

TUSTIN & TAFT

SHOP SPACE & WAREHOUSE

1700-1740 NORTH TUSTIN STREET, ORANGE, CA 92865



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LEASING

BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

CAMEO CENTER | 1700-1740 NORTH TUSTIN STREET, ORANGE, CA 92865

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1,000 SF
AVAILABLE

PROPERTY DESCRIPTION

Cameo Center is a well-maintained multi-tenant retail strip center for lease in Orange, CA, offering strong visibility, functional layouts, and consistent daily traffic. Positioned at a signalized corner, the property features over 300 feet of frontage along N Tustin Street and E Taft Avenue, providing excellent signage exposure and branding opportunities for tenants.

The center totals approximately 22,600 square feet and includes a diverse mix of neighborhood-serving tenants that drive steady foot traffic throughout the day. With a parking ratio of approximately 4.0 spaces per 1,000 square feet, the property offers convenient access and ample parking for customers and employees.

Built as a single-story retail center, the space is ideal for a wide range of uses including retail, medical office, professional office, fitness, and service-oriented businesses. The layout supports efficient buildouts and flexible configurations, making it suitable for both established operators and growing concepts.

Tenants benefit from pylon signage, signalized access, and strong street presence, positioning the property as a highly visible and accessible retail destination within the East Orange submarket.

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FEATURES & AMENITIES

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FEATURES & AMENITIES

- Signalized corner at Tustin St & Taft Ave
- ±22,600 SF neighborhood strip center
- Excellent visibility with ~39,000 VPD
- 300+ ft frontage on two major streets
- Strong demographics: \$113K+ avg HH income (3-mile)
- Dense population: 148K+ within 3 miles
- Parking ratio: 4.07/1,000 SF (92 spaces)
- Established tenant mix (16 tenants)
- Pylon + building signage opportunities
- Easy access to Costa Mesa Freeway (55 Fwy)
- Centrally located in East Orange submarket

