

RESTAURANT & RETAIL SPACE FOR LEASE

1935 E 17th Street | Santa Ana, CA 92705



BACK TO NEW LISTINGS

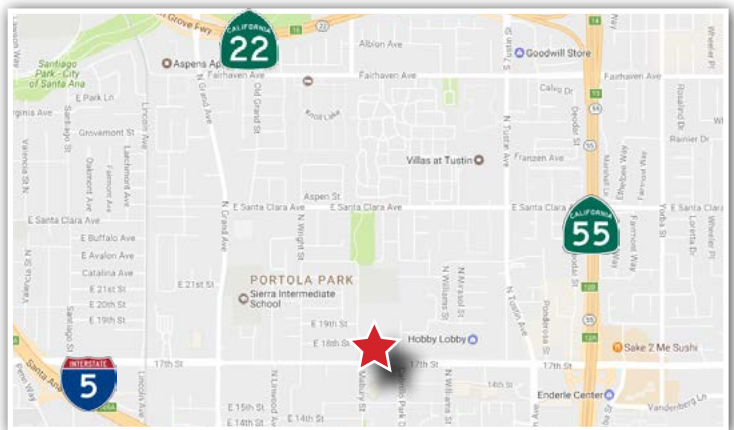


Property Features

- Premium End-Cap Space
- Join Hobby Lobby, Gold's Gym, Chipolte, Carl's Jr., Knowlwood Burgers, Which Wich, Fuji Grill, Union Bank & Poke-Ria (Coming Soon)
- Across street from Albertsons, Ross, Petco, Staples and Claim Jumper
- Great shop spaces in center
- Great signalized intersection
- Excellent street front visibility

Traffic Counts

- E 17th Street: 36,000 CPD
- I-55 @ 17th Street: 250,000 CPD



Availability

Suite A: 3,000 SF



Demographics

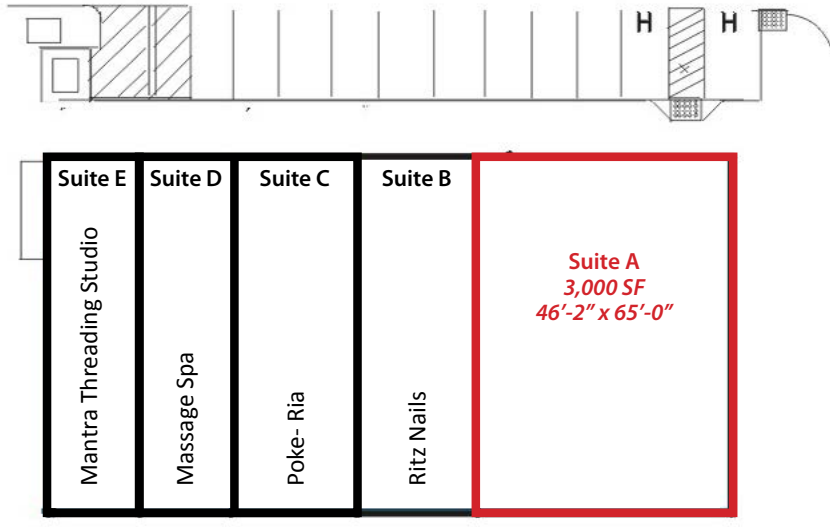
	1 Mile	3 Miles	5 Miles
Daytime Pop.	24,747	144,070	340,881
Population	25,032	287,287	671,260
Ave. HH Income	\$82,450	\$81,478	\$95,544

For more information, contact: **RANDALL DALBY** • 760-448-2459 • rdalby@lee-associates.com • CalBRE Lic # 01259576

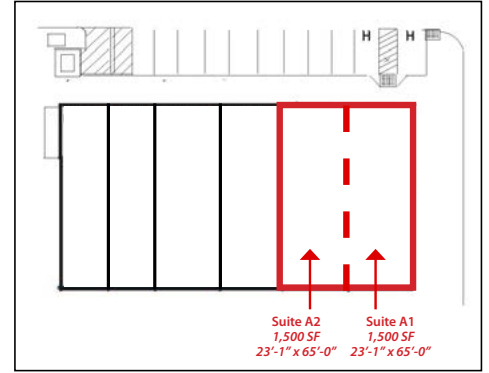


Lee & Associates-North San Diego County 1900 Wright Ave., Suite 200, Carlsbad CA 92008 T: 760.929.9700 | F: 760.929.9977 www.lee-associates.com
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

