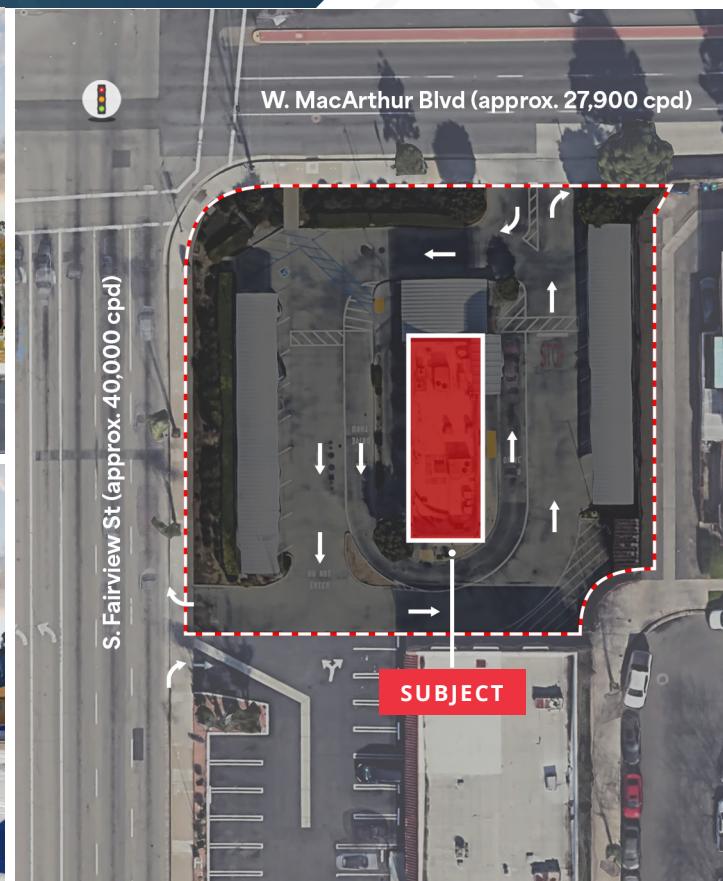


Corner Drive Thru Pad Opportunity

3531 S Fairview St | Santa Ana, CA 92704



Pad Drive Thru Opportunity

1,540 SF
Available

~0.52 Acres (~22,651 SF of Land)

Parking: 30 spaces

APN: 414-011-35

CONTACT

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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 | approx. 40,000 cpd |
| MacArthur Blvd | approx. 27,900 cpd |
| Source: Costar | |

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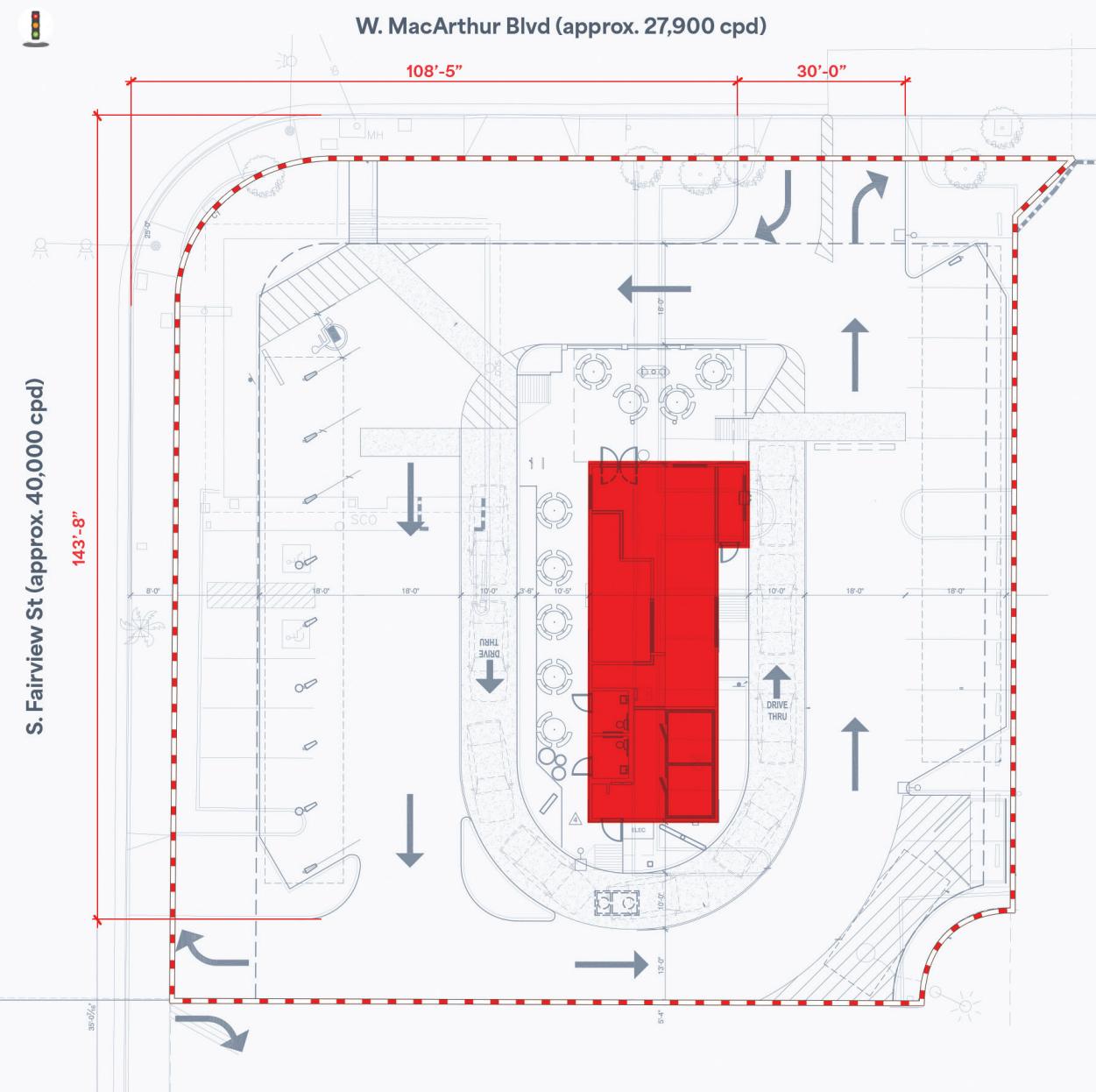
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Site

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Santa Ana, CA 92704



SRS REAL ESTATE PARTNERS

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