

Site Available For Ground Lease

2626 S Pullman Street, Santa Ana, CA 92705

Approx. 35,577 SF

Priced at \$0.50/SF Absolute NNN

Redevelopment Opportunity

Currently Improved with Office Building

390 Ft of Freeway Frontage along 55 (306,575 Cars per day)

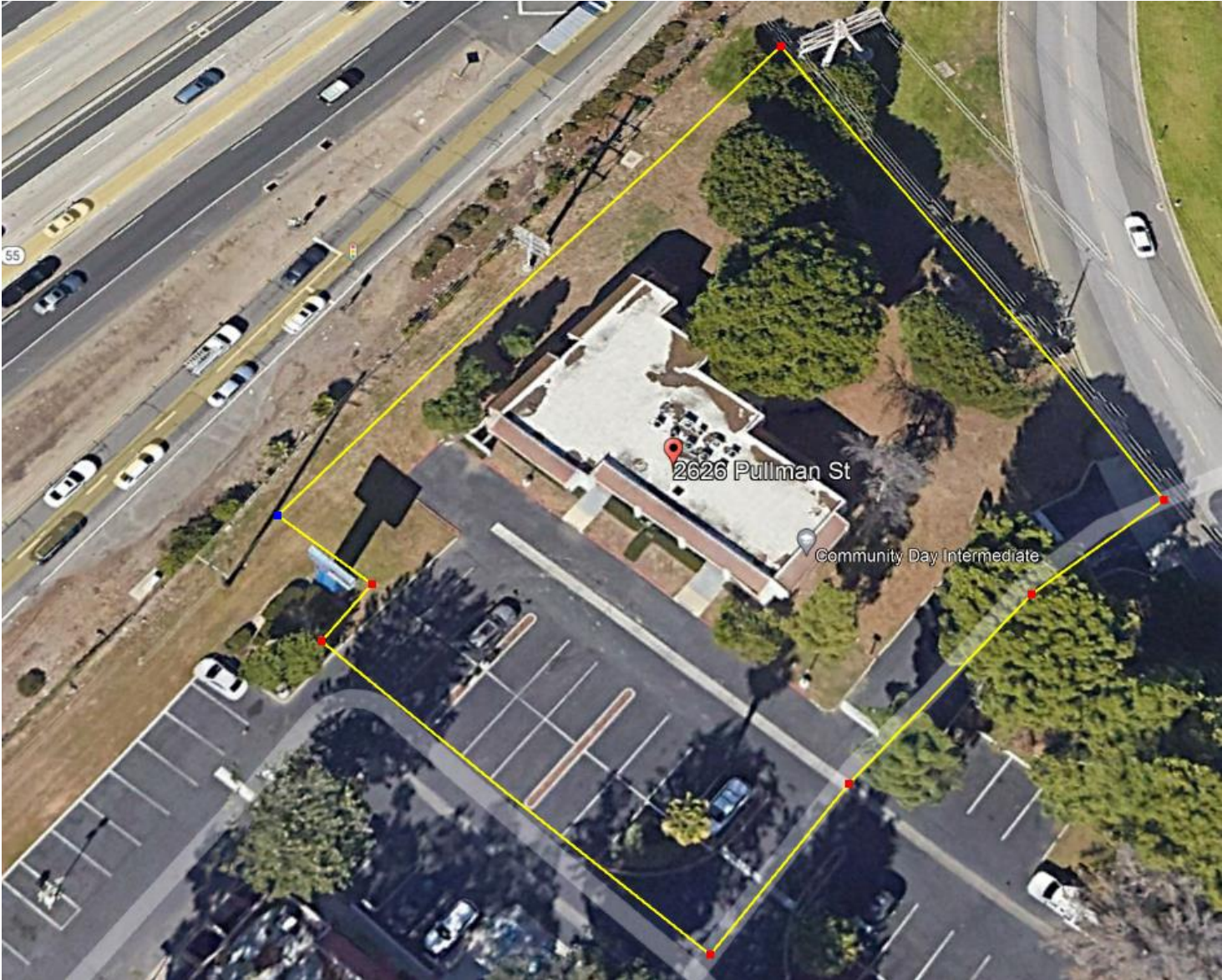
Major Freeway on / off ramp, Tremendous Freeway Visibility