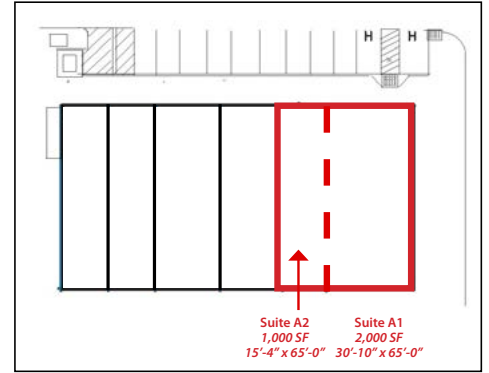
CURRENT SITE PLAN



DEMISE PLAN A



DEMISE PLAN B



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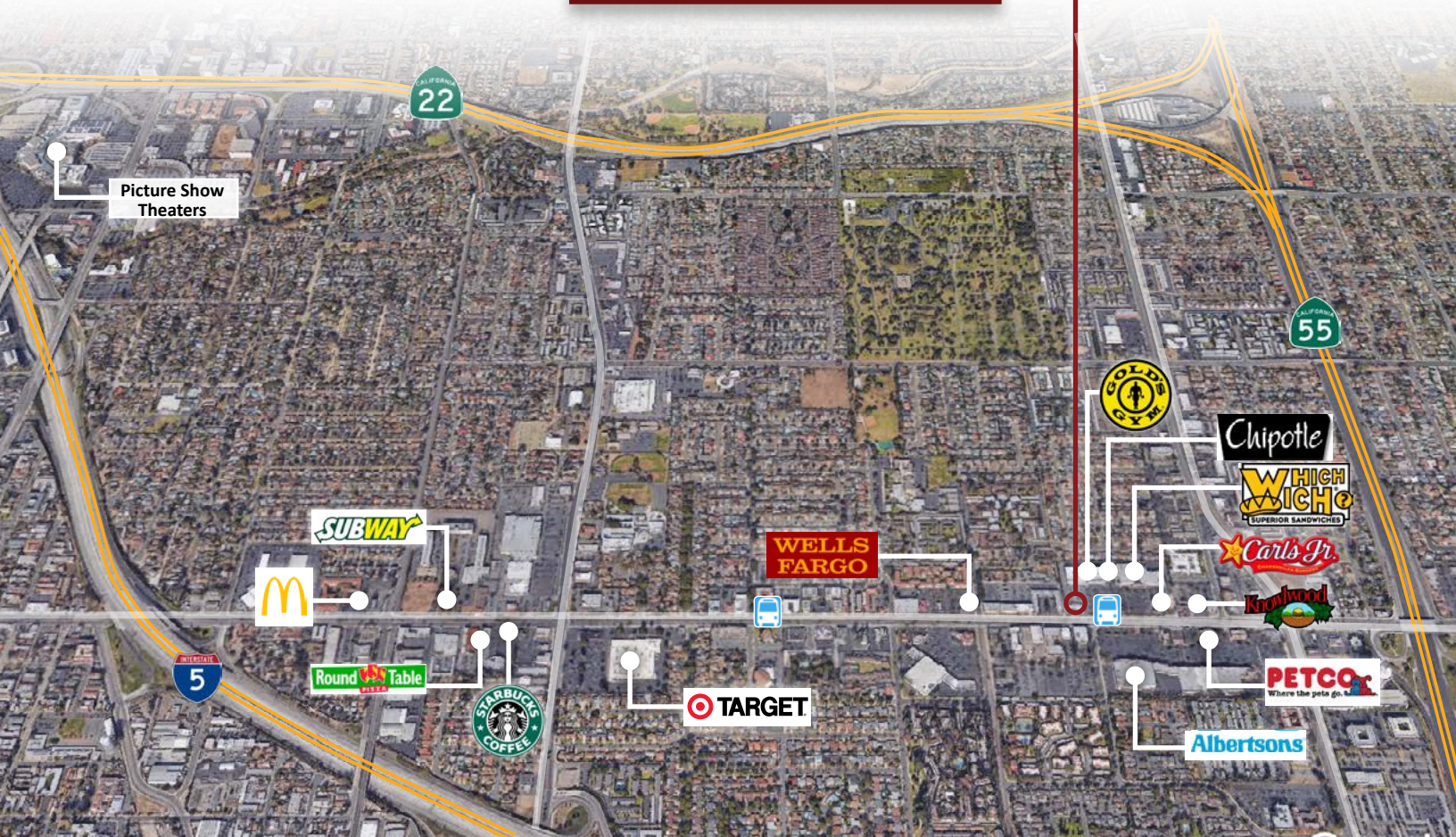


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Welcome to Santa Ana

Santa Ana is the second most populous city in Orange County, California. The United States Census Bureau estimated its 2015 population at 324,528, making Santa Ana the 57th most-populous city in the United States.

Santa Ana is located in Southern California, adjacent to the Santa Ana River, about 10 miles (16 km) away from the California coast. Founded in 1869, the city is part of the Greater Los Angeles Area, the second largest metropolitan area in the United States with almost 18 million residents in 2010. Santa Ana is a very densely populated city, ranking fourth nationally in that regard among cities of over 300,000 residents (trailing only New York City, San Francisco, and Boston). In 2011 Forbes ranked Santa Ana the fourth-safest city of over 250,000 residents in the United States.[9]



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