



1101 BRYAN AVE., 13362 NEWPORT AVE., 13372 NEWPORT AVE.,
13422 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
POPULATION:	22,727	218,438	569,307
AVG HHI:	\$97,076	\$106,357	\$104,567



1 OLD TOWN TUSTIN

EL CAMINO CAFÉ
CHAAK
DIVAN
AMERICAN GRUB
CENTRO
THE SWINGIN' DOOR

2 LARWIN SQUARE

Starbucks
Pollo Loco
RITE AID
CRUNCH FITNESS
99 CENTS ONLY
BB RANCH MARKET
Doritos

3 TUSTIN COURTYARD

CHASE
SPROUTS FARMERS MARKET
CVS
citibank

INTERSTATE 5 229,297 VPD

55 FREEWAY 211,844 VPD

ORANGE COUNTY GLOBAL MEDICAL CENTER

1ST STREET 14,237 VPD

NEWPORT AVENUE 38,475 VPD

MAIN STREET 11,632 VPD

BRYAN AVENUE 6,798 VPD

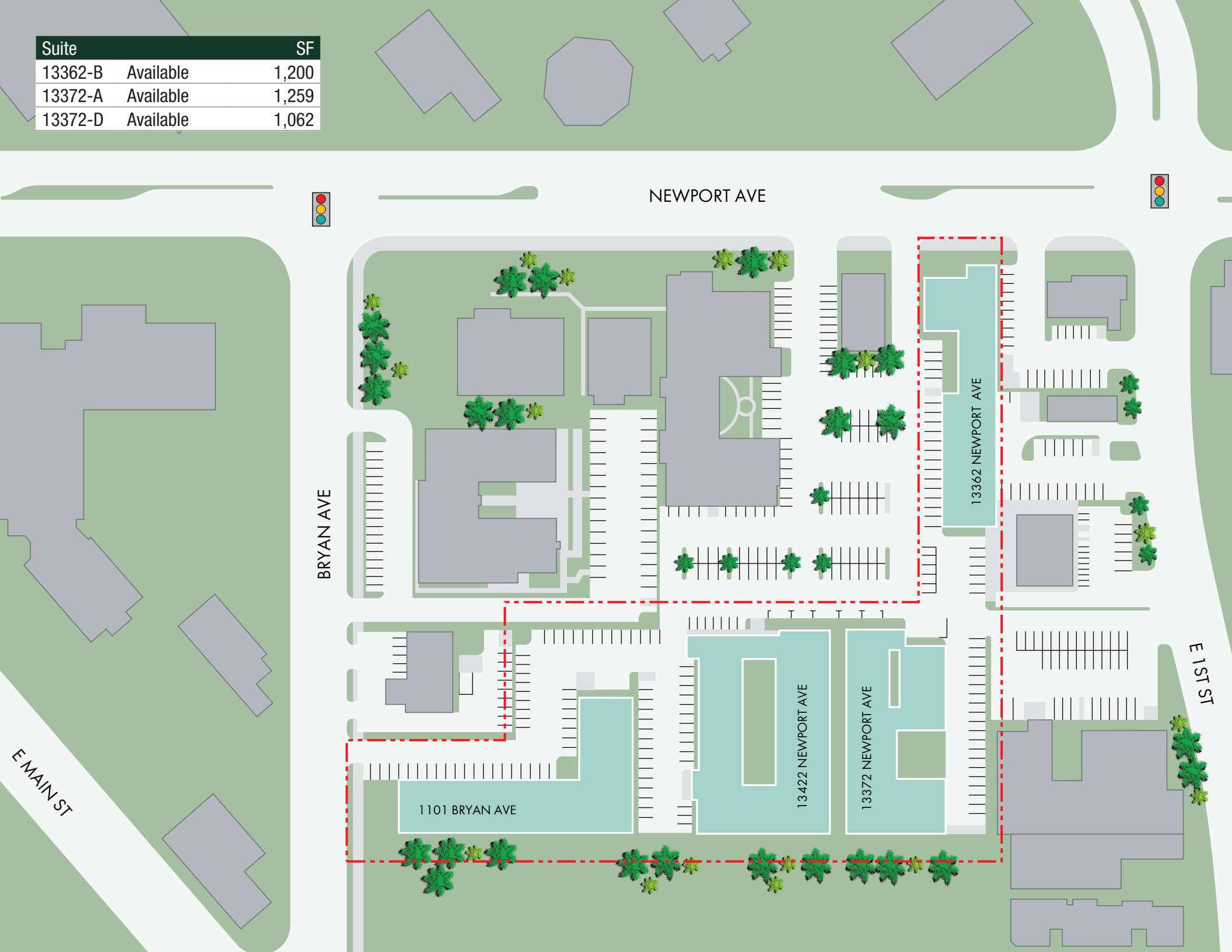
1

2

3



Suite		SF
13362-B	Available	1,200
13372-A	Available	1,259
13372-D	Available	1,062



NEWPORT AVE

BRYAN AVE

E MAIN ST

E 1ST ST

1101 BRYAN AVE

13422 NEWPORT AVE

13372 NEWPORT AVE

13362 NEWPORT AVE

EXCLUSIVE LEASE ADVISOR:

RALPH ONGKEKO

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