



Available

Property Highlights

- In-place sublease with 24-Hour Fitness provides significant existing income upon acquisition
- Low ground rent with increase capped at CPI
- Superior Demographics: Over 1.8M residents within 10 miles with average HH incomes exceeding \$100K

Property Description

Extremely well located regional shopping center adjacent to the 55-Freeway in Orange, CA. The Property benefits from an excellent merchandising mix, including Sprouts, Trader Joe's, Walmart and 24-Hour Fitness.

Offering Summary

Lease Rate:	Negotiable
Available SF:	278,000 SF
Lot Size:	17.84 Acres
Building Size:	278,000 SF

The Village at Orange - Sears

2100 N Tustin St
Orange, CA 92865

Shauna Mattis

310.694.3190
shauna.mattis@am.jll.com
CalDRE #01071320

Justin McMahon

949.885.2968
justin.mcmahon@am.jll.com
CalDRE #01721162



Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	18,042	140,838	488,526	1,767,913
Households	5,586	43,292	148,538	511,765
Avg. Household Income	\$124,318	\$118,940	\$112,217	\$106,475





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