



Medical and Dental Suites for Lease

Santa Ana Medical Arts Complex



1125 E. 17th Street, Santa Ana, California 92701

For More Information Contact:

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HIGHLIGHTS

- Medical, Dental, School, and Office Related Suites Available From 1,000 to 30,000 Square Feet
- First Class Tenant Improvement Available with Quick Turnaround
- Visible from the 5 Freeway and Easy Access to 3 Major Southern California Freeways (5,22, 55 Freeways) and Close Proximity to 57 Freeway
- Lot Size of Approximately 14 Acres with Future Perspective of Mixed Use Residential/Commercial Buildings in Front
- Plenty of Parking with Ratio of Up to 6 Spaces Per 1,000
- On-Site Medical Lab, State of the Art Medical Imaging and Radiology and Pharmacy
- Over 50 Different Medical and Dental Practices
- Located Next to the Hard Corner of 17th Street and Grand Avenue with a Car Count of Approximately 36,000



Santa Ana Medical Arts Complex

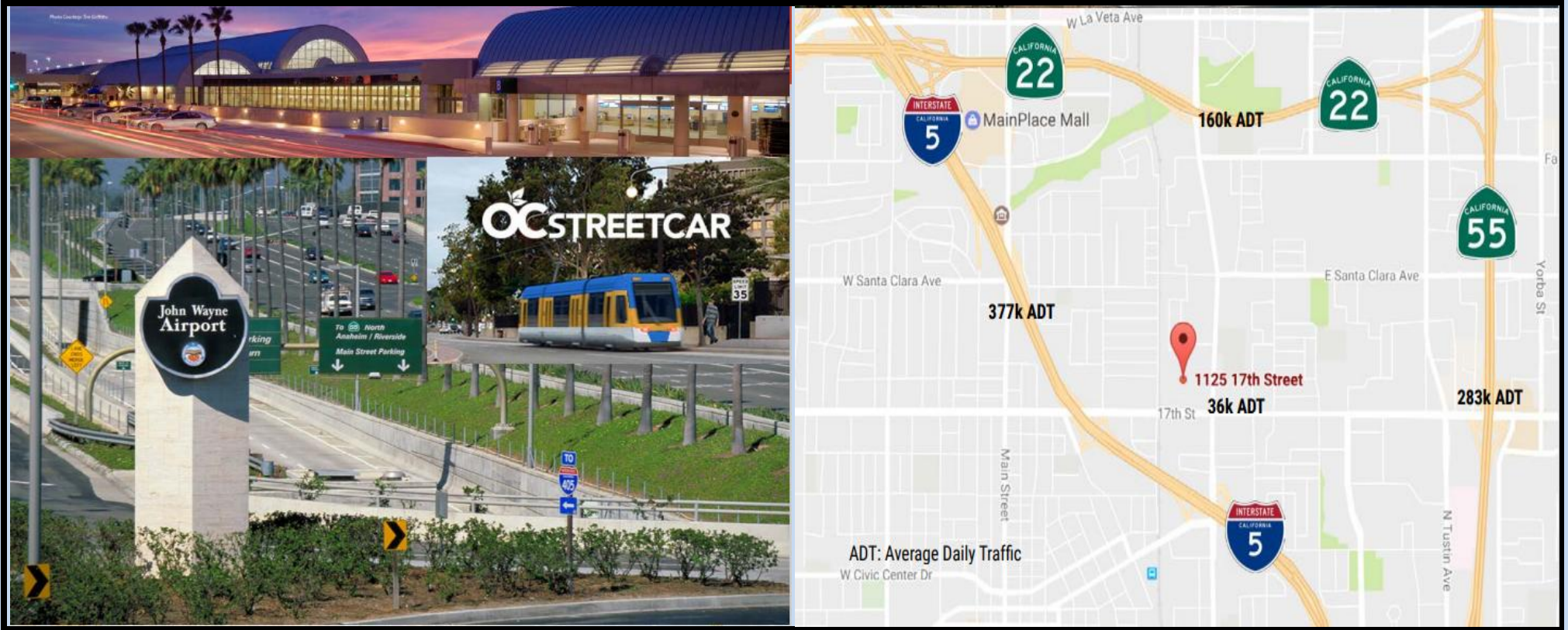
1125 E. 17th Street, Santa Ana, California 92701

