



**LEASE**  
**115 - 117 N Standard  
Ave**

**115 - 117 N STANDARD AVE**  
Santa Ana, CA 92701

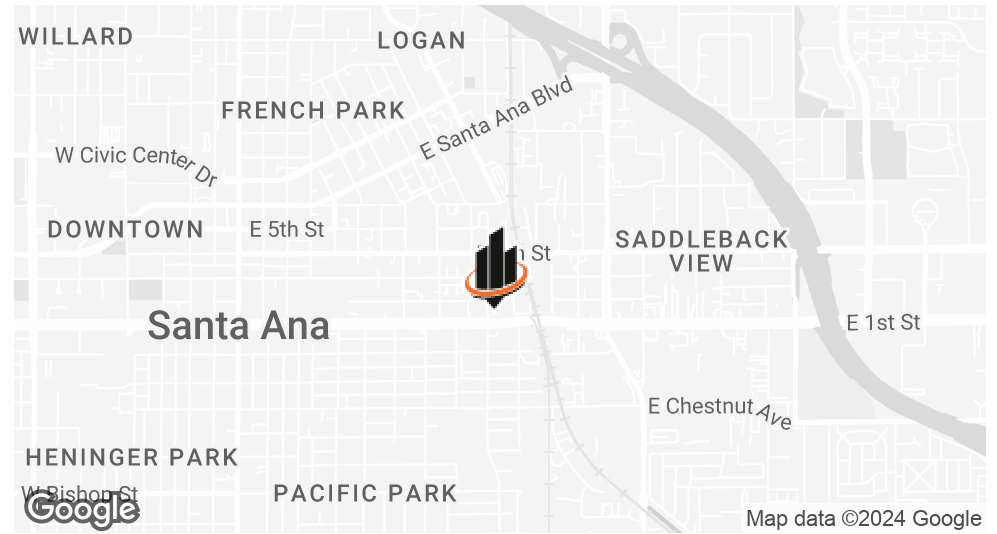
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## PROPERTY SUMMARY



## PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 115-117 N Standard Ave, Santa Ana, CA 92701. This property offers a remarkable 12-14' clear height, providing ample vertical space for diverse operations. Each unit features ground level loading doors, ensuring seamless logistical processes. The property boasts ample parking spaces in a gated and secured private lot, with the potential for accommodating 20+ vehicles. Additionally, the M-2 Zoning (Heavy Industrial) allows for versatile usage, including retail, office, and warehouse purposes. Elevate your business in this prime leasing space, where functionality and flexibility unite to support your unique objectives.

## PROPERTY HIGHLIGHTS

- 12-14' clear height
- Ground level loading doors per unit
- Ample parking spaces with gated and secured private lot
- Potential for entire private lot of private parking 20+ vehicles
- M-2 Zoning (Heavy Industrial) & Retail / Office / Warehouse

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	3,600 - 16,440 SF	<b>LEASE RATE:</b>	\$2.00 SF/month

### AVAILABLE SPACES

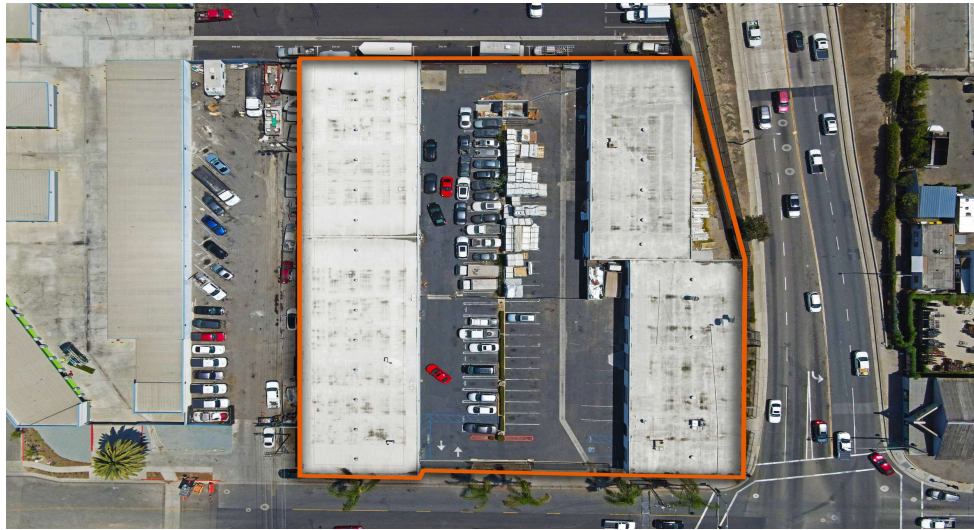
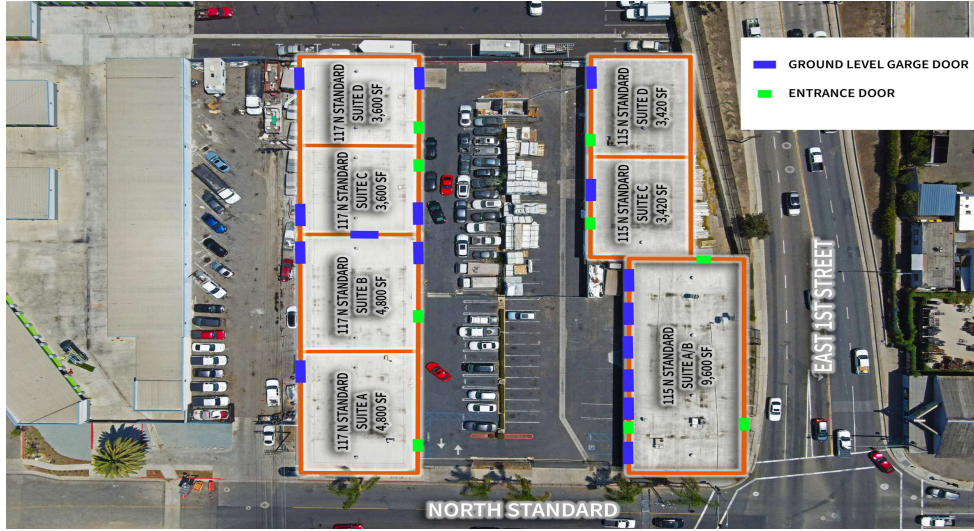
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
117 N Standard	Available	4,800 SF	NNN	\$2.00 SF/month	-
117 N Standard	Available	16,440 SF	NNN	\$2.00 SF/month	-
115 N Standard	Available	3,600 SF	NNN	\$2.00 SF/month	-

