# Tustin Heights Center

1114 Irvine Boulevard, Tustin, CA 92780

## 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, 2025*

## 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.



Leasing: Taylor Pham
949-305-4199 - tpham@merlonegeier.com

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MerloneGeier Partners

For more info visit:
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## Current Tenants

| | | |
|---|---|---|
| 1 | Smart & Final extra! | 36,734 SF |



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