



TUSTIN GATEWAY

1621-1671 Edinger Avenue
Tustin, CA 92780

RETAIL/RESTAURANT/OFFICE SPACE FOR LEASE

1,131 – 2,456 SQUARE FEET AVAILABLE



DESCRIPTION

- Service oriented center offering a multitude of retail services and dining establishments.
- Well located project within close proximity to the I-5 and SR-55 freeways.
- Surrounded by approximately 38 million square feet of office, industrial and flex space within a two (2) mile radius.
- Situated at signalized intersection of two major thoroughfares, Redhill Avenue and Edinger Avenue, with convenient access from both streets.

TRAFFIC COUNT (CoStar 2012)

- ±28,000 Average Daily Traffic on Edinger Avenue
- ±30,000 Average Daily Traffic on Red Hill Avenue

DEMOGRAPHICS (Nielsen PrimeLocation, 2012)

	1 Mile	3 Mile	5 Mile
POPULATION	23,673	213,015	595,196
AVG. H.H. INCOME	\$71,780	\$85,217	\$89,702
EMPLOYEE COUNT	32,999	178,423	359,943

FOR MORE INFORMATION, PLEASE CONTACT:

Peter Bethea

Associate

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CA License No. 01858182

CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.

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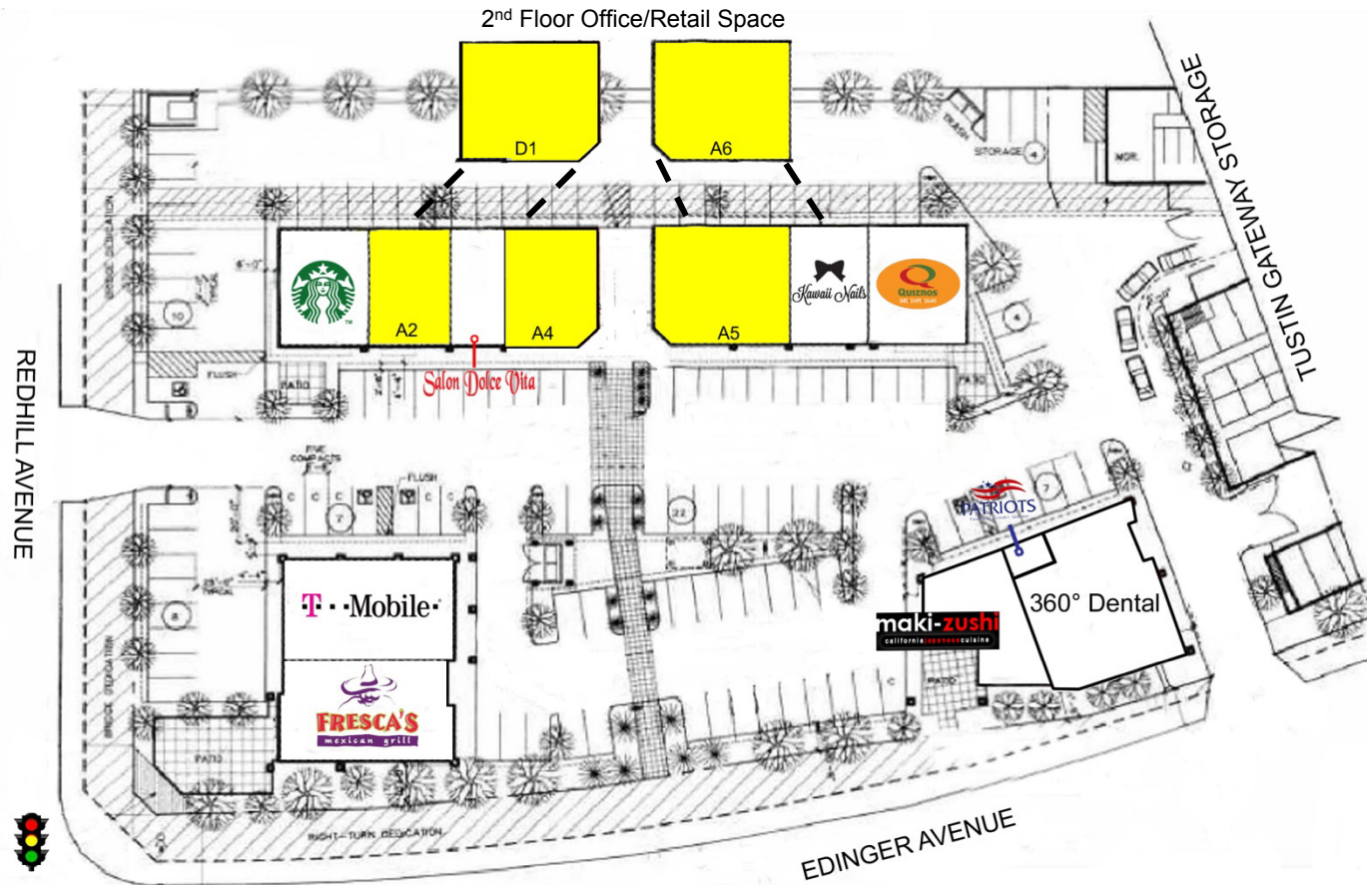
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STE.	TENANT	SQ. FT.
A1	Starbucks	1,300
A2	Available	1,131
A3	Salon Dulce Vita	884
A4	Available	1,158
A5	Available (Divisible)	2,456
A6	Available	2,400
A7	Kawaii Nails	774
A8	Quiznos Subs	1,450
B1	T-Mobile	2,100
B2	Fresca's Mexican Grill	2,492
C1	Maki Zushi	1,950
C2	360° Dental	1,983
D1	Available	2,000
ATM	Patriot's Federal Credit Union	N/A



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