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS

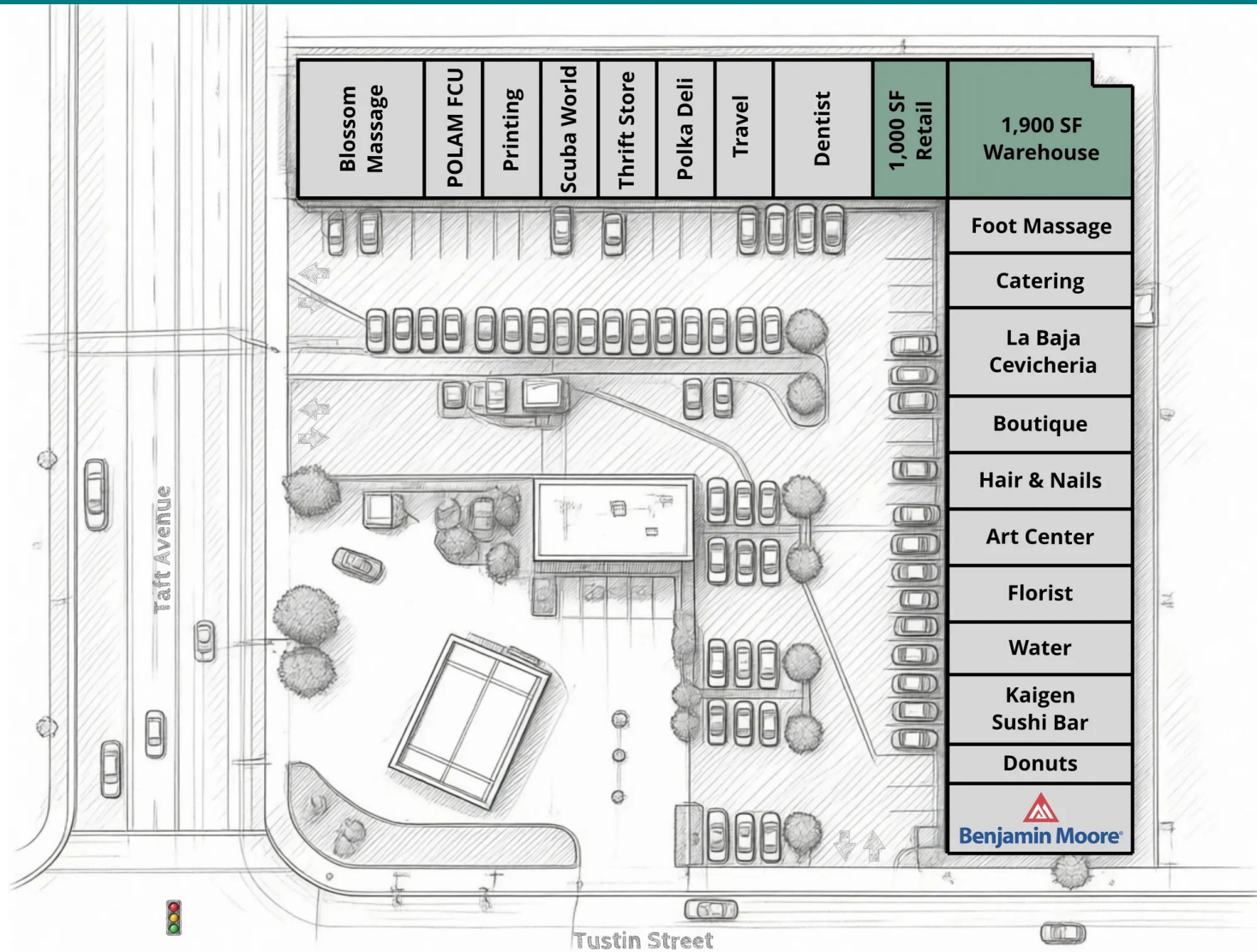


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,962	46,996	149,060
Total Population	22,779	148,365	476,539
Average HH Income	\$144,402	\$149,933	\$140,471

SITE PLAN

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LEASE SPACES

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AVAILABLE SPACES

SUITE	STATUS	SQUARE FOOTAGE	LEASE TYPE	LEASE BASE RENT	DESCRIPTION
■ Retail Shop Space	Available	1,000 SF	Est. \$0.70 NNN	\$2.50 SF/month	Approximately 1,000 square feet of retail shop space featuring a storefront that provides direct customer access from the parking lot. The space includes a layout that is well-suited for users requiring both customer-facing and operational components within the same unit. Additional improvements include HVAC service and a private restroom, supporting a variety of retail, showroom, and professional office uses.
■ Warehouse	Available	1,900 SF	Est. \$0.28 NNN	\$1.55 SF/month	Approximately 1,900 square feet of warehouse space featuring a rear storage/operational area. The warehouse includes a ground-level roll-up door at the rear with roughly 12-foot clear height, allowing for convenient loading and deliveries via alley access connecting to both Tustin Street and Taft Avenue. The layout is well-suited for users requiring both customer-facing and operational components within the same unit.
■ Retail/ Warehouse	Available	2,900 SF	Est. \$0.28 NNN	\$1.55 SF/month	Approximately 2,900 square feet of combined retail and warehouse space featuring a functional rear storage/operational area. The rear warehouse includes a ground-level roll-up door at the rear with roughly 12-foot clear height, allowing for convenient loading and deliveries via alley access connecting to both Tustin Street and Taft Avenue. The layout is well-suited for users requiring both customer-facing and operational components within the same unit.

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A map of the Villa Park area, centered around the intersection of N Tustin St and Taft Ave. The map shows a grid of streets including Meats Ave, Grove Ave, Taft Ave, and Villa Park Rd. Several businesses are highlighted with callout boxes: Walmart, Sprouts Farmers Market, 24 Hour Fitness, Target, Starbucks, Staples, BevMo!, Firestone, Smart & Final, TJ Maxx, CVS Pharmacy, The Home Depot, and Goodwill. A green location pin is placed at the intersection of N Tustin St and Taft Ave. The map also shows the Villa Park neighborhood and the Santa Ana River.

