

# Tustin Heights Center

1114 Irvine Boulevard, Tustin, CA 92780



## Property Highlights

36,734 Gross Leasable Area

11.95 Total Acres

546,421 5 Mile Population

- Located at the signalized intersection of Irvine Boulevard and Newport Avenue.
- Convenient access to the Interstate 5 and 55 Freeways.
- Enjoys excellent visibility from all adjoining thoroughfares.



## Demographics

	1-Mile	3-Mile	5-Mile
Population	19,276	195,528	546,421
Households	6,775	64,092	173,321
Avg HH Income	\$157,381	\$159,306	\$155,169

Source: Esri, 2024

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## Current Tenants

1	Smart & Final extra!	36,734 SF
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