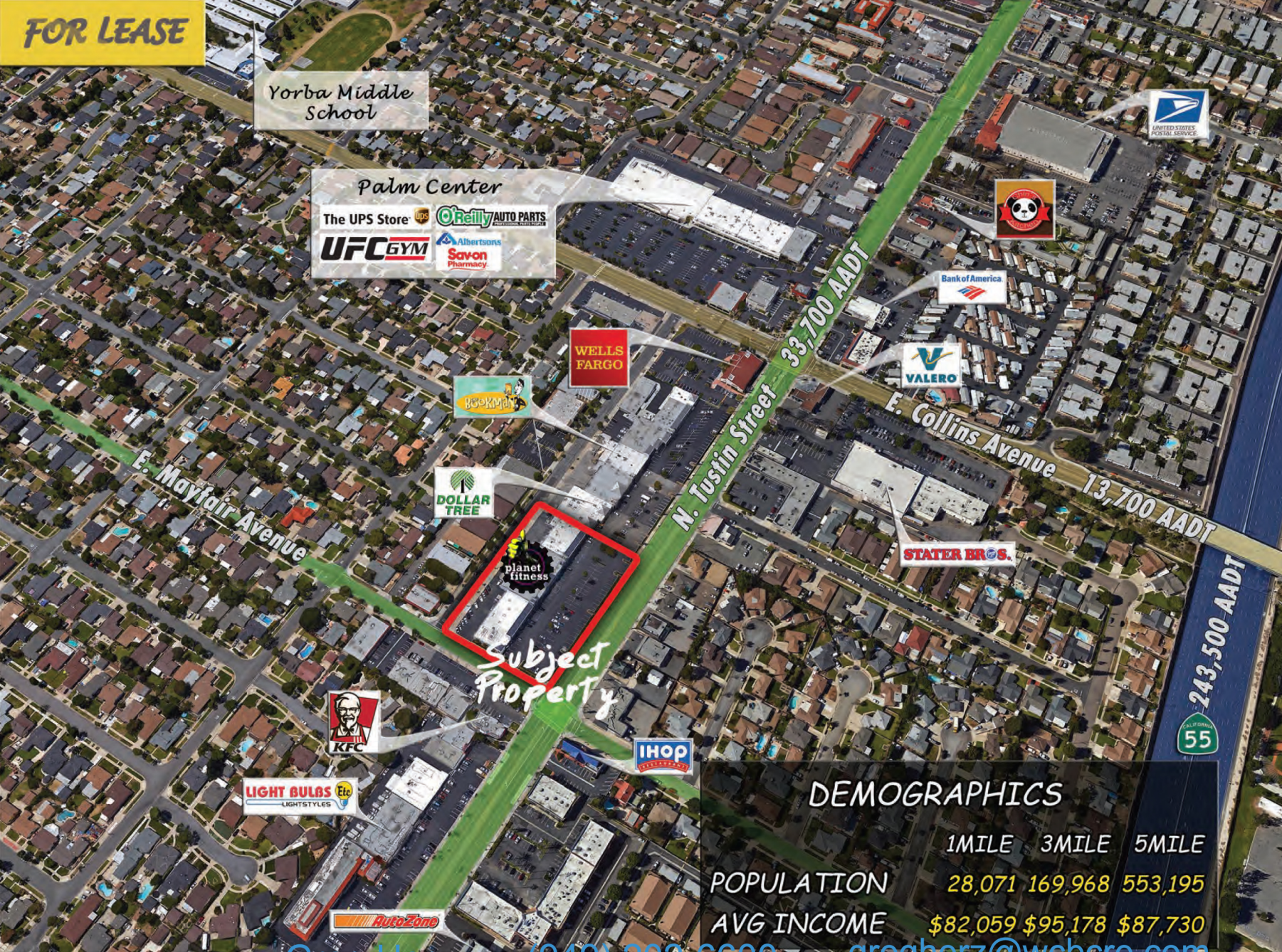


FOR LEASE



# TUSTIN MAYFAIR PLAZA

## KEY HIGHLIGHTS

- ✔ Coming Soon Shopping Center Renovation.
- ✔ Located in a densely populated neighborhood with great demographics.
- ✔ Restaurant opportunity.
- ✔ New ownership.
- ✔ Immediate Retailers Include: Albertsons, Wells Fargo, UFC Gym, Stater Bros., KFC, IHOP.
- ✔ Over 33,500 cars per day.