The Santa Ana Medical Arts Complex is a professional and medical campus that currently consists of North Building, West Building, East Building and future perspective of mixed use residential/commercial buildings in front. Located in the heart of Santa Ana, the site offers easy access to 3 major Southern California Freeways, 5, 22, 55; and is within a short distance to the 57 Freeway-with accessible public transportation. The campus is within a very short distance to the Santa Ana Civic Center and other attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin.

HIGHLIGHTS

- Former ATI college with up to 10 different size classrooms, administration, break room, ADA restrooms and locker area ready for new operation
- 15,000 RSF divisible to 4,000 RSF. There are more trade school spaces available up to 30,000 RSF.
- First Class medical and dental tenant improvements available with quick turnaround
- Visible from the 5 Freeway and immediate access to 3 major Southern California Freeways, 5, 22, 55 and close proximity to 57 freeway
- Surface parking with ratio of up to 6 per 1,000
- On-site full medical lab, state of the art medical imaging, radiology and pharmacy
- Access to public transportation
- Located next to the hard corner of 17th Street and Grand Avenue with a car count of approximately 36,000 cars per day.

TRANSPORTATION



The Santa Ana Regional Transportation Center (SARTC), also known as The Depot, is located 1 mile from the site and is the focal point of transportation in Orange County. It combines Amtrak, Metro link, Orange County Transit Authority, intercity and interstate bus transportation, and airport and taxi services all in one location. The SARTC provides easy access to cities across the county, state, and country. The SARTC has a commuter bicycle locker program with a solar powered bike hut where monthly and annual members can store their bikes in an enclosed and secure room for the day or a short duration. The SARTC is the planned eastern terminus of the Orange County Streetcar, a 4-mile (6.4 km) streetcar line to Garden Grove that as of 2016 is being designed and is scheduled to open in 2020. John Wayne Airport is located 7.8 miles (approximately 10-minute drive) from the site and is Orange County's international airport. It is the only commercial airport in Orange County serving over 10 million passengers in 2016. John Wayne Airport plays a unique and crucial role in the Orange County community.

North Building

Units Available In North Building*

- 2nd Floor (15,000 RSF) Min. 4,000 RSF, former ATI College, trade school ready for occupancy.
- 3rd Floor & 4th Floor (15,000 RSF each), various medical spaces can be combined as contiguous space. Partially occupied. All current tenants have moving clause under their respective leases.
- 5th Floor (15,000 RSF), various medical spaces can be combined as contiguous space.

*Some currently occupied in the 3rd and 4th floors

IMMEDIATE OPENINGS:

Dental
ENT Doctor
Surgery Center
General Practice

Optometry
Cardiology
Physical Therapy
Pediatrics

Podiatry
Nephrology
Ophthalmologists
Trade Schools

Urology
Dialysis
ER/Urgent Care

The Santa Ana Medical Arts Complex is a 14 acre medical campus that consists of a 5-story building (North Building), Two Wings (West Building and East Building), a 2-Story Center Building (South Building) and a Retail Plaza anchored by Subway and shadow anchored by Taco Bell and CVS. The complex is located in the heart of Santa Ana with easy access to 3 major Southern California Freeways (5, 22, 55 Freeways) and within a short distance to 57 Freeway. The campus is within a short distance to the Santa Ana Civic Center, attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin, as well as several restaurants and shops.

