

FOR LEASE
±41,400 SF
DIVISIBLE ANCHOR

LARWIN SQUARE
501 E. 1ST STREET | TUSTIN, CA

PROPERTY HIGHLIGHTS

- Centrally located in Orange County between the I-5 and CA-55 Freeways, in Tustin's downtown commercial core zone.
- Excellent visibility from major arterials, surrounded by high income demographics and well-established suburban neighborhoods.
- Great exposure within a very busy shopping center, including tenants: Starbucks, Rite Aid and Big 5.



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

MARK BAZIAK
Senior Managing Director

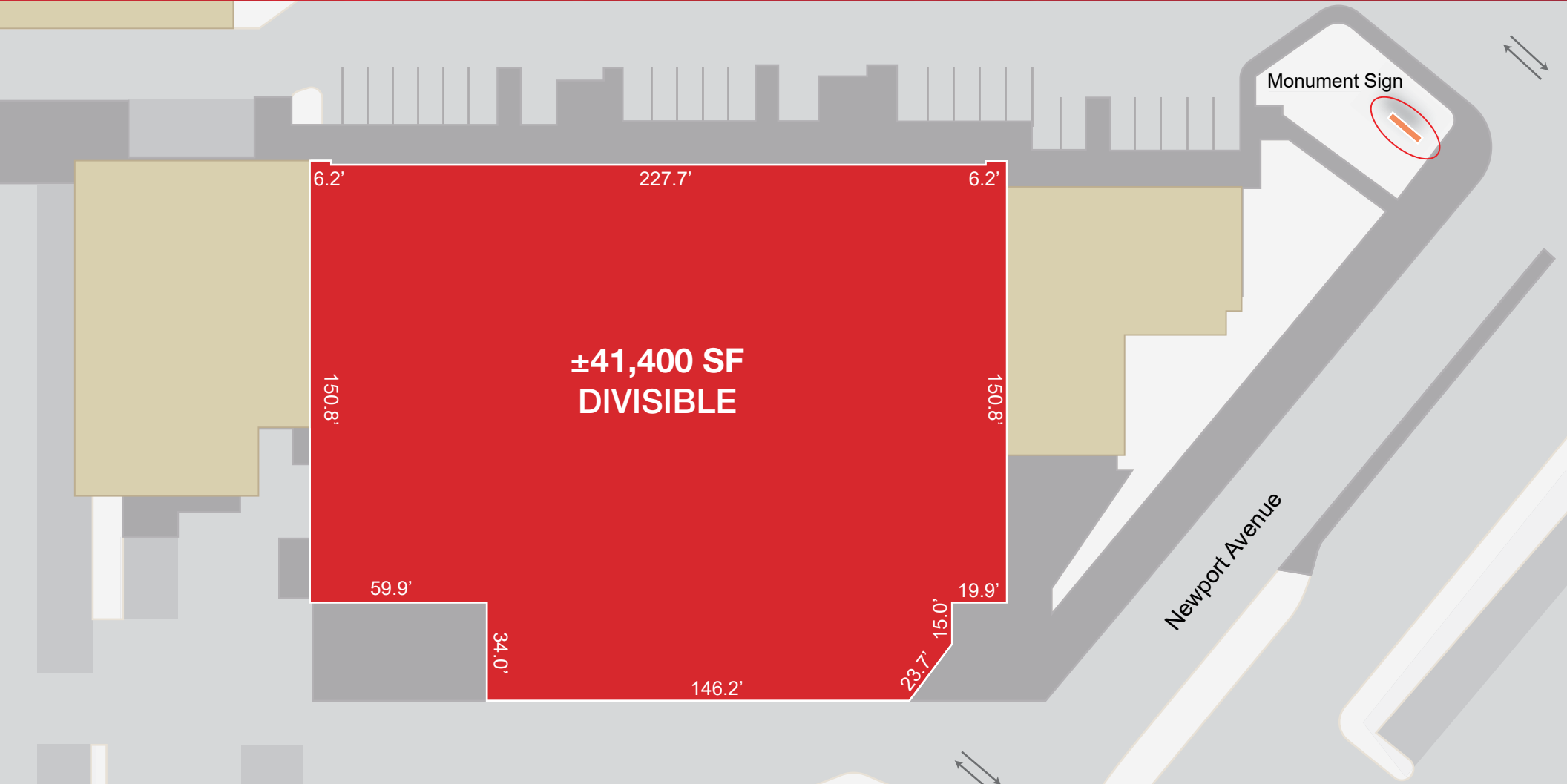
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Executive Managing Director