## PROPERTY DETAILS

|           |   |
|-----------|---|
| LOCATION  | 720-776 N. Tustin Street,<br>Orange, CA 92867 |
| LAND AREA | 2.35 Acres                                    |
| GLA       | 31,180 Sq. Ft.                                |
| PARKING   | 155 stalls and cross access<br>parking.       |

## DEMOCRAPHICS

|            | 1MILE    | 3MILE    | 5MILE    |
|------------|----------|----------|----------|
| POPULATION | 28,071   | 169,968  | 553,195  |
| AVG INCOME | \$82,059 | \$95,178 | \$87,730 |

CONTACT: **Greg Herz** | (949) 202-6600 | [gregherz@wcbcre.com](mailto:gregherz@wcbcre.com)  
**Jason Ball** | (310) 755-5262 | [jball@emeraldpg.com](mailto:jball@emeraldpg.com)

EMERALD PROPERTY GROUP, LLC  
P.O. Box 1233, Cardiff, CA 92007

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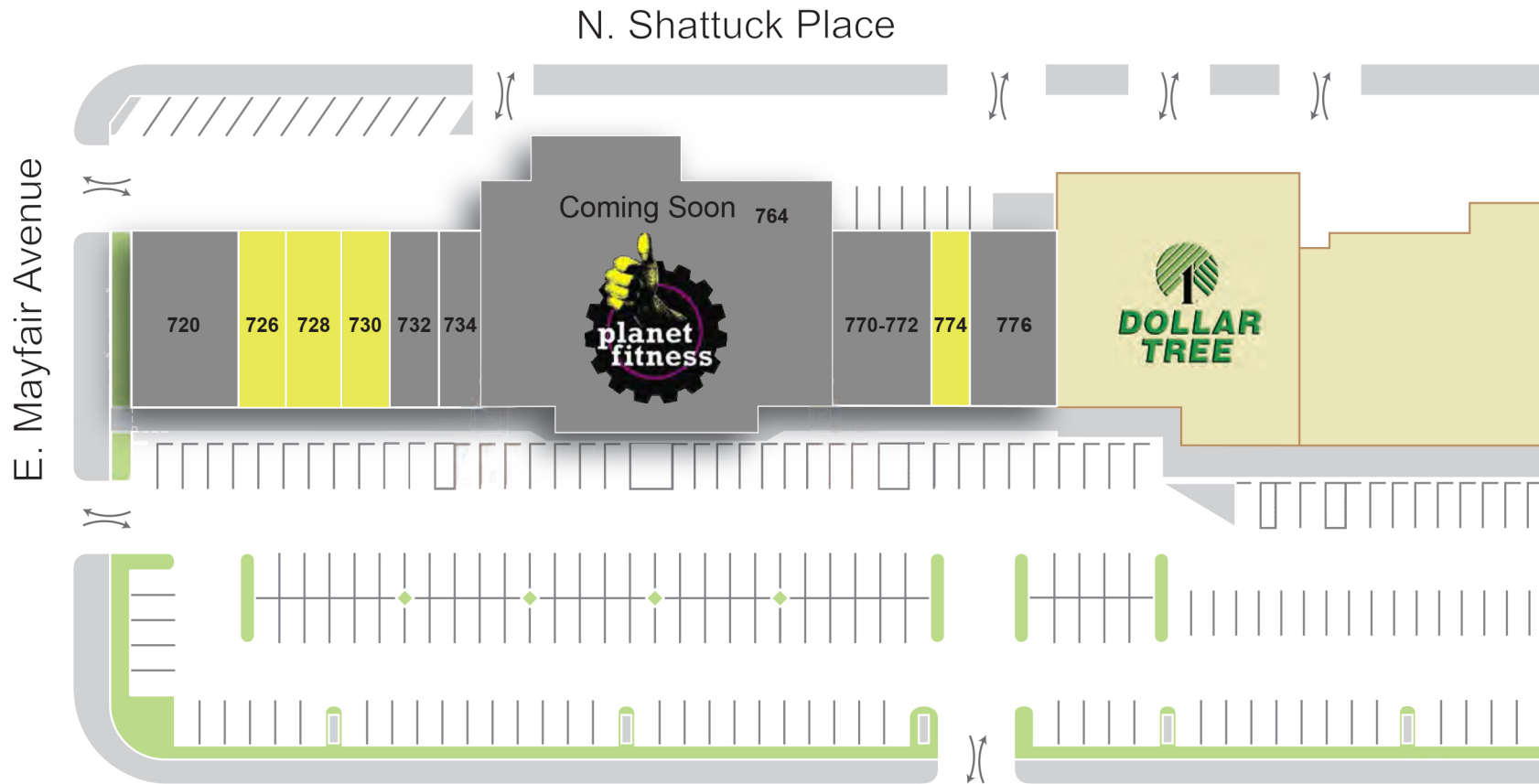
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| STE     | TENANT         | SF     |
|---------|----------------|--------|
| 720     | 7-Eleven       | 2,880  |
| 726     | Available      | 1,400  |
| 728     | Available      | 1,400  |
| 730     | Available      | 1,400  |
| 732     | Ceci Nails     | 1,400  |
| 734     | Big Y Drapery  | 1,400  |
| 764     | Planet Fitness | 15,080 |
| 770-772 | Poul's Bakery  | 2,800  |
| 774     | Available      | 1,750  |
| 776     | Conca D'Oro    | 1,750  |

