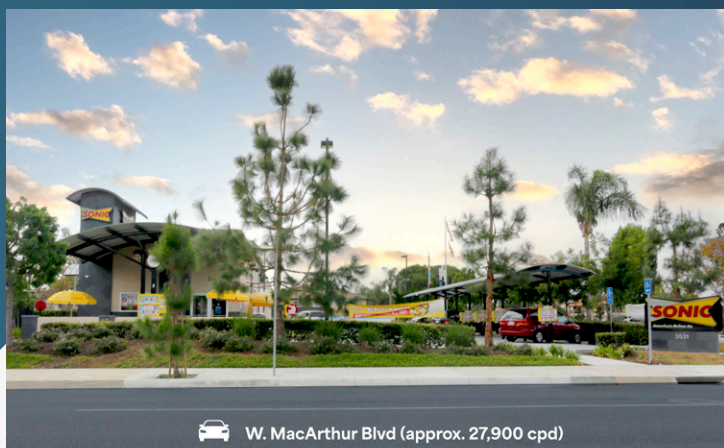
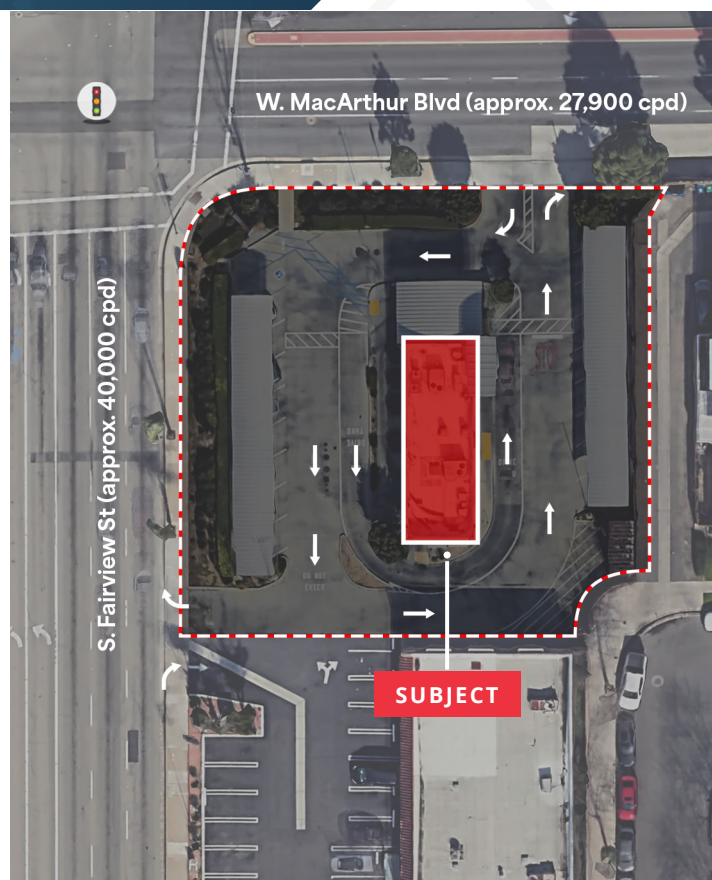


# Corner Drive Thru Pad Opportunity

3531 S Fairview St | Santa Ana, CA 92704



W. MacArthur Blvd (approx. 27,900 cpd)



## Pad Drive Thru Opportunity

1,540 SF  
Available

≈0.52 Acres (≈22,651 SF of Land)

Parking: 30 spaces

APN: 414-011-35

## DESCRIPTION

- Rare second generation corner drive thru for lease in one of Orange County's top trade areas
- Strategically positioned with multiple convenient points of ingress/egress
- Located within an established, strong performing retail corridor with a healthy mix of national, regional, and local operators
- Huge dynamic population with over 140K employees within a 3-milues radius
- Excellent signage visible to over 67,000 vehicles per day

## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	19,011	208,133	636,046
Avg Household Income	\$136,575	\$135,934	\$135,990
Daytime Population	19,423	148,909	414,583

Source: Esri

## TRAFFIC COUNTS

Fairview St  
MacArthur Blvd

Source: Costar

approx. 40,000 cpd  
approx. 27,900 cpd

## CONTACT

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