



Available

278,000 SF Retail For Lease

The Village at Orange - Sears, 2100 N Tustin St Orange, CA 92865

 **JLL** SEE A BRIGHTER WAY

Property description

Extremely well located regional shopping center adjacent to the 55-Freeway in Orange, CA. The property benefits from an excellent merchandising mix, including sprouts, trader joe’s, walmart and 24-hour fitness.

Property highlights

- In-place sublease with 24-Hour Fitness provides significant existing income upon acquisition
- Low ground rent with increase capped at CPI
- Superior demographics: Over 1.7M residents within 10 miles with average HH incomes exceeding \$100K

Offering summary

Lease rate:	Negotiable
Available SF:	278,000 SF
Lot size:	17.84 Acres



Location



Demographics



	1 Mile	3 Miles	5 Miles	10 Miles
Population	17,576	136,243	483,646	1.72 M
Households	5,724	44,260	159,235	543,493
Avg. household income	\$171,602	\$167,948	\$154,844	\$148,989

Source: Sites USA, 2026

jll.com

Shauna Mattis

shauna.mattis@jll.com

+1 310 749 4790

CalDRE #01071320

Ken Shishido

ken.shishido@jll.com

+1 310 990 8003

CalDRE #00856964

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved. Portions of this work product were created with generative AI.