ADDITIONAL PHOTOS

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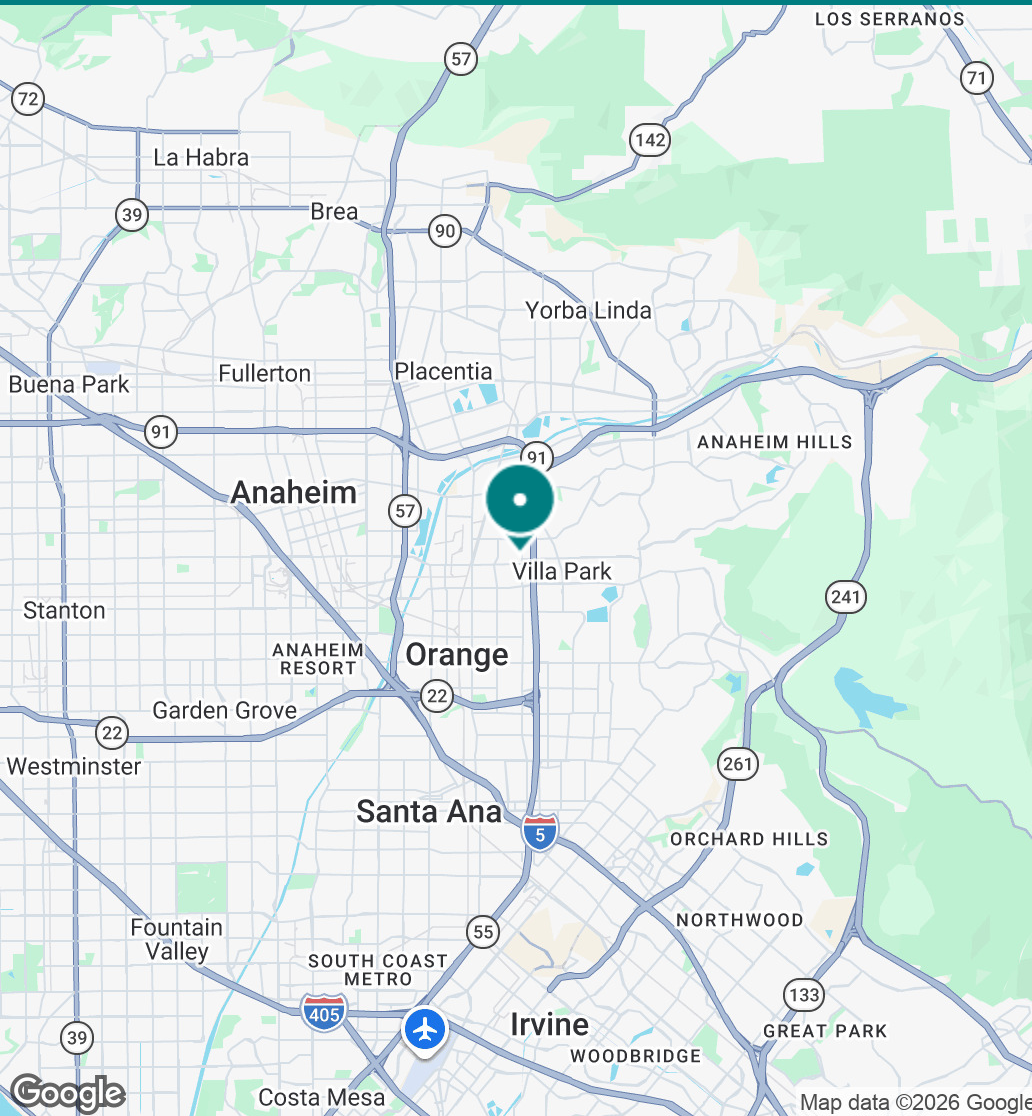
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LOCATION MAP

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LOCATION OVERVIEW

Located in the heart of Orange County's East Orange submarket, Cameo Center sits at the signalized intersection of North Tustin Street and East Taft Avenue, a highly trafficked retail corridor with approximately 39,000 vehicles per day.

The property is strategically positioned just minutes from the Costa Mesa Freeway (SR-55), providing convenient regional access to surrounding cities including Anaheim, Tustin, Santa Ana, and Irvine. The location benefits from strong commuter traffic as well as consistent local consumer activity driven by nearby residential neighborhoods. The surrounding trade area features a dense and affluent population, with over 148,000 residents within a 3-mile radius and average household incomes exceeding \$113,000, supporting strong retail and service demand.

Cameo Center is ideally situated within a mature suburban retail environment, surrounded by established housing, schools, and neighborhood retail centers. This location provides tenants with a reliable customer base and long-term stability, making it an ideal setting for businesses seeking consistent daily traffic and strong visibility in Orange County.