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# BIRDS EYE VIEW



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## ADDITIONAL PHOTOS



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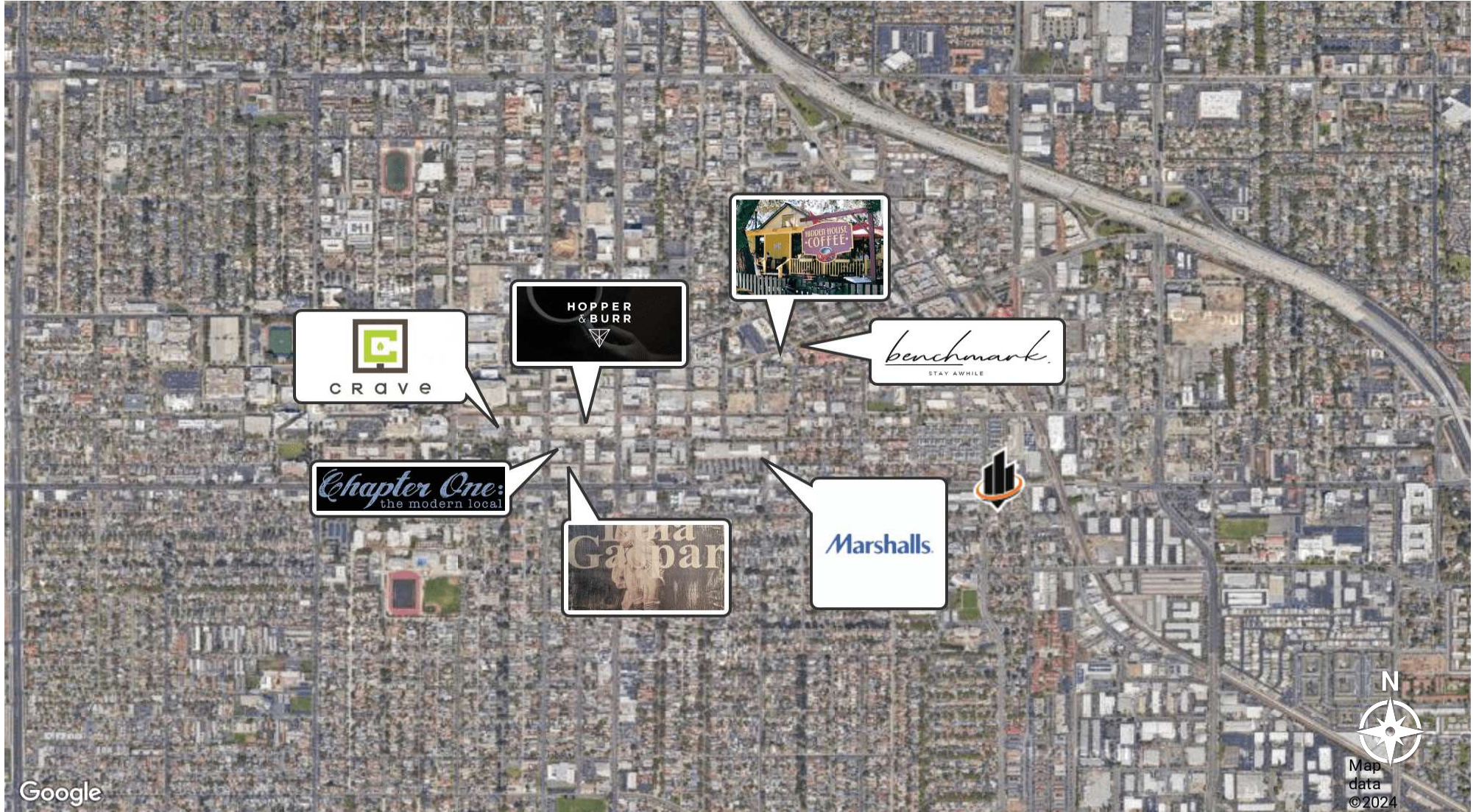


