

# Orange Villa Shopping Center

SWC Tustin Street / Meats Avenue

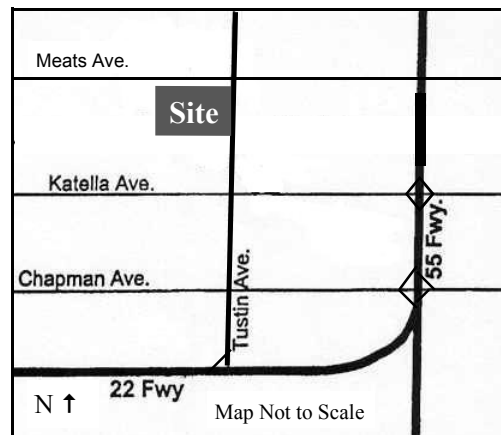
Orange, CA



## Retail Space For Lease

- Anchors: Staples, Beverages & more!
- Located across from the Village at Orange, formerly The Mall of Orange
- Near Sears, JC Penney, Sav-On Drugs, Trader Joe's
- Recently remodeled center

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>
Population:	20,413	94,322	244,236
Avg HH Income:	\$62,565	\$63,096	\$60,759



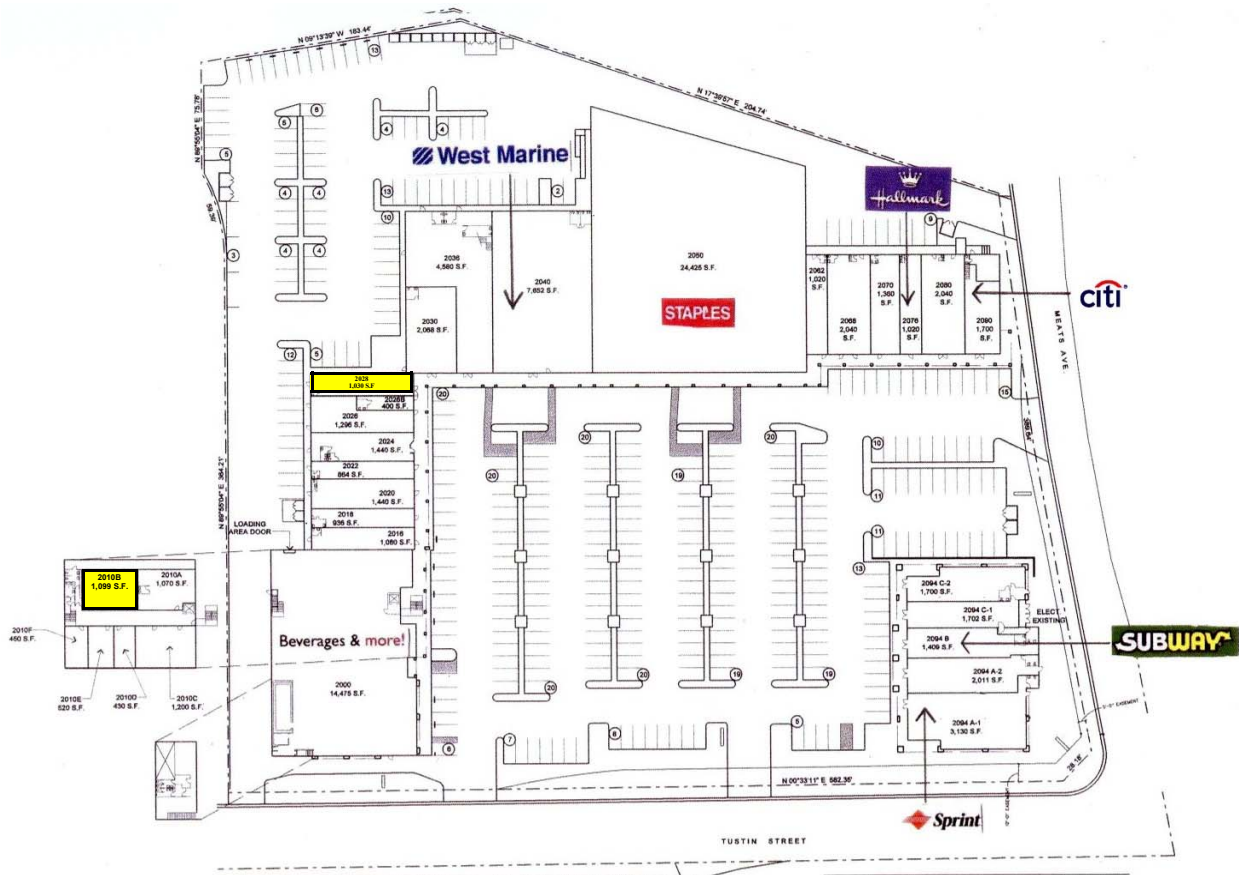
David Morgan  
(949) 585-7603 Phone  
(949) 585-7631 Fax  
dmorgan@repcommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any listing conditions imposed by our principals.

