

## Pad Development Opportunity on ±0.81 Acres

2101 &amp; 2109 E Santa Clara Ave | Santa Ana, CA 92705



## Pad/Drive-Thru Development Opportunity

±0.81 Acre  
(±35,283 SF of Total Land-Combined 2 Parcels)  
APN: 396-261-26 & 396-261-38

## CONTACT

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## DESCRIPTION

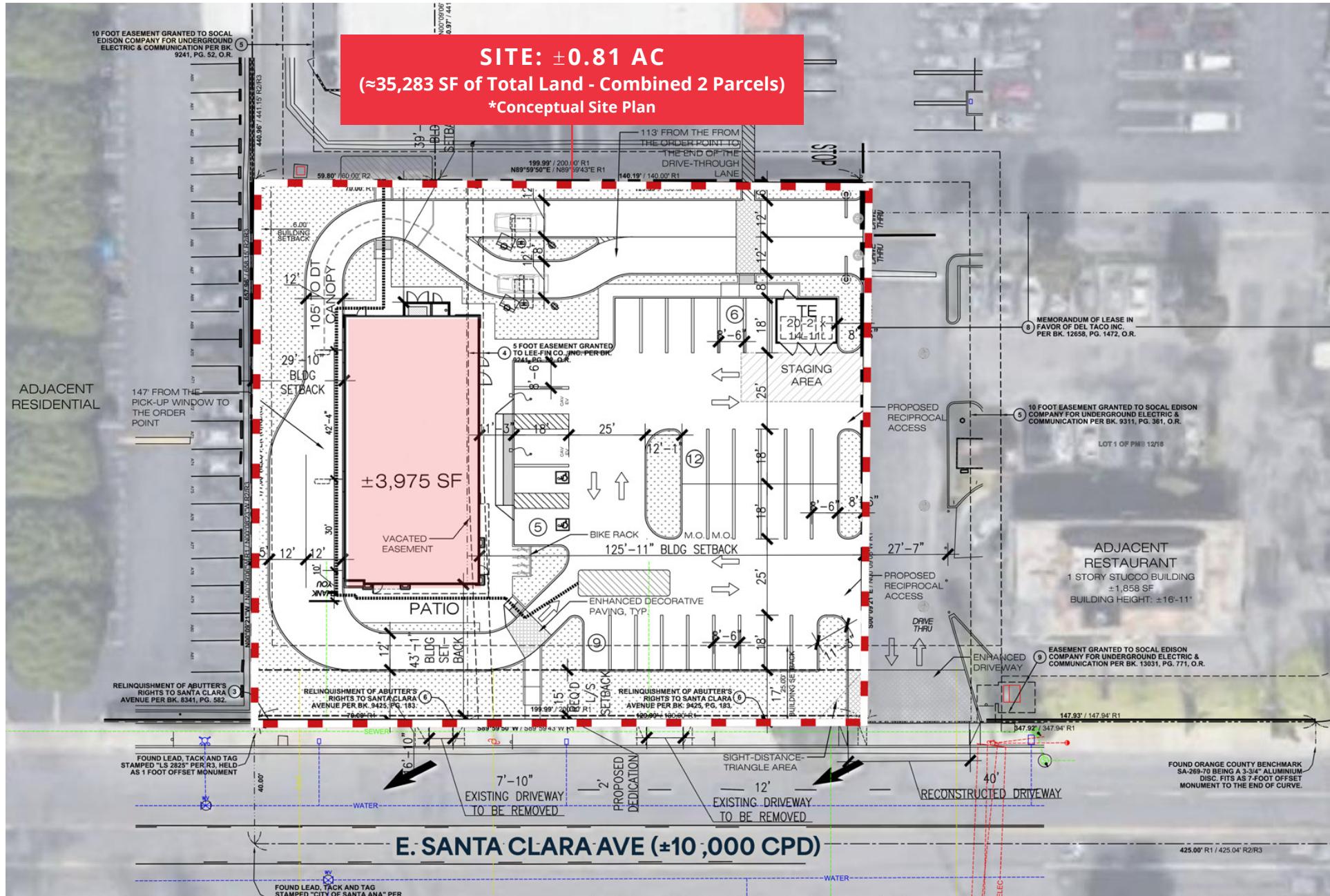
- New drive-thru opportunity off NWC Tustin Ave & Santa Clara Ave, City of Santa Ana
- Excellent regional positioning, with proximity to 22 Fwy, 55 Fwy, & I-5 Fwy
- Located in the heart of OC, bordering 3 major cities – City of Santa Ana, City of Tustin, & City of Orange
- Corner pad of NWC of signalized intersection of Tustin Ave (34k CPD) & Santa Clara Ave (10k CPD)
- Extremely Strong demographics with high density residential & workforce populations within 1, 3, & 5-mile radiuses!

