Leasing Brochure

CAMPO on 17TH

Conceptual Rendering

TUSTIN, CALIFORNIA sits in the heart of Orange County. Moments from the coast, it blends historic charm with modern living, offering tree-lined streets and a strong sense of place. Its proximity to Irvine, Newport Beach, and major business hubs makes Tustin one of the most desirable residential communities in the region. Benefitting from its surrounding high-traffic corridors and affluent households, Tustin is market ready for thoughtful retail. It's confident, connected, and undeniably desirable.



Grounded in community.

Refined for a contemporary experience.

Embracing what connects us.

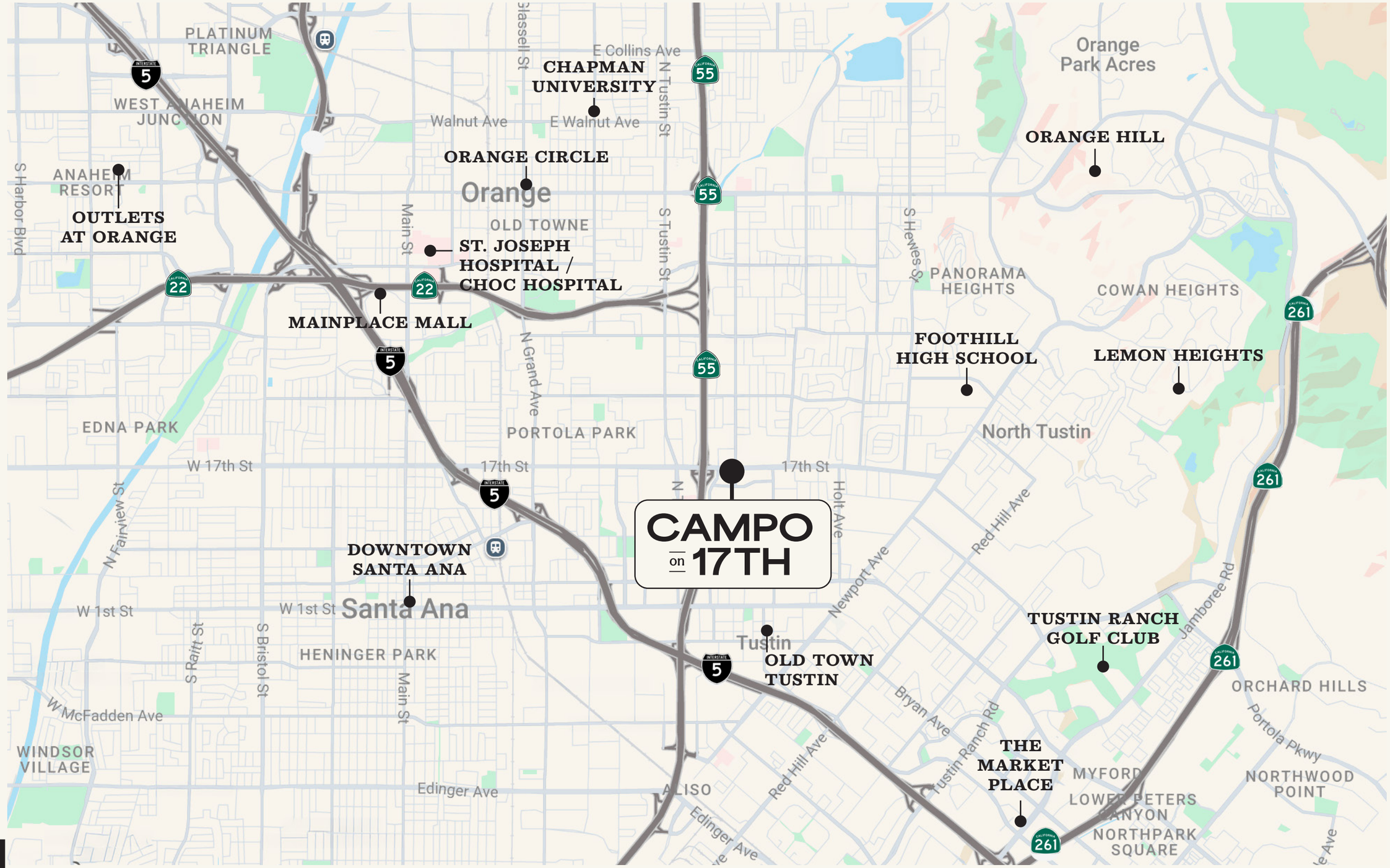






A bold, mixed-use destination where bespoke retail, curated dining, and contemporary residential living become one seamless environment.

Conceptual Rendering


PLATINUM TRIANGLE
WEST ANAHEIM JUNCTION
ANAHEIM RESORT
OUTLETS AT ORANGE
S Harbor Blvd
CHAPMAN UNIVERSITY
E Collins Ave
Walnut Ave
E Walnut Ave
ORANGE CIRCLE
Orange
OLD TOWNE
Main St
ST. JOSEPH HOSPITAL / CHOC HOSPITAL
MAINPLACE MALL
N Tustin St
S Tustin St
N Grand Ave
Orange Park Acres
ORANGE HILL
S Hewes St
PANORAMA HEIGHTS
COWAN HEIGHTS
FOOTHILL HIGH SCHOOL
LEMON HEIGHTS
EDNA PARK
PORTOLA PARK
North Tustin
W 17th St
17th St
N Fairview St
DOWNTOWN SANTA ANA
W 1st St
Santa Ana
S Raitt St
S Bristol St
HENINGER PARK
Tustin
OLD TOWN TUSTIN
Holt Ave
Red Hill Ave
Newport Ave
Bryan Ave
Tustin Ranch Rd
TUSTIN RANCH GOLF CLUB
Jamboree Rd
ORCHARD HILLS
Portola Pkwy
NORTHWOOD POINT
THE MARKET PLACE
MYFORD
LOWER PETERS CANYON
NORTHPARK SQUARE
W McFadden Ave
WINDSOR VILLAGE
Edinger Ave
ALISO
CAMPO on 17TH