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DEMOGRAPHICS MAP & REPORT

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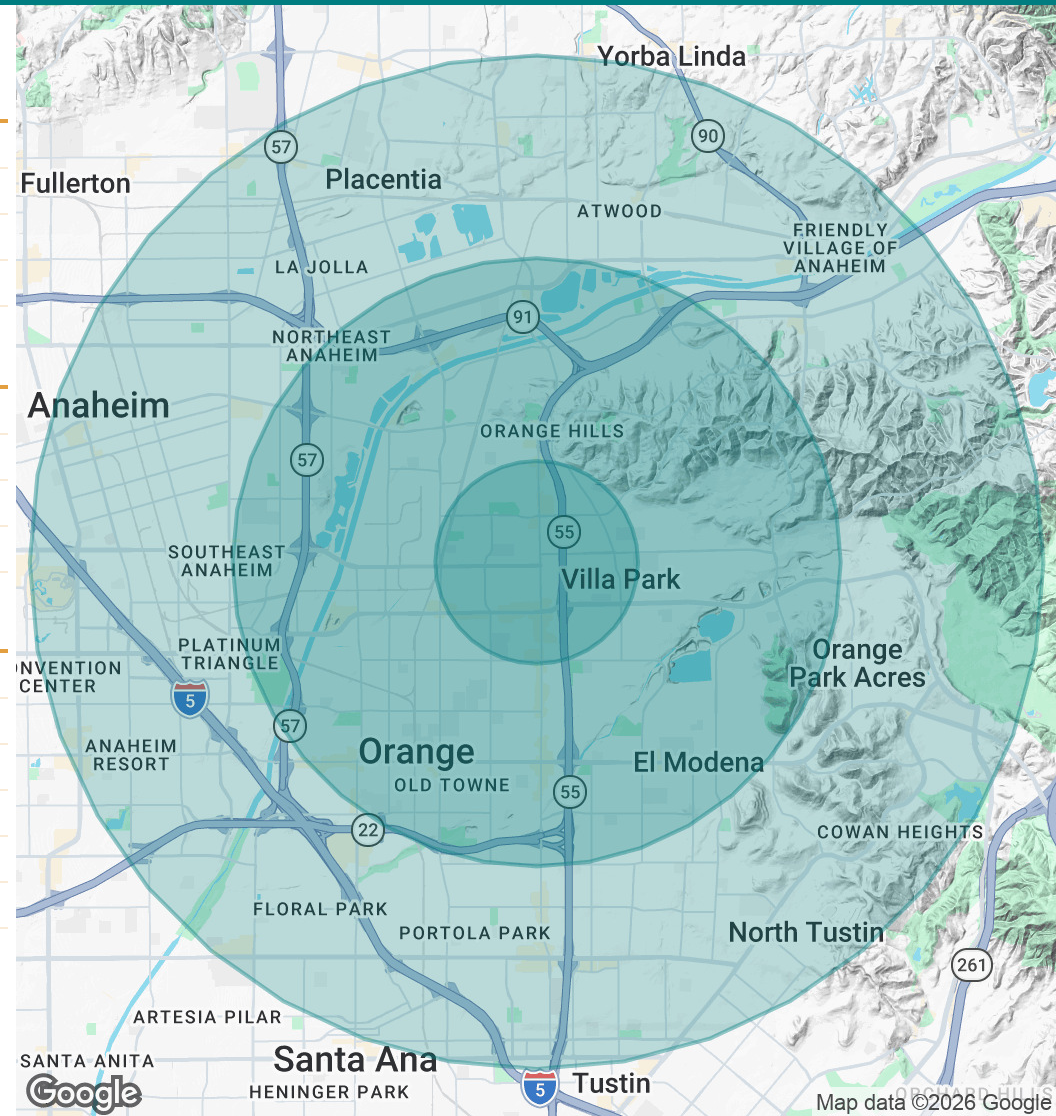
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,779	148,365	476,539
Average Age	39.6	39.3	37.8
Average Age (Male)	39.2	38.6	37.3
Average Age (Female)	39.1	39.6	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,962	46,996	149,060
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$144,402	\$149,933	\$140,471
Average House Value	\$915,400	\$957,234	\$919,269

RACE	1 MILE	3 MILES	5 MILES
% White	56.2%	52.0%	45.8%
% Black	0.5%	1.3%	1.6%
% Asian	7.7%	12.1%	13.7%
% Hawaiian	0.8%	0.3%	0.3%
% American Indian	1.3%	1.3%	1.1%
% Other	16.1%	13.7%	17.6%

2023 American Community Survey (ACS)



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MEET THE TEAM

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