

FOR LEASE

END CAP SPACE

TUSTIN SHOPPING CENTER

PRIME RETAIL CORRIDOR NEXT TO 5 FWY OFFRAMP



**NEWPORT AVENUE AT 5 FWY
TUSTIN, CA**

PROJECT DESCRIPTION

Location	Strata Tustin Center 14071-91 Newport Avenue, Tustin, CA (from 5 Fwy offramp to Mitchell Ave.)
Size	Building 13,127 sf <ul style="list-style-type: none"> • Available Up to 3,785 sf Endcap Space • Minimum Divisible Space: 665 sf
Parking	57 Spaces
Site Highlights	<ul style="list-style-type: none"> • Signalized Corner • Left Turn Access • Great Visibility from Street • Dense Infill Area • First Class Construction 2006-2010 • Great Fwy Access (5 & 55 Fwys) • Available Now • Newport Ave. extension will connect to 55 Fwy (on/off ramps completed), creating major corridor to South Coast Metro, Newport Beach, and Airport.
Demo Highlights	<ul style="list-style-type: none"> • Population 226,237 (3 mi. radius) • Average HH Inc. \$80,181 (3 mi. radius)
Traffic Counts	<ul style="list-style-type: none"> • 36,500 (Newport Avenue at 5 Fwy) • 280,000 (5 Fwy at Newport Avenue)



Contact Jeff Mayhew

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S T R A T A
P R O P E R T I E S

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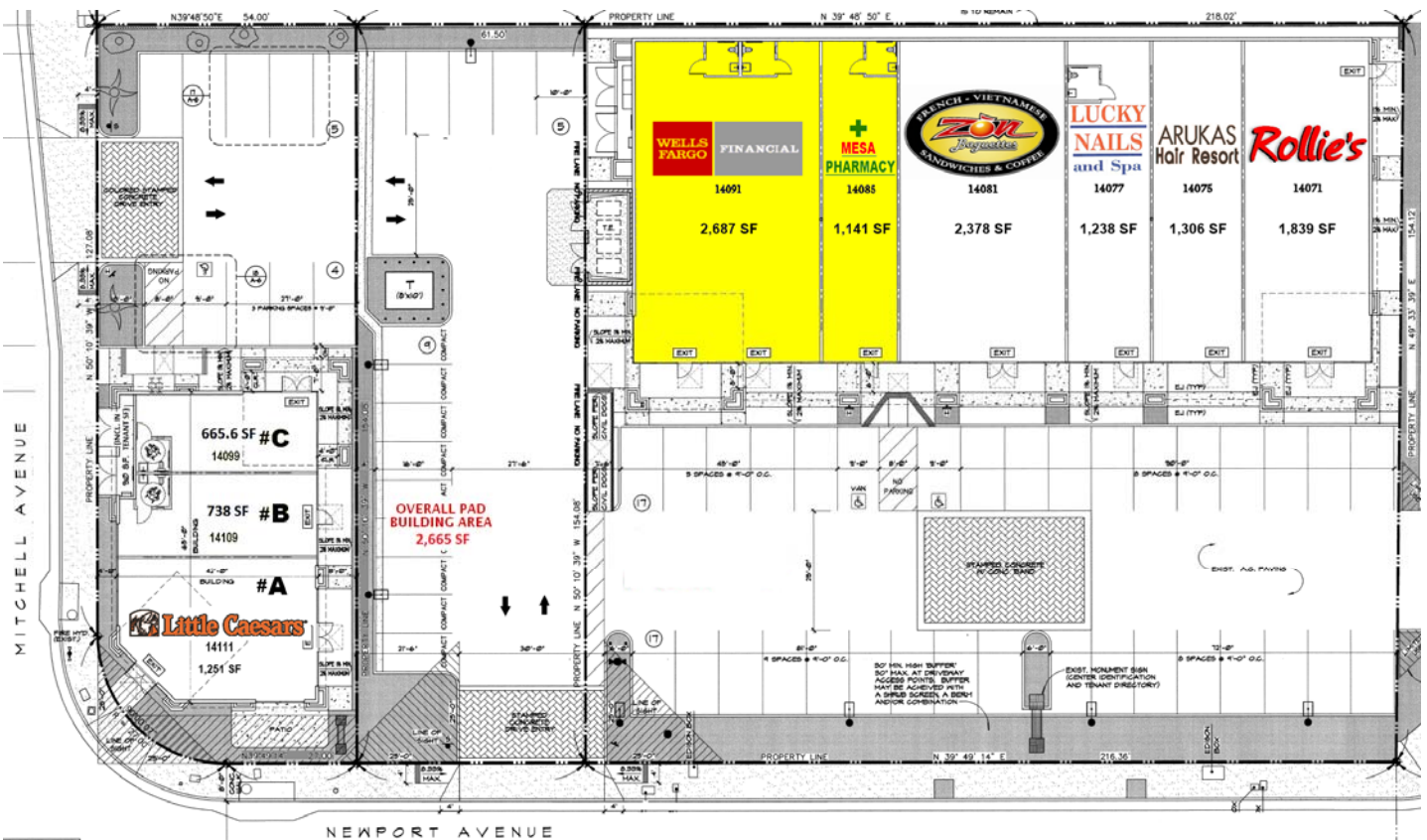


DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population			
2007 Projection	43,735	226,237	634,114
2002 Estimate	40,043	210,188	588,704
2000 Census	38,551	203,743	570,467
Growth 1990-2000	11.7%	18.4%	16.8%
Av. HH Income (Est 2002)			
	\$63,996	\$80,181	\$82,497
TRAFFIC COUNTS			
Newport Ave at 5 Fwy			36,500
5 Fwy			280,000



STRATA PROPERTIES

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