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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

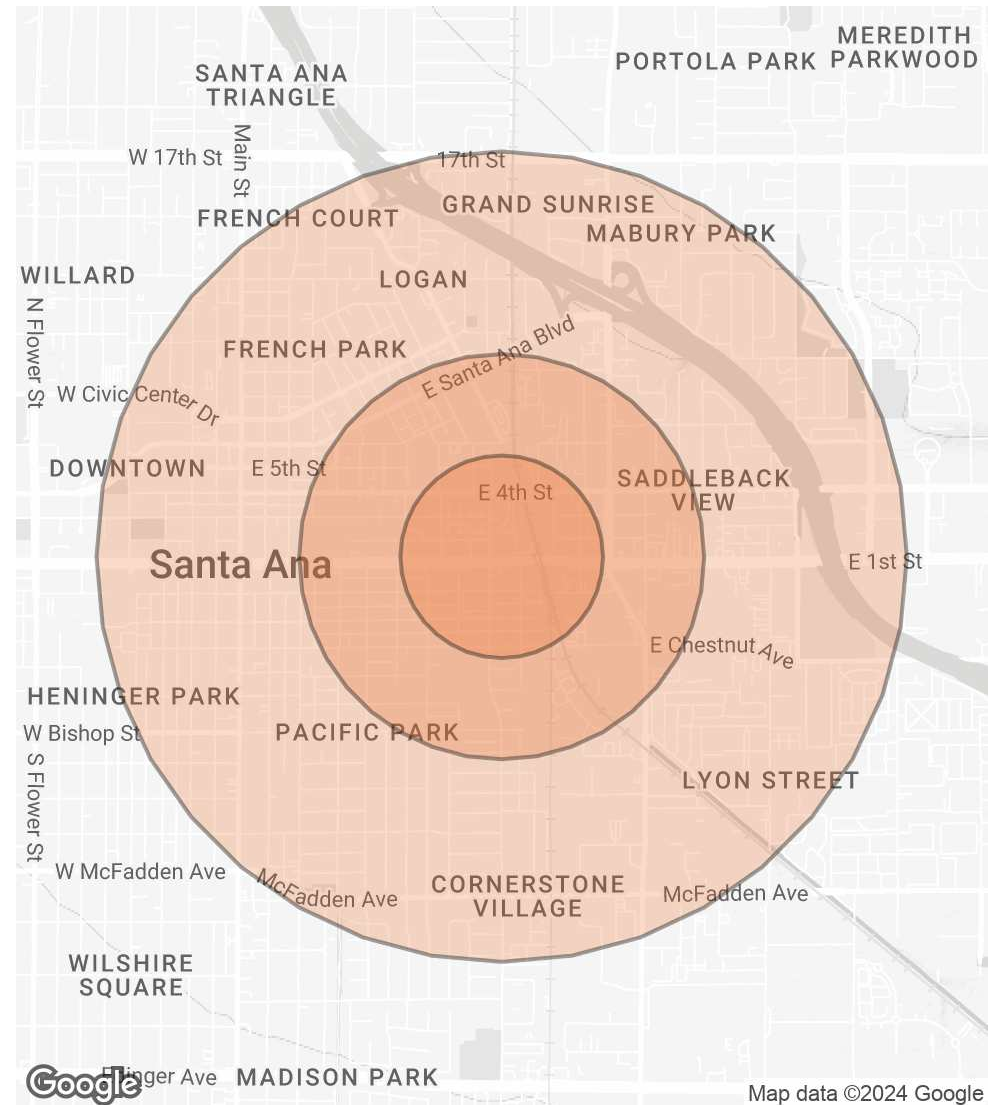
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,983	12,381	48,517
AVERAGE AGE	28.0	28.5	28.0
AVERAGE AGE (MALE)	26.9	28.0	27.9
AVERAGE AGE (FEMALE)	30.1	29.3	28.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	629	2,632	11,659
# OF PERSONS PER HH	4.7	4.7	4.2
AVERAGE HH INCOME	\$67,787	\$69,167	\$66,262
AVERAGE HOUSE VALUE	\$473,057	\$450,592	\$348,786

\* Demographic data derived from 2020 ACS - US Census



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