways CA-22, I-5 and State Route 55
- Excellent Street Frontage & Monument Signage
- Adjacent to: Starbucks, Del Taco & Stater Bros Grocery
- C-5 Zoning, Arterial Commercial

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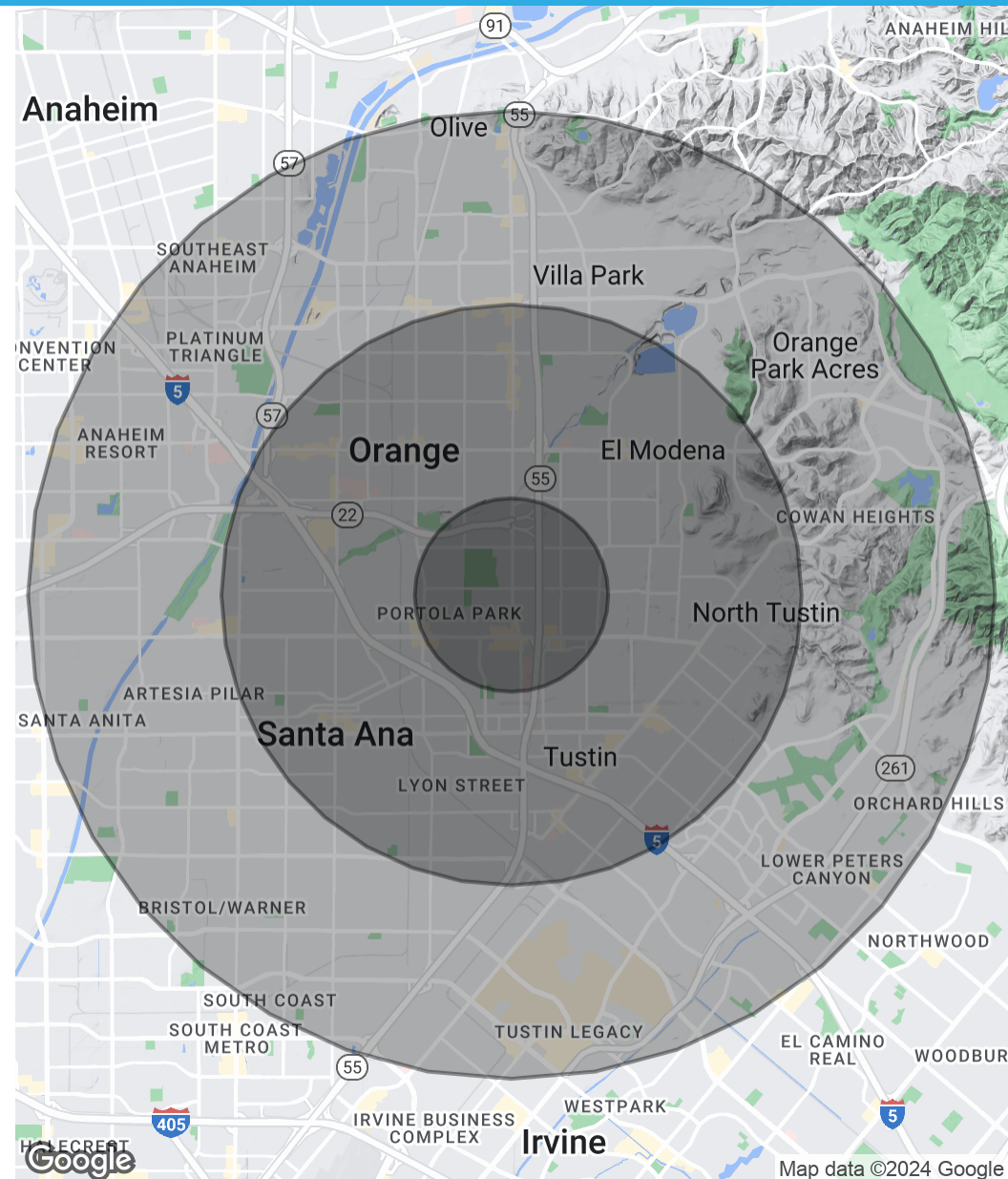
Population

	1 Mile	3 Miles	5 Miles
Total Population	24,722	256,709	601,214
Average Age	37.6	34.7	35.3
Average Age (Male)	35.2	33.8	34.5
Average Age (Female)	39.2	35.6	36.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	8,499	76,982	174,027
# of Persons per HH	2.9	3.3	3.5
Average HH Income	\$106,137	\$99,972	\$107,887
Average House Value	\$581,446	\$526,279	\$532,106

* Demographic data derived from 2020 ACS - US Census



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