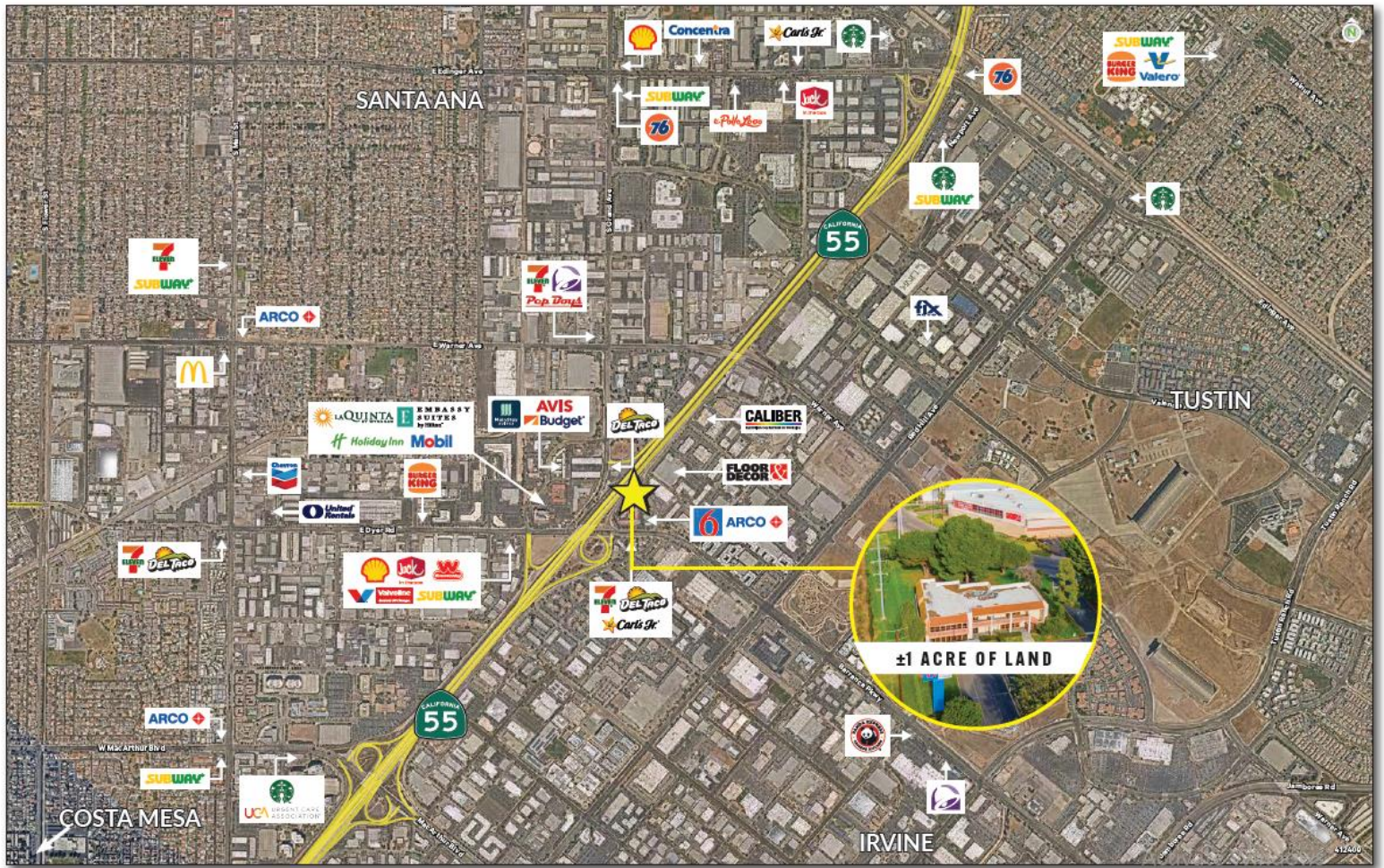
Zoned C5 (Arterial Commercial)



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POPULATION	1 MILE	3 MILES	5 MILES
Avg HH Income	\$113,041	\$102,351	\$112,402
2022 Population	4,994	258,975	641,082
Daytime Population	32,618	327,121	761,405

The only freeway offering a direct north-south connection between Central Orange County and the coastal region is SR-55. The SR-55 is a heavily travelled corridor linking southern Orange County with SR 91, one of the main corridors between the Inland Empire and the Los Angeles Metropolitan Area, the main north-south corridor for California.

