



1101 BRYAN AVE, 13362, 13422, & 13372  
NEWPORT AVE, TUSTIN, CA 92780

# TUSTIN MEDICAL ARTS CENTER





## PROPERTY SUMMARY

### BUILDING SIZE:

**45,822 SF (4 Total Buildings)**

### LOT SIZE:

**3.89 Acres**

### PARKING SPACES:

**172 spaces**

### LOCATION:

**Tustin, CA**

### ACCESS:

**Newport Ave, Bryan Ave, 1st St**

## PROPERTY HIGHLIGHTS

- Complete property refresh program initiated late 2022
- Multi-tenant medical office complex with strong historical occupancy
- High income demographics surround the property
- Heart of Tustin location with ease of access from multiple streets
- Plenty of parking spaces
- Close proximity to multiple shopping centers and freeways

### DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION:</b>	<b>22,727</b>	<b>218,438</b>	<b>569,307</b>
<b>AVG HHI:</b>	<b>\$97,076</b>	<b>\$106,357</b>	<b>\$104,567</b>





1 OLD TOWN TUSTIN

EL CAMINO CAFÉ  
CHAK  
ML  
DIVAN  
AMERICAN GRUB  
CENTR  
THE SWINGIN' DOOR

2 LARWIN SQUARE

Starbucks  
Pollo Loco  
99  
RITE AID  
CRUNCH FITNESS  
Orange Burgers

3 TUSTIN COURTYARD

CHASE  
SPROUTS FARMERS MARKET  
CVS  
citibank

INTERSTATE 5 229,297 VPD

ORANGE COUNTY GLOBAL MEDICAL CENTER

55 FREEWAY 211,844 VPD

1ST STREET 14,237 VPD

NEWPORT AVENUE 38,475 VPD

MAIN STREET 11,632 VPD

BRYAN AVENUE 6,798 VPD

1

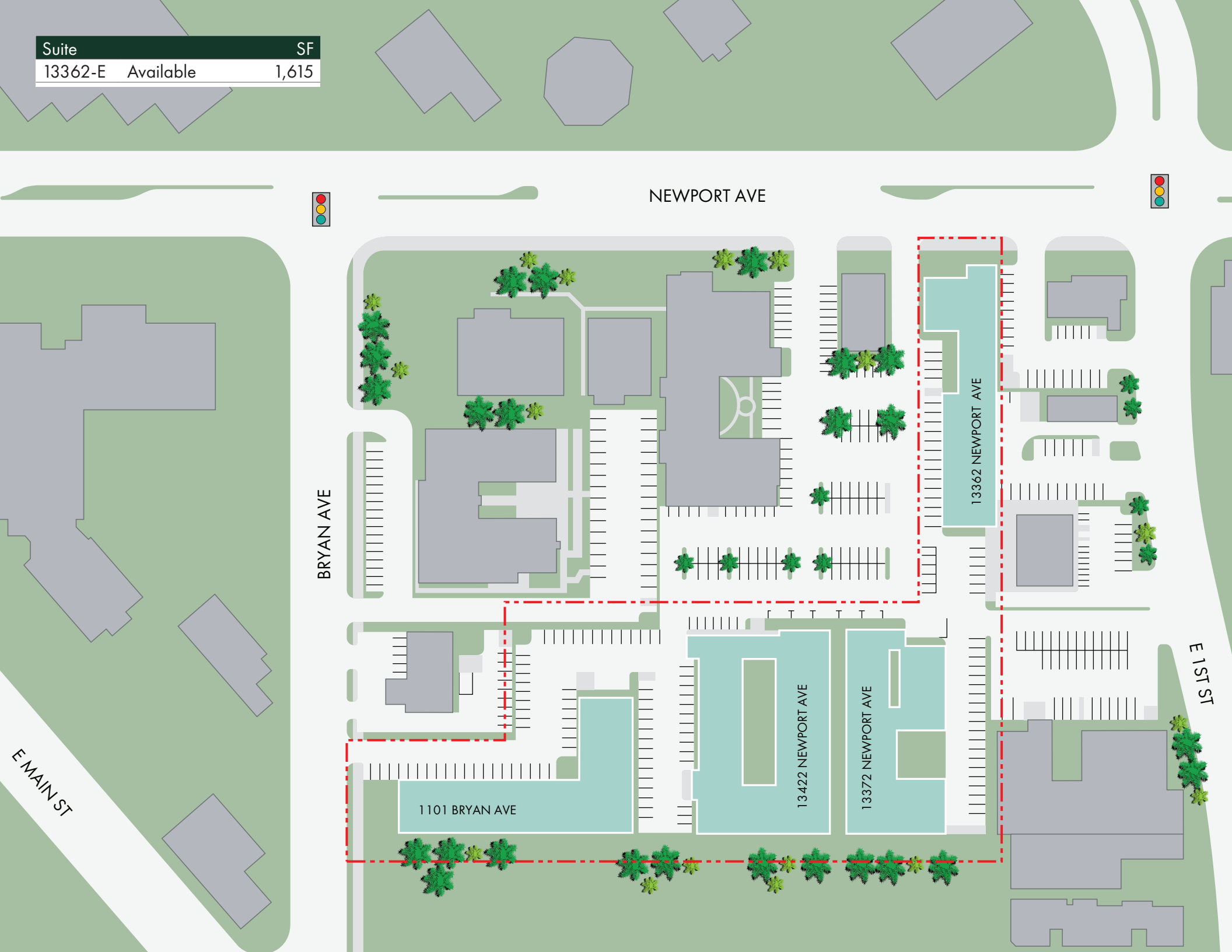
2

3





Suite	SF
13362-E Available	1,615



NEWPORT AVE

BRYAN AVE

E MAIN ST

E 1ST ST

13362 NEWPORT AVE

1101 BRYAN AVE

13422 NEWPORT AVE

13372 NEWPORT AVE

EXCLUSIVE LEASE ADVISOR:

**RALPH ONGKEKO**

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