APPROXIMATE DISTANCE & INCOMES (as of 2017)

| COMMUNITY | DISTANCE FROM SITE* | HOUSEHOLD INCOME** |
|-------------------------|----------------------------|---------------------------|
| Orange | 2 miles | \$87,000 |
| Tustin | 4 miles | \$74,000 |
| Garden Grove | 7 miles | \$63,000 |
| Irvine | 9 miles | \$96,000 |
| Placentia | 9 miles | \$89,000 |
| Costa Mesa | 10 miles | \$75,000 |
| Westminster | 10 miles | \$58,000 |
| Fullerton | 11 miles | \$72,000 |
| Brea | 13 miles | \$90,000 |
| Newport Beach | 14 miles | \$119,000 |
| Huntington Beach | 16 miles | \$88,000 |
| Lake Forest | 16 miles | \$169,000 |
| Mission Viejo | 18 miles | \$108,000 |

** Source: Google Maps*

***Source: www.point2homes.com*

Santa Ana Medical Arts Complex

Trade Area Map (as of 2017)

Over 50 Medical, Dental and Other Related Businesses and Practices



1. Rounder's MMA and Boxing
2. Metropolitan Veterinary Hospital
3. CVS
4. Walgreens
5. AutoZone
6. Grand Pet Care Center
7. Target
8. Dollar Tree
9. American Tire Depot
10. Wells Fargo
11. Albertson's
12. Bank of America
13. Staples
14. Abercrombie and Fitch
15. AeroPostale
16. Aldo
17. AT&T
18. Best Buy Mobile
19. Champs Sporting Goods
20. Claire's
21. Coach
22. Disney Store
23. Foot Locker
24. Forever 21
25. Guess
26. Gymboree
27. H&M
28. Hallmark
29. JC Penney
30. Kay Jewelers
31. Kevin Jewelers
32. Macy's
33. Payless
34. Victoria's Secret
35. PINK
36. Puppy Store
37. See's Candies
38. Sprint
39. Sunglass Hut
40. T Mobile
41. Zumiez
42. St. Joseph Hospital
- Children's Hospital of Orange County

NORTH BUILDING

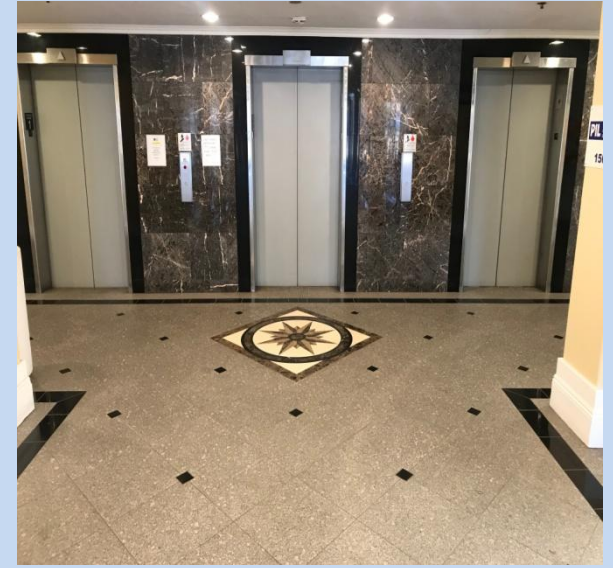
NORTH BUILDING



FIRST FLOOR ENTRANCE



FIRST FLOOR ELEVATORS



FIRST FLOOR ENTRANCE



FIFTH FLOOR ELEVATOR LOBBY



TYPICAL WAITING ROOM AREA



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify the information and bears all risk for any inaccuracies.

