

AVISON
YOUNG

30

OFFICE SPACE
FOR LEASE

1342 Bell Ave #3-O
Tustin, CA 92780

PROPERTY HIGHLIGHTS

- Office/Warehouse space
- Approximately 2,288 SF (25% warehouse, 75% office)
- Endcap location
- Easy access to the 55, 405 and 5 Freeways
- Close to the new Tustin "Flight"
- Turnkey condition!



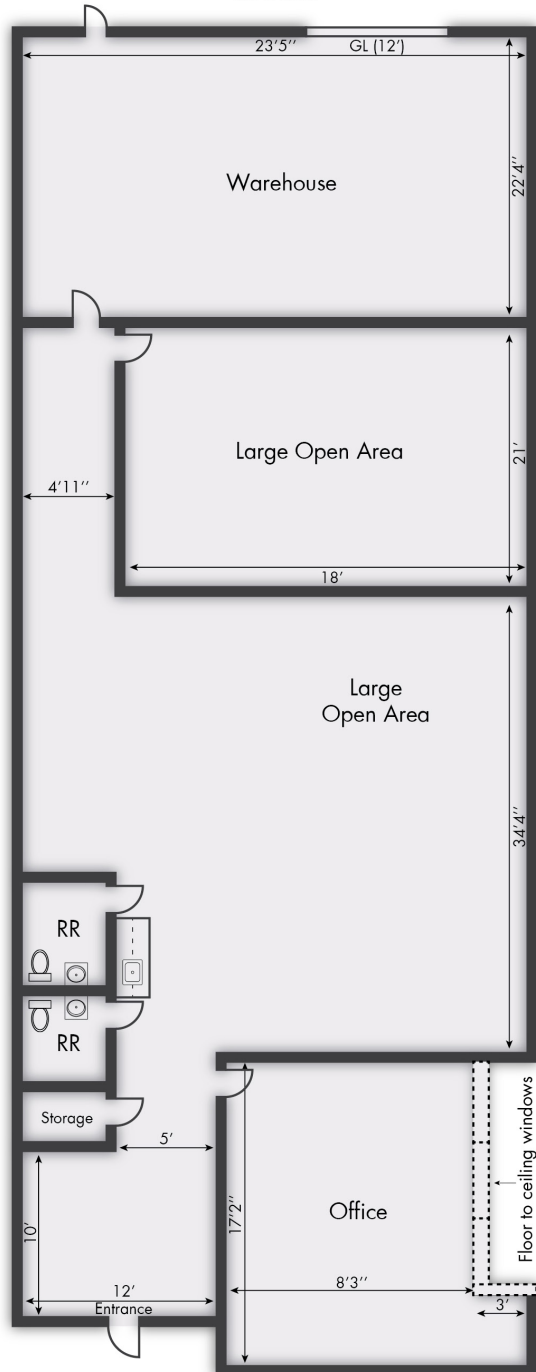
5 MILE DEMOGRAPHICS

POPULATION	652,102
HOUSEHOLDS	195,525
AVG HH INCOME	\$103,668
TRAFFIC COUNTS	178,014 CPD on 55 FWY and Warner Ave



FLOOR PLAN

Approx. 25% Warehouse and 75% Office
Not to Scale





INTERIOR PHOTOS



AERIAL MAP



1342 Bell Ave,
Tustin, CA 92780

AMENITIES MAP



SITE

Jack
in the box

THE HOME DEPOT

IHOP

Pep Boys

TACO BELL

SUBWAY

Habit
BURGER GRILL

Staples

SALLY BEAUTY

DSW
DESIGNER SHOE WAREHOUSE

clair's

Bar Louie

AMC

MACYS

Red Robin
GOURMET BURGERS & BREW

WHOLE FOODS MARKET

Tilly's

LOWE'S

PET SMART

ULTA
BEAUTY

Starbucks

Jersey Mike's

TACO BELL

WHICH WICH?
SUPERIOR SANDWICHES

SUBWAY

SportClips

DUNKIN'

NOAH'S
MARKETS

Great Clips

STATER BROS.
MARKETS

CHIPOTLE
MEXICAN GRILL

Century High School

Orange County Social Services

Heritage Elementary School

Marconi Automotive Museum

Sender One Climbing and Sender City

ALISO VIEJO

HUNTLEY



**AVISON
YOUNG**

MICHAEL GANZ
Senior Associate | Avison Young
949.430.0681
michael.ganz@avisonyoung.com
CA License #01919987

ANDREW VARGAS
Real Estate Agent | Coldwell Banker
424.253.4096
andrew@andrewvargas.com
CA License #01982874

ORANGE COUNTY OFFICE
2030 Main Street
Suite 150
Irvine, CA 92614
avisonyoung.com