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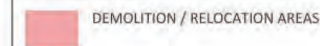
### Materials

|   |                                      |
|---|--------------------------------------|
| A | EXISTING EXPOSED MASONRY             |
| B | EXISTING EXPOSED CONC. TILT-UP PANEL |
| C | EXISTING EXTERIOR PLASTER FINISH     |
| D | NEW EXTERIOR PLASTER FINISH          |
| E | EXISTING TUBE-STEEL FRAME            |
| F | EXISTING STANDING SEAM METAL ROOF    |
| G | EXISTING WOOD PANEL FINISH           |
| H | EXISTING CMU WALL                    |
| I | NEW STOREFRONT / SLIDING ENTRY DOOR  |
| J | NEW CMU SCREEN WALL                  |
| K | SOLID METAL GATES                    |
| L | NEW SCREEN                           |

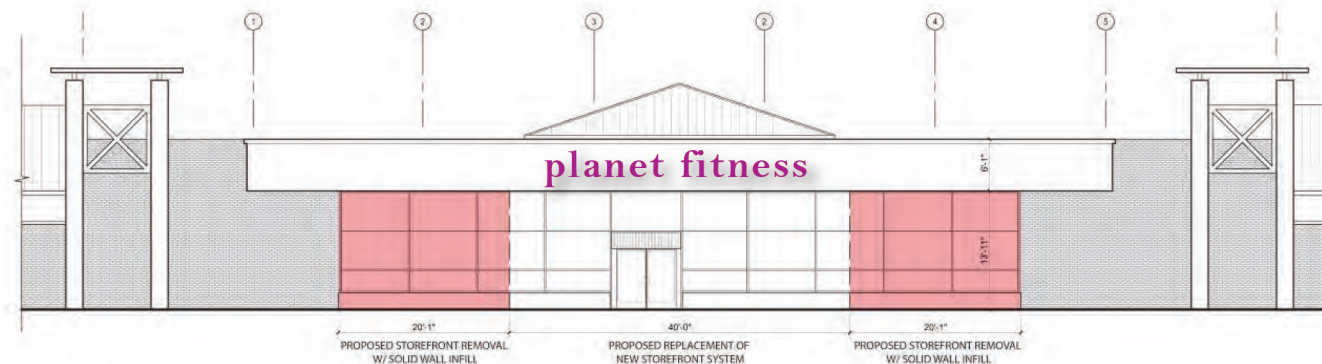
### Finishes

|   |  |
|---|--|
| 1 | DUNN EDWARDS - MILK MUSTACHE<br>DE6169 |
| 2 | DUNN EDWARDS - EGYPTIAN SAND<br>DE6207 |
| 3 | DUNN EDWARDS - GOURMET HONEY<br>DE6150 |
| 4 | DUNN EDWARDS - CARVED WOOD<br>DE6125   |
| 5 | REFLEX BLUE - PAINT<br>PANTONE         |
| 6 | PAINT - MAGENTA<br>PMS 247c            |

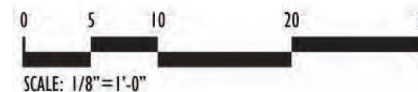
### LEGEND



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



KTGY Group, Inc.  
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17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



A4.1

## ELEVATIONS - PROPOSED & EXISTING

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