NORTH BUILDING

Suite N453

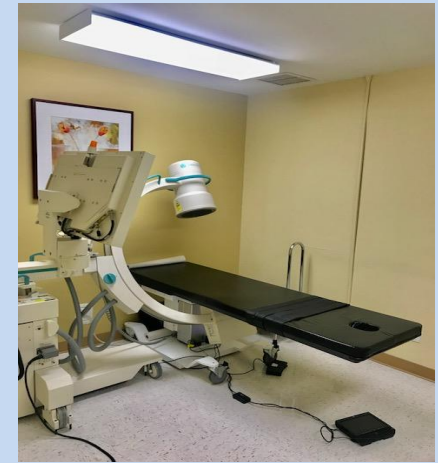


SAMPLES OF TYPICAL TENEANT IMPROVEMENT



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EAST BUILDING



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WEST BUILDING

VIEW FROM WEST BUILDING



W248



W233



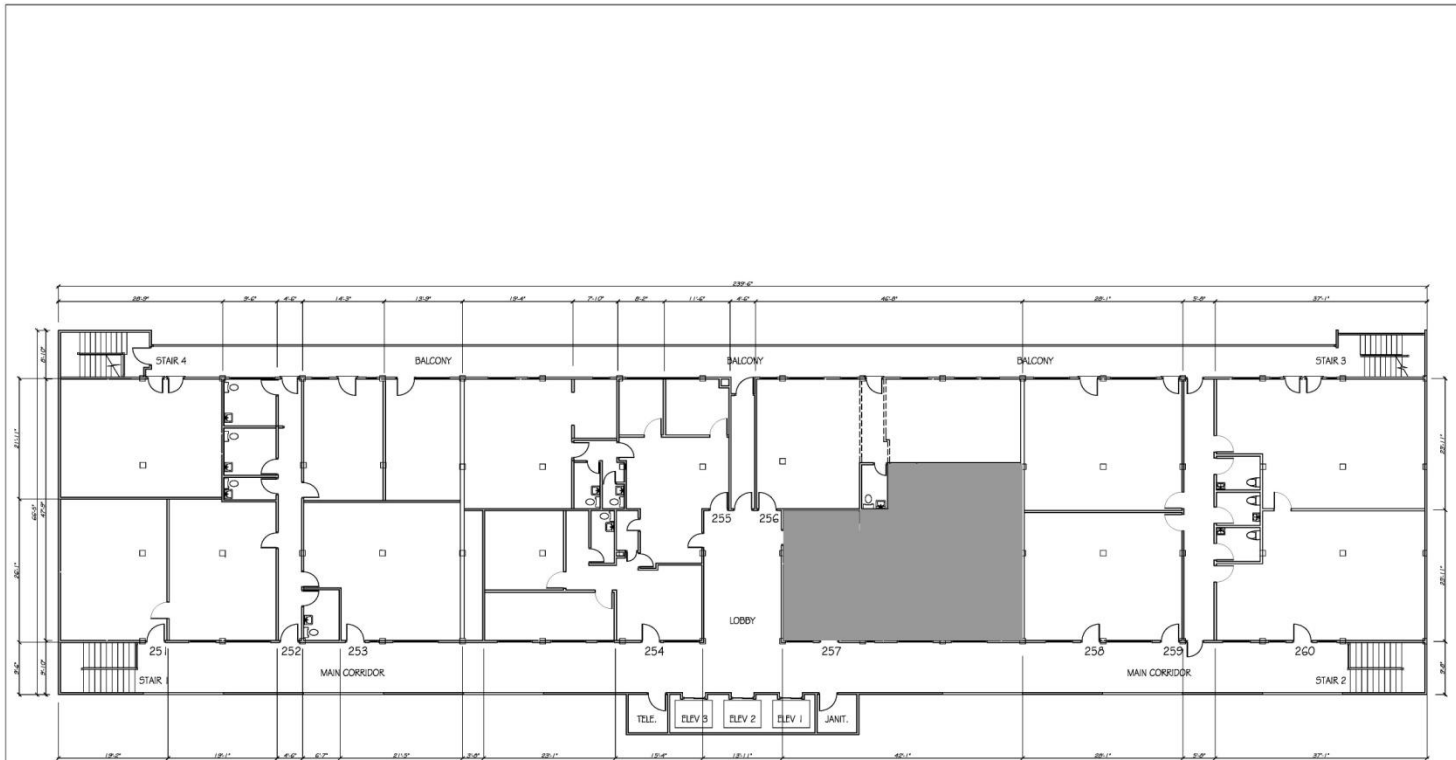
W248



W233



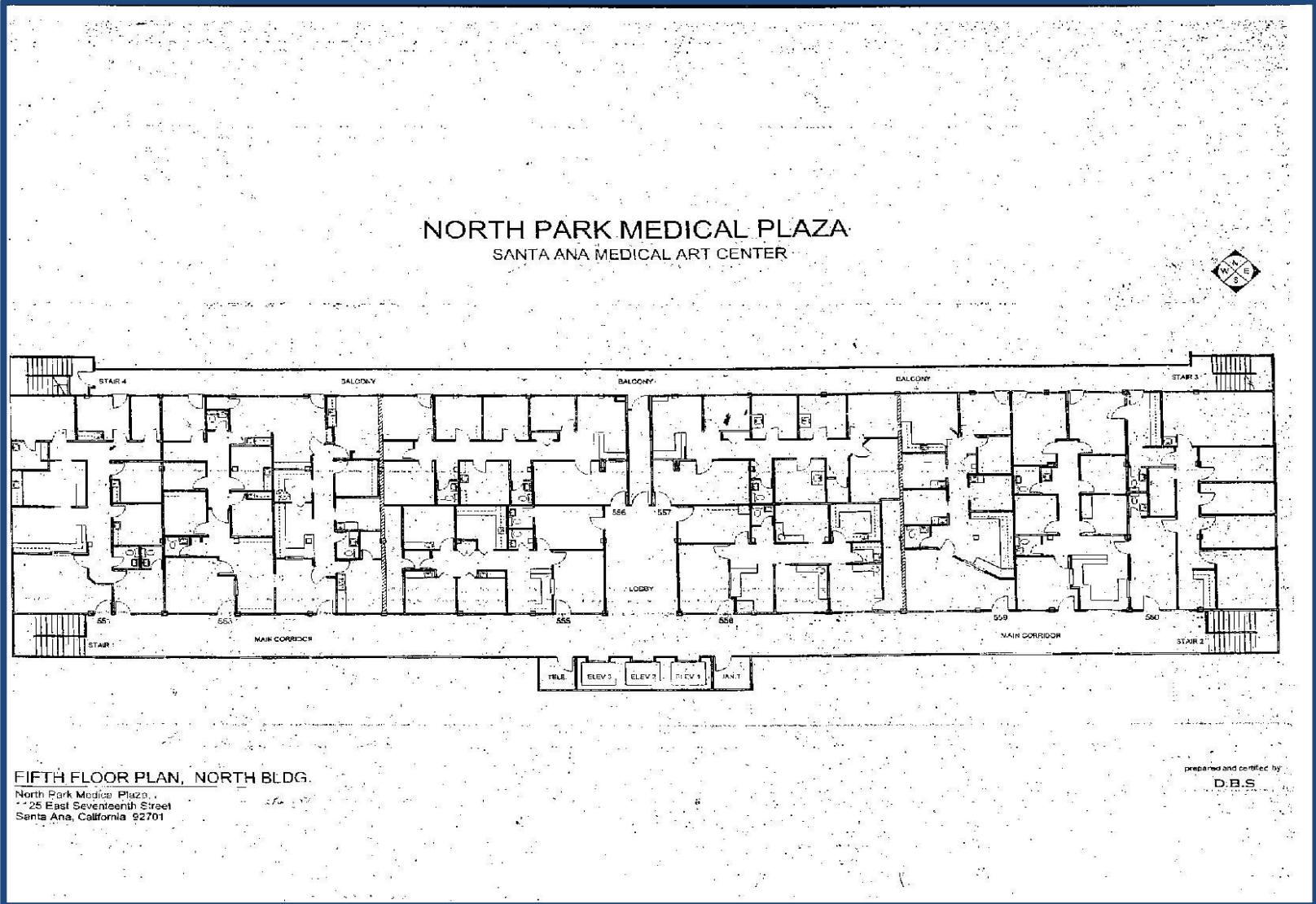
2ND FLOOR PLAN, NORTH BUILDING



NORTH BUILDING
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0" 10662 S.P.



5TH FLOOR PLAN, NORTH BUILDING



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