

Tustin Heights Center

1114 Irvine Boulevard, Tustin, CA 92780



Property Highlights

36,734 Gross Leasable Area

11.95 Total Acres

547,687 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	19,275	199,690	547,687
Households	6,884	65,857	175,347
Avg HH Income	\$153,854	\$157,327	\$152,936

Source: Esri, 2026

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Current Tenants

1	Smart & Final extra!	36,734 SF
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