

Pad Development Opportunity on ± 0.81 Acres

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



Pad/Drive-Thru Development Opportunity

≈ 0.81 Acre

($\approx 35,283$ SF of Total Land-Combined 2 Parcels)

APN: 396-261-26 & 396-261-38

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!

CONTACT

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TRAFFIC COUNTS

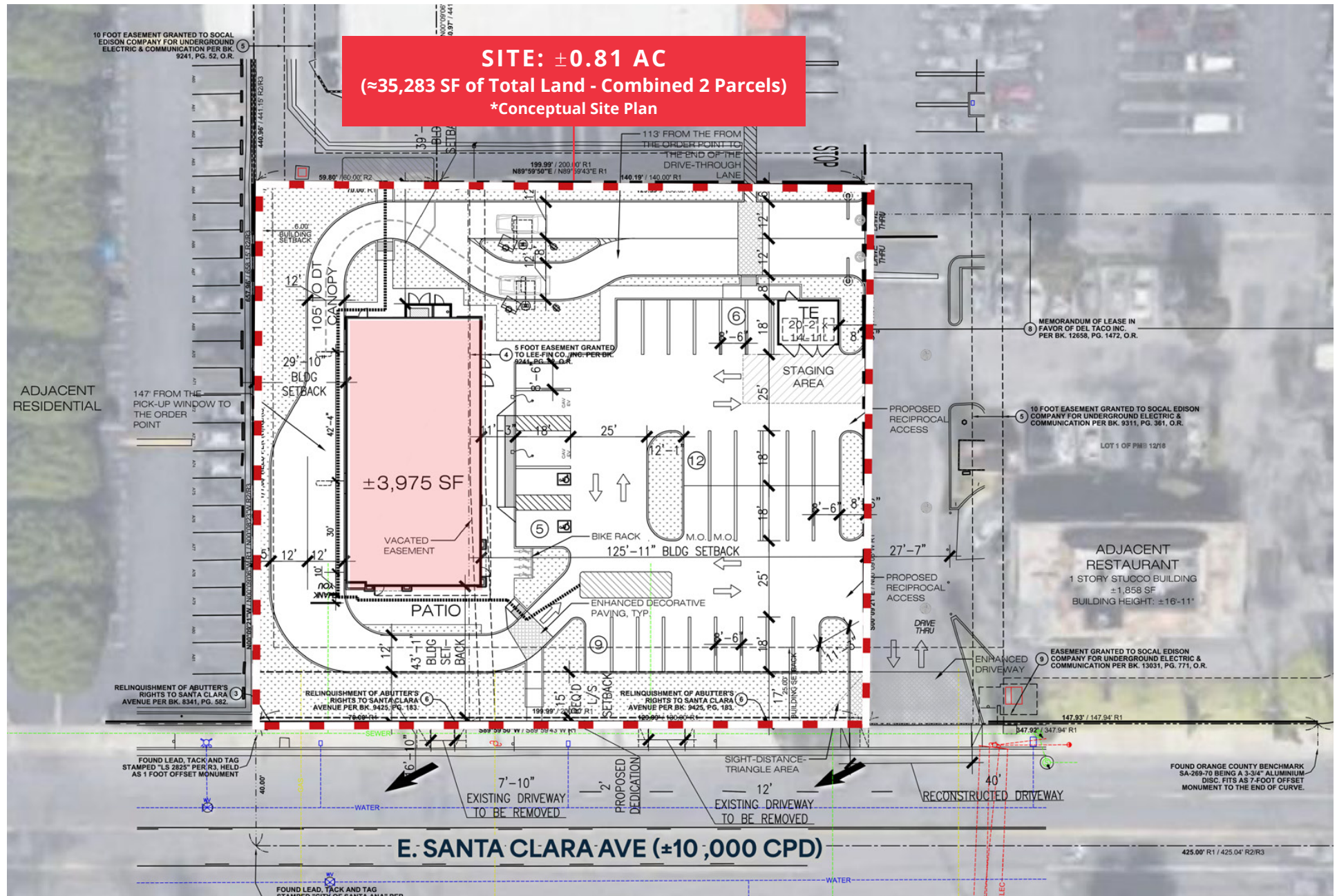
Tustin Ave
Santa Clara Ave
17th St
CA-55 Fwy

Source: Costar

approx. 34,000 cpd
approx. 10,000 cpd
approx. 35,000 cpd
approx. 280,400 cpd

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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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