

99 RANCH

500 E. 1st Street, Tustin, CA



PROPERTY SUMMARY

BUILDING SIZE:

41,000 SF

LOT SIZE:

Leasehold - Shared Parking Field

PARKING SPACES:

5 per 1,000 SF

LOCATION:

Tustin, CA

WEBSITE:

www.valuerockrealty.com/tustin99ranch

PROPERTY HIGHLIGHTS

- Centrally located in Orange County between the 5 and 55 Freeways
- Excellent visibility from major arterials
- Great exposure within a very busy shopping center, including tenants Starbucks, Rite Aid and Big 5
- High income demographics, surrounded by well-established suburban neighborhoods



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	26,645	225,569	601,268
AVG HHI:	\$86,266	\$103,319	\$103,092

E. 1ST STREET 18,832 VPD

usbank



Larwin Square

usbank

SUPERCUTS

SALLY BEAUTY SUPPLY

DAISO JAPAN



NEWPORT AVENUE 20,377 VPD



99 RANCH



E. 1ST STREET

NEWPORT AVENUE

99 RANCH MARKET

6.2' 227.7' 6.2' 150.8' 59.9' 34.0' 146.2' 19.9' 15.0'

The image shows a site plan for 99 Ranch Market. The site is a light green rectangle with a white border. The logo for 99 Ranch Market is centered on the site. The site is surrounded by a parking lot with many parking spaces. The site is located on the corner of E. 1st Street and Newport Avenue. The site dimensions are: top-left 6.2', top 227.7', top-right 6.2', right 150.8', bottom-right 19.9', bottom 15.0', bottom-left 34.0', and left 59.9'. The site is adjacent to a large parking lot with many parking spaces. The site is also adjacent to several buildings and a street.



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