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BILL BAUMAN
Vice Chairman

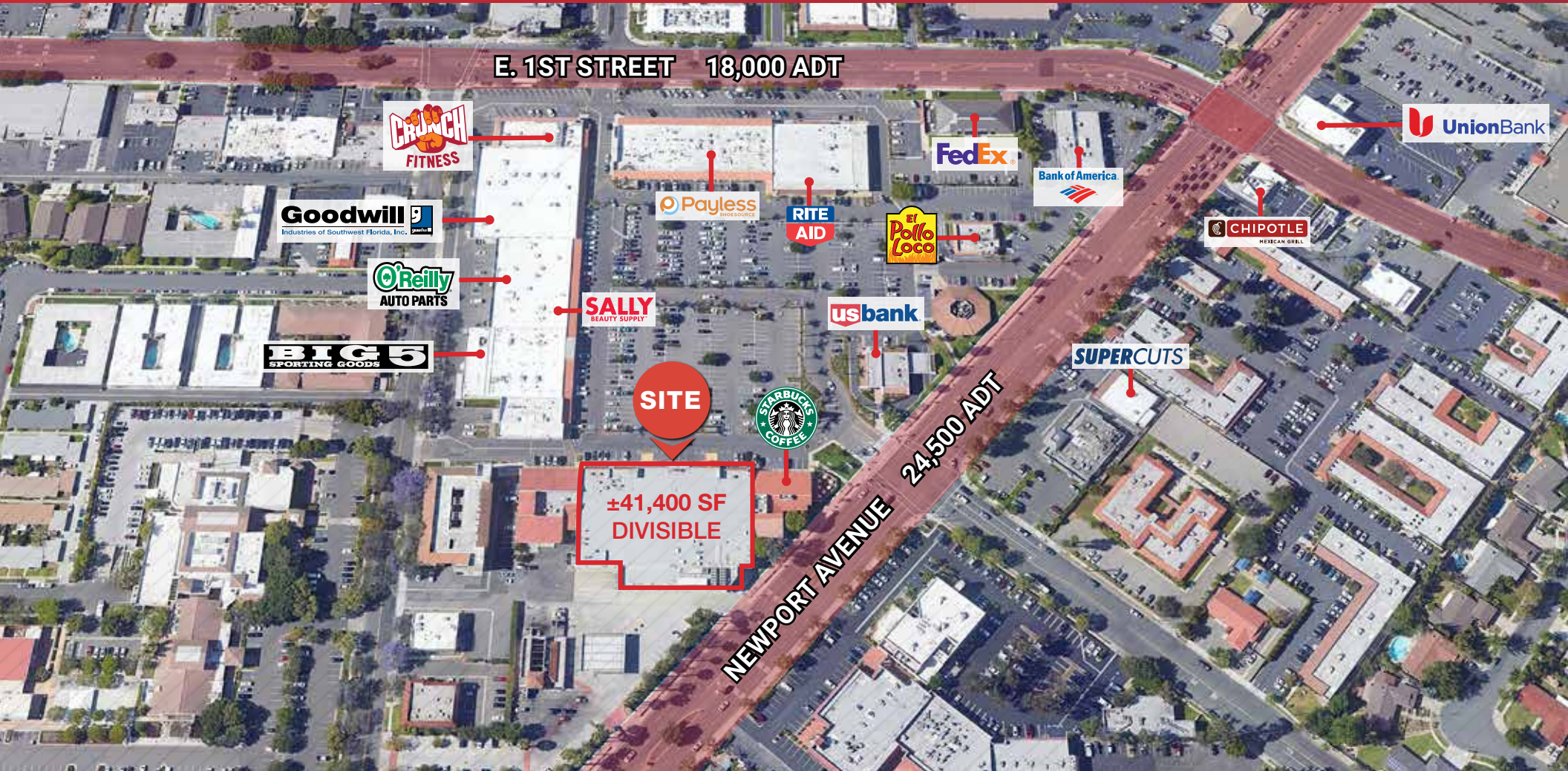
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LOCATION MAP



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TRADE AREA

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LARWIN SQUARE

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	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	24,395	200,575	542,100
	2010 Population	24,136	215,380	571,431
	2020 Population	25,080	226,307	606,844
	2025 Population	25,466	232,440	626,174
	2010-2020 Annual Rate	0.38%	0.48%	0.59%
	2020-2025 Annual Rate	0.31%	0.54%	0.63%
	2020 Median Age	36.8	33.8	33.9
	Total Businesses	3,316	12,934	32,656
	Total Employees	22,507	112,620	314,887
	HOUSEHOLDS	2000 Households	8,800	59,017
2010 Households		8,360	65,293	164,491
2020 Total Households		8,491	67,255	173,028
2025 Total Households		8,569	68,687	179,014
2010-2020 Annual Rate		0.15%	0.29%	0.49%
2020-2025 Annual Rate		0.18%	0.42%	0.68%
2020 Average Household Size		2.92	3.34	3.43
INCOME	2020 Median Household Income	\$75,446	\$80,850	\$85,981
	2025 Median Household Income	\$84,647	\$88,381	\$94,609
	2020 Average Household Income	\$97,261	\$115,493	\$118,542
	2025 Average Household Income	\$112,006	\$128,802	\$132,468
HOUSING	2020 Total Housing Units	8,950	70,467	182,711
	2020 Owner Occupied Housing Units	3,619	32,770	89,707
	2020 Renter Occupied Housing Units	4,873	34,484	83,321
	2020 Vacant Housing Units	459	3,212	9,683
	2020 Median Home Value	\$656,427	\$698,105	\$690,639
	2020 Average Home Value	\$674,502	\$777,609	\$776,416

TUSTIN SNAPSHOT



81,581
Total Population



26,491
Total Households



\$117,765
Avg. H.H. Income



120,944
Daytime Population

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