

CENTRAL LOCATION IN DOWNTOWN SANTA ANA