## TRAFFIC COUNTS

Tustin Ave	approx. 34,000 cpd
Santa Clara Ave	approx. 10,000 cpd
17th St	approx. 35,000 cpd
CA-55 Fwy	approx. 280,400 cpd
Source: Costar	

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## 2025 DEMOGRAPHICS

1 Mile

Population	26,693
Avg Household Income	\$138,536
Daytime Population	15,447

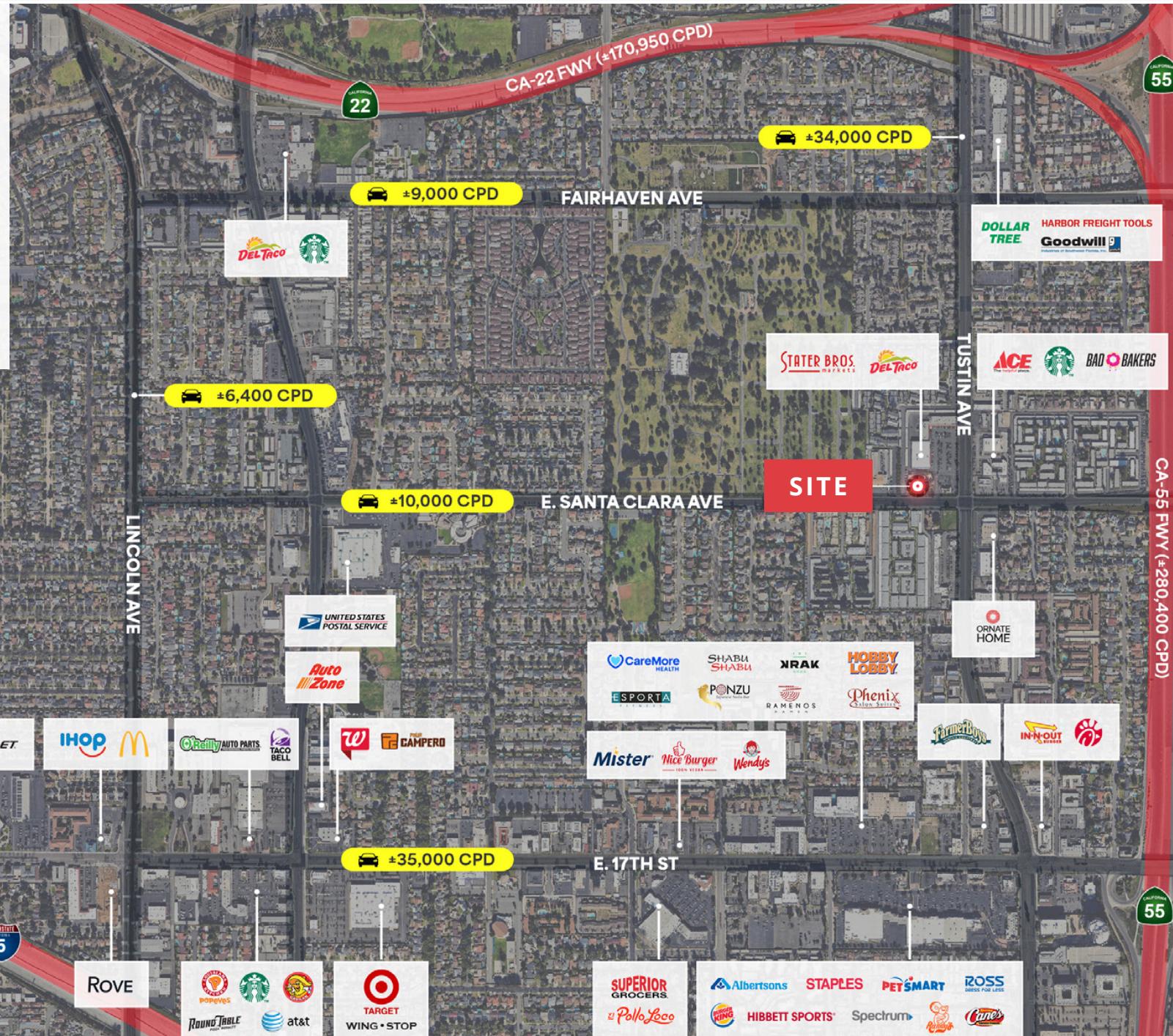
3 Miles

Population	257,006
Avg Household Income	\$130,200
Daytime Population	136,509

5 Miles

Population	592,915
Avg Household Income	\$141,674
Daytime Population	329,112

\*Source: Esri



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