NORTH TUSTIN
CAMPO
on 17TH
CYPRESS GROVE
RESIDENTIAL DEVELOPMENT
(PROPOSED 145 UNITS)
CAMPO ON 17TH
INCLUDES 100 PROPOSED
TOWNHOME RESIDENCES
17TH STREET
55 FREEWAY
YORBA STREET



Conceptual Rendering

Where agraian aesthetic meets timeless refinement

CAMPO ON 17TH

is a thoughtfully planned mixed-use redevelopment transforming an underutilized commercial site into a dynamic destination. New retail, elevated dining, and boutique fitness are carefully blended with outdoor space and modern residential homes, designed to activate the corridor and serve the surrounding community.



Conceptual Rendering

Conceptual Rendering

SUITE	SQUARE FOOTAGE
BLDG 1	±2,254 SF
BLDG 2-A	±2,139 SF
BLDG 2-B	±2,078 SF
BLDG 3	±8,594 SF
BLDG 4-A	±6,937 SF
BLDG 4-B	±1,581 SF
BLDG 5	±4,368 SF
BLDG 6-A	±1,176 SF
BLDG 6-B	±1,261 SF
BLDG 6-C	±998 SF
BLDG 6-D	±1,523 SF
BLDG 7	±3,863 SF (Patio ±1,500 SF)
BLDG 8-A	±1,025 SF
BLDG 8-B	±1,025 SF
BLDG 8-C	±1,025 SF
BLDG 8-D	±1,025 SF
BLDG 8-E	±1,025 SF



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Tustin, CA is a diverse, well-educated Orange County community with a strong mix of young families, professionals, and established residents. With above-average household incomes, a healthy balance of homeowners and renters, and a vibrant multicultural population, the city supports a lifestyle centered on quality, connectivity, and active living. The demographic profile reflects a market that is active, brand-aware, and primed for elevated retail and mixed-use experiences.



Unique historic features

Diverse community





Tree lined streets

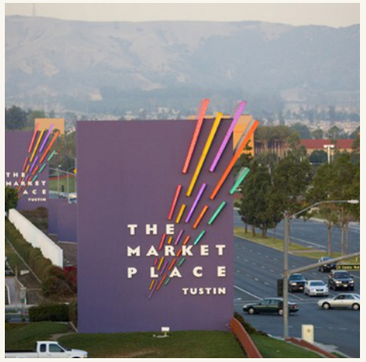
Natural hubs for gathering



	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	19,811	16,434	7,029	$155,370	$126,645
3 MILES	244,557	198,914	77,689	$141,406	$115,516
5 MILES	572,893	466,473	174,803	$153,130	$123,685

The Neighborhood

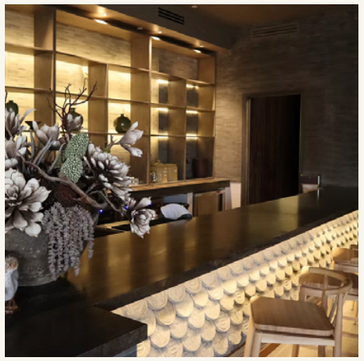
The Market Place





The Market Place is one of OC's premier open-air lifestyle centers. Tenant mix includes: Sprouts, Target, The Home Depot, Mendocino Farms, Pacific Catch, REI, Sephora, Shake Shack, Snooze An AM Eatery, ULTA, Urban Plates, and more!

Plaza Lafayette



Chang'an

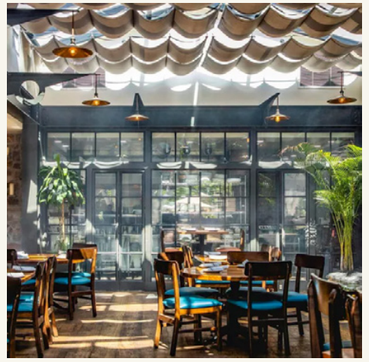
Chang'an Tustin is an extraordinary fine dining restaurant offering up unique Chinese cuisine integrating traditional Shaanxi tastes.



Tustin Brewing

Established in 1996, Tustin Brewing is a cornerstone of the local community; the perfect spot to watch the game or hang out with friends.

Old Town Tustin



Chaak Kitchen

Featured on the Michelin Guide (Bib Gourmand), Chaak offers dishes inspired by Executive Chef Gabbi Patrick's Yucatecan roots.



Morning Lavendar

Morning Lavendar is a chic cafe with delicious coffee & tea drinks, and a modern twist on Afternoon Tea.



Hola Adios Coffee

Known for it's delicious line-up of biscuit sandwiches and toasts, Hola Adios is a local favorite serving up a variety of drinks.

RETAIL INSITE

405 S. HIGHWAY 101, STE 150 | SOLANA BEACH, CA 92075

LIC. 01206760 T. 858.523.2090 W. RIRETAIL.COM

CHRIS HODGMAN LIC # 01881298
chodgman@riretail.com
949.284.0223

NATALIE WARD LIC # 02153954
nward@riretail.com
949.945.6281

CONNOR STEVENS LIC # 02016996
cstevens@riretail.com
949.490.1411

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