

BACK TO NEW LISTINGS

# SPACE FOR LEASE OR GROUND LEASE

18410 Irvine Blvd | Tustin, CA 92780



## Property Features

- 500 - 4,000 SF Available
- 0.21 Acres (9,147 SF) Parcel
- Excellent Retail and Office Corridor
- Remodel coming soon
- Great visibility to Newport Ave and Irvine Blvd
- Strong Traffic Counts
- High Average Income: \$108,000+ in 3 Miles
- Nearby:

**KOHL'S**



**Ralphs**

**SPROUTS**  
FARMERS MARKET

**CVS**

**Albertsons**

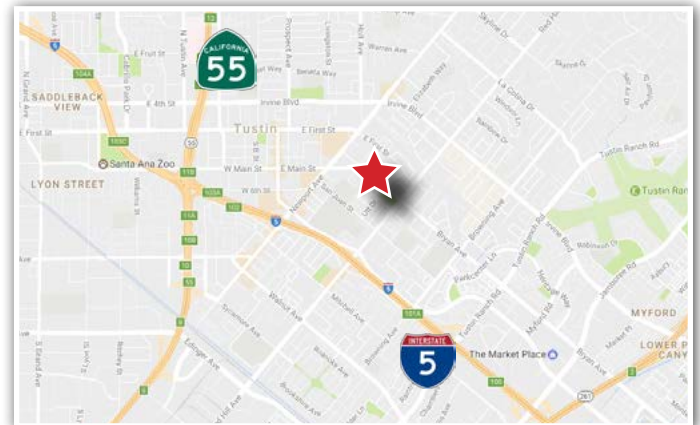
...and Many Other Great Retailers

## Availability

- 1st Floor
- 2nd Floor

## Traffic Counts

- Irvine Blvd.: 33,000 CPD
- Newport Ave: 27,000 CPD



## Demographics

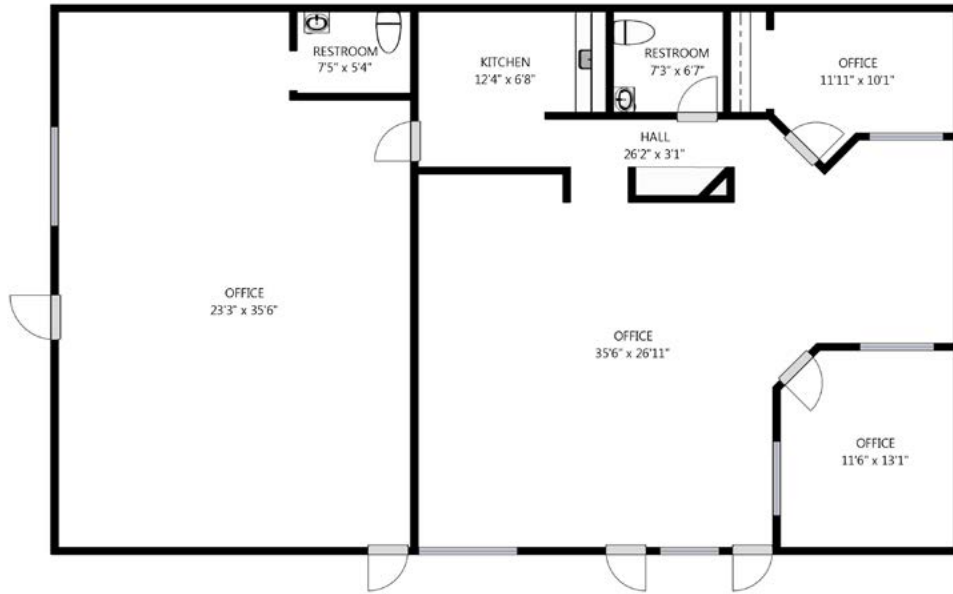
	1 Mile	3 Miles	5 Miles
Daytime Population	16,070	109,834	319,734
Population	20,641	215,573	572,483
Ave. HH Income	\$97,622	\$108,234	\$104,847

For more information, contact: **RANDALL DALBY** • 760-448-2459 • rdalby@lee-associates.com • CalBRE Lic # 01259576  
**TOM GIOIA** • 949-790-3124 • Tgioia@lee-associates.com • CalBRE Lic # 01219394

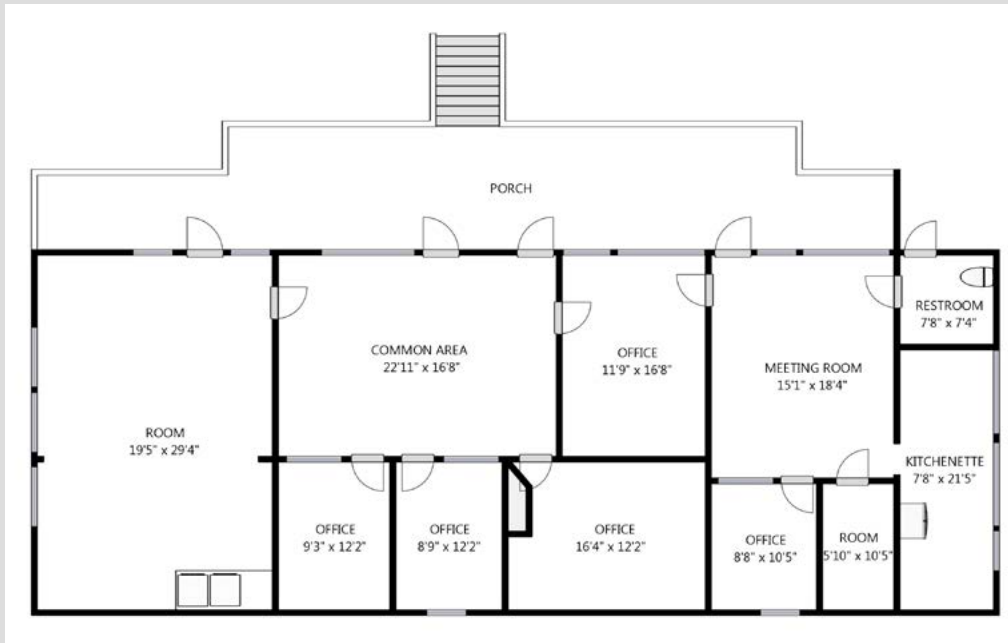


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## 1ST FLOOR PLAN



## 2ND FLOOR PLAN



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# Welcome to the City of Trees

People who know this area well sometimes refer to Tustin as “The City of the Trees.” The City continues to be a discernible entity, characterized physically by its strategic crossroads location, hillside areas which offer sweeping panoramic views of the Pacific Coast and Saddleback Mountains, prime commercial, industrial, and residential development, and one of the oldest historical “old towns” in Orange County. These significant natural and man-made characteristics act as a foundation for Tustin’s Future...a functional desirable and attractive community to live, work or visit. Because of a top 10% ranking in start-ups and sole proprietors per capita and one of the shortest commutes in Southern California, the city was chosen in 2009 by Forbes as one of the top 25 towns to live well in America.



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