FOR LEASE Yorba Middle School Palm Center The UPS Store @ @ReillyAUTO PARTS UFCEYM Savon DEMOGRAPHICS 1MILE 3MILE 5MILE POPULATION 28,071 169,968 553,195 AVG INCOME \$82,059 \$95,178 \$87,730 gregherz@wcbcre.com 949) 202-6600 Grég Herz CONTACT: Jason Ball 310) 755-5262 | jball@emeraldpg.com EMERALD PROPERTY GROUP, LLC P.O. Box 1233, Cardiff, CA 92007

TUSTIN MAYFAIR PLAZA

KEY HIGHLIGHTS

- Toming Soon Shopping Center Renovation.
- Located in a densly populated neighborhood with great demographics.
- Restaurant opportunity.
- New ownership.
- Immediate Retailers Include: Albertsons, Wells Fargo, UFC Gym, Stater Bros., KFC, IHOP.
- Towns of the second of the sec

PROPERTY DETAILS

LOCATION 720-776 N. Tustin Street,

Orange, CA 92867

LAND AREA 2.35 Acres

GLA 31,180 Sq. Ft.

PARKING 155 stalls and cross access

parking.



The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

The receiving party must verify the information and bears all risk for any inaccuracies.



Tustin Mayfair Plaza

KEY HIGHLIGHTS

- **W** Coming Soon Shopping Center Renovation.
- Located in a densly populated neighborhood with great demographics.
- W Restaurant opportunity.
- W New ownership.
- Immediate Retailers Include: Albertsons, Wells Fargo, UFC Gym, Stater Bros., KFC, IHOP.
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N. Shattuck Place Mayfair Avenue Coming Soon 764 726 728 730 732 734 770-772 774 776 Ш

TUSTIN
MAYFAIR PLAZA

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- Coming Soon Shopping Center Renovation.
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- Restaurant opportunity.
- New ownership.
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N. Tustin Street

STE **TENANT** SF 720 7-Eleven 2,880 Available 1,400 Available 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 1,750 Conca D'Oro

Greg Herz CONTACT: Jason Ball

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Materials PROPOSED SCREENING OF (N) RTU'S, REFER TO LINE OF SIGHT T.O.TOWER (E) NEW PAINT OVER TO ROOF (E EXISTING SURFACE planet fitness NEW EXTERIOR -PLASTER FINISH NEW EXTERIOR — PLASTER FINISH NEW STOREFRONT & AUTOMATIC -SLIDING ENTRY DOORS PROPOSED EAST ELEVATION **Finishes** DUNN EDWARDS - MILK MUSTACHE DUNN EDWARDS - CARVED WOOD

EXISTING EXPOSED MASONRY Tustin EXISTING EXPOSED CONC. TILT-UP PANEL XISTING EXTERIOR PLASTER FINISH MAYFAIR PLAZA NEW EXTERIOR PLASTER FINISH EXISTING TUBE-STEEL FRAME EXISTING STANDING SEAM METAL ROOF EXISTING WOOD PANEL FINISH

KEY HIGHLIGHTS

- Toming Soon Shopping Center Renovation.
- The Located in a densly populated neighborhood with great demographics.
- TRESTAURANT OPPORTUNITY.
- New ownership.
- Timmediate Retailers Include: Albertsons, Wells Fargo, UFC Gym, Stater Bros., KFC, IHOP.
- To Over 33,500 cars per day.

planet fitness PROPOSED STOREFRONT REMOVAL PROPOSED REPLACEMENT OF PROPOSED STOREFRONT REMOVAL W/SOLID WALL INFILE W/ SOLID WALL INFILL

LEGEND

PAINT - MAGENTA

DEMOLITION / RELOCATION AREAS

EXISTING CMU WALL

SOLID METAL GATES

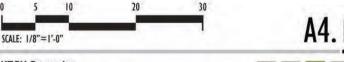
NEW SCREEN

NEW CMU SCREEN WALL

DUNN EDWARDS - EGYPTIAN SAND

NEW STOREFRONT / SLIDING ENTRY DOOR

EXISTING EAST ELEVATION



ELEVATIONS - PROPOSED & EXISTING

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



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