Visit our website at: [www.repcommercial.com](http://www.repcommercial.com)

# Orange Villa Shopping Center

SWC Tustin Street / Meats Avenue  
Orange, CA



Suite	Tenant
2000	Beverages & more!
2016	Nail Salon
2018	Chinese Restaurant
2020	Coin Laundromat
2022	Barber
2024	Vietnamese Cuisine
2026	Citi Financial
2026-B	Citi Financial
2028	Vacuum Store- Available/Sublease
Thru	June 9, 2007 1,030 Sq.Ft.+/-
2030	Thread Square Embroidery
2036	Zito's Pizza

Suite	Tenant
2040	West Marine
2050	Staples Office Supply
2062	Hair & Nail Salon
2064-68	Bakery
2070	Judy's Hallmark
2080	Dry Cleaners
2090	Citibank

**Upstairs (Available)**  
2010-B 1,099 Sq. Ft.  
Available 9/1/06

Corner Pad Building	
2094 A-1	Sprint PCS
2094 A-2	Hawaiian BBQ
2094 B	Subway
2094 C-1	Big J's Frozen Custard
2094 C-2	Zena's Restaurant



David Morgan  
(949) 585-7603 Phone  
(949) 585-7631 Fax  
dmorgan@repcommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any listing conditions imposed by our principals.

Visit our website at: [www.repcommercial.com](http://www.repcommercial.com)



# Orange Villa Shopping Center

SWC Tustin Street / Meats Avenue

Orange, CA



David Morgan  
(949) 585-7603 Phone  
(949) 585-7631 Fax  
dmorgan@repcommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any listing conditions imposed by our principals.

Visit our website at: [www.repcommercial.com](http://www.repcommercial.com)

## Pop-Facts: Demographic Quick Facts Report

Prepared For: REP COMMERCIAL  
 Project Code: ORANGE VILLA SHOPPING CENTER

Order #: 964058827  
 Site: 01

Trade Area: N TUSTIN ST AT E MEATS AVE, ORANGE, CA 92865, aggregate

Trade Area: N TUSTIN ST AT E MEATS AVE, ORANGE, CA 92865, aggregate

Trade Area: N TUSTIN ST AT E MEATS AVE, ORANGE, CA 92865, aggregate

Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius	%	Radius	%	Radius	%
<b>Population</b>						
2011 Projection	18,448		66,675		141,013	
2006 Estimate	17,969		65,020		137,027	
2000 Census	17,528		63,672		133,671	
1990 Census	15,892		57,735		119,513	
Growth 1990 - 2000	10.29%		10.28%		11.85%	
<b>Households</b>						
2011 Projection	5,597		20,287		43,289	
2006 Estimate	5,548		20,104		42,773	
2000 Census	5,551		20,175		42,834	
1990 Census	5,399		18,937		39,998	
Growth 1990 - 2000	2.82%		6.54%		7.09%	
<b>2006 Est. Population by Single Classification Race</b>						
	17,969		65,020		137,027	
White Alone	12,344	68.70	44,532	68.49	90,896	66.33
Black or African American Alone	226	1.26	898	1.38	2,371	1.73
American Indian and Alaska Native Alone	157	0.87	565	0.87	1,194	0.87
Asian Alone	1,495	8.32	6,250	9.61	14,363	10.48
Native Hawaiian and Other Pacific Islander Alone	33	0.18	165	0.25	380	0.28
Some Other Race Alone	2,945	16.39	9,618	14.79	21,761	15.88
Two or More Races	769	4.28	2,991	4.60	6,063	4.42
<b>2006 Est. Population Hispanic or Latino</b>						
	17,969		65,020		137,027	
Hispanic or Latino	6,172	34.35	21,350	32.84	50,353	36.75
Not Hispanic or Latino	11,797	65.65	43,669	67.16	86,674	63.25
<b>2006 Tenure of Occupied Housing Units</b>						
	5,548		20,104		42,773	
Owner Occupied	3,902	70.33	13,951	69.39	27,498	64.29
Renter Occupied	1,645	29.65	6,153	30.61	15,276	35.71
<b>2006 Average Household Size</b>						
	3.21		3.18		3.16	



## Pop-Facts: Demographic Quick Facts Report

Prepared For: REP COMMERCIAL  
 Project Code: ORANGE VILLA SHOPPING CENTER

Order #: 964058827  
 Site: 01

Trade Area: N TUSTIN ST AT E MEATS AVE, ORANGE, CA 92865, aggregate

Trade Area: N TUSTIN ST AT E MEATS AVE, ORANGE, CA 92865, aggregate

Trade Area: N TUSTIN ST AT E MEATS AVE, ORANGE, CA 92865, aggregate

Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	<i>Radius</i>	<i>%</i>	<i>Radius</i>	<i>%</i>	<i>Radius</i>	<i>%</i>
<b>2006 Est. Households by Household Income</b>	5,548		20,104		42,773	
Income Less than \$15,000	392	7.07	1,295	6.44	2,789	6.52
Income \$15,000 - \$24,999	378	6.81	1,335	6.64	2,898	6.78
Income \$25,000 - \$34,999	450	8.11	1,611	8.01	3,600	8.42
Income \$35,000 - \$49,999	828	14.92	2,769	13.77	6,136	14.35
Income \$50,000 - \$74,999	1,094	19.72	3,916	19.48	8,587	20.08
Income \$75,000 - \$99,999	823	14.83	3,074	15.29	6,536	15.28
Income \$100,000 - \$149,999	931	16.78	3,546	17.64	7,342	17.17
Income \$150,000 - \$249,999	485	8.74	1,698	8.45	3,383	7.91
Income \$250,000 - \$499,999	122	2.20	538	2.68	1,001	2.34
Income \$500,000 and over	45	0.81	323	1.61	500	1.17
<b>2006 Est. Average Household Income</b>	\$85,854		\$91,793		\$87,409	
<b>2006 Est. Median Household Income</b>	\$66,587		\$69,422		\$67,360	
<b>2006 Est. Per Capita Income</b>	\$26,890		\$28,802		\$27,677	

