

Available Anchor Space . ±104,854 SF

2505 EL CAMINO REAL | TUSTIN, CA



PROPERTY FEATURES

- Rare anchor opportunity in dense trade area
- Easy access to Interstate 5
- High income - average household income over \$133,000/year
- Strong daytime population
- Highly elevated consumer
- Traffic counts:
 - Tustin Ranch Rd - 32,600 ADT
 - El Camino Real - 16,000 ADT

RI RETAIL INSITE

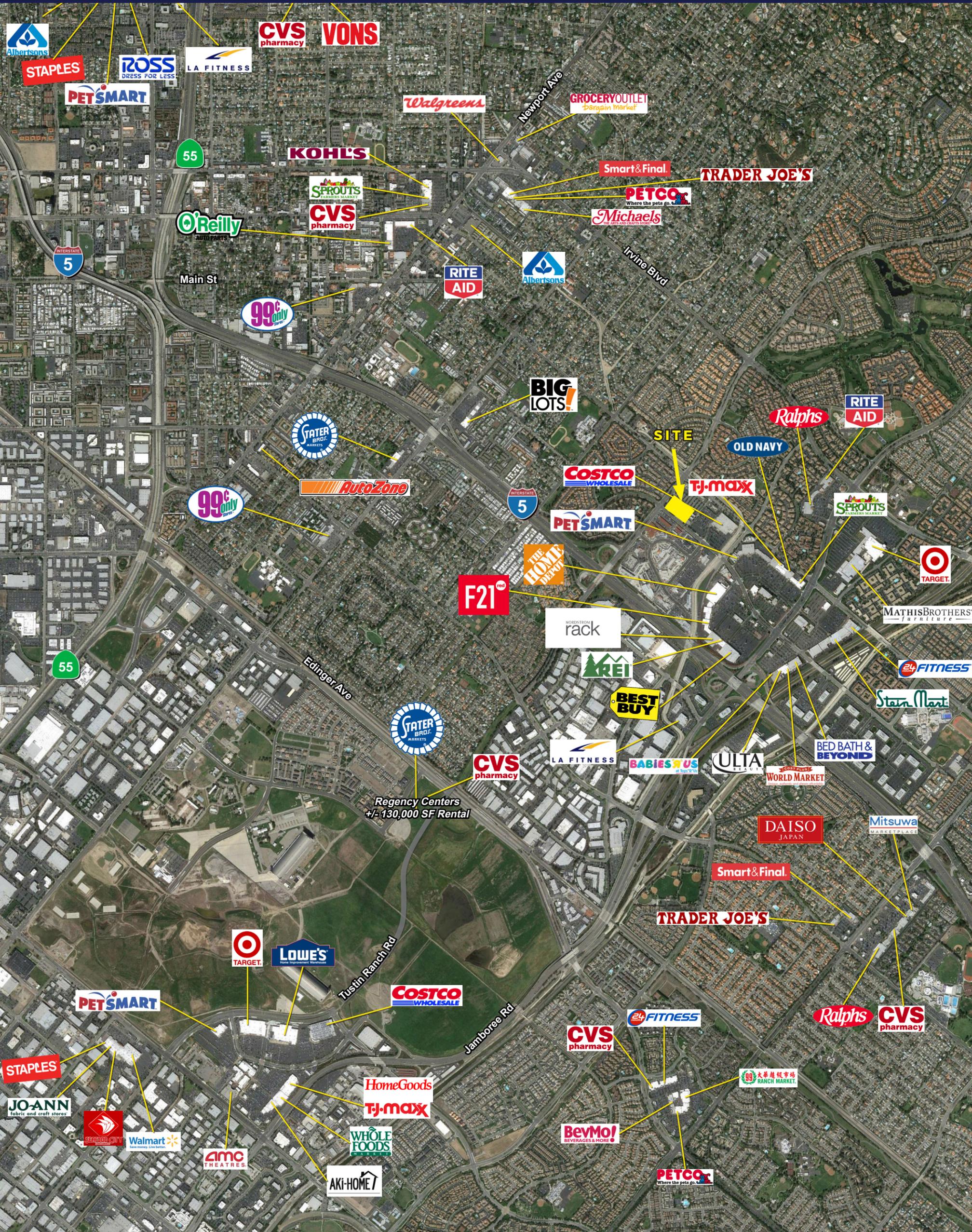
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Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

2505 El Camino Real, Tustin, California, 92782

POPULATION

	1 mile	3 miles	5 miles
Total Population	25,520	201,757	531,001
Projected Population (2022)	26,354	211,561	561,440

HOUSING

Total Households	9,249	66,861	166,266
Projected Total Households (2022)	9,446	69,609	176,134

INCOME

Median Household Income	\$84,720	\$99,924	\$86,033
Average Household Income	\$111,435	\$133,565	\$118,837
Per Capita Income	\$39,740	\$44,468	\$37,529
Median Disposable Income	\$66,667	\$77,990	\$68,173
Average Disposable Income	\$82,342	\$93,941	\$85,390

DAYTIME DEMOS

Total Daytime Population	27,448	196,795	569,349
Daytime Population Workers	15,868	98,002	304,050
Daytime Population Residents	11,580	98,793	265,299

RACE & ETHNICITY

White	12,451 48.79%	96,399 47.78%	264,625 49.84%
Black or African American	674 2.64%	3,912 1.94%	9,909 1.87%
American Indian & Alaska Native Population	105 0.41%	769 0.38%	2,891 0.54%
Asian Population	7,000 27.43%	65,586 32.51%	125,594 23.65%
Pacific Islander Population	71 0.28%	486 0.24%	1,213 0.23%
Other Race Population	3,591 14.07%	23,995 11.89%	100,714 18.97%
Population of Two or More Races	1,628 6.38%	10,609 5.26%	26,055 4.91%
Hispanic Population	8,038 31.50%	54,097 26.81%	223,435 42.08%
Non-Hispanic Population	17,482 68.50%	147,660 73.19%	307,566 57.92%

EDUCATION

Bachelor's Degree	5,528 31.80%	43,123 31.88%	91,537 26.35%
Graduate/Professional Degree	3,181 18.30%	29,462 21.78%	61,192 17.61%

AGE

Median Age	35.0	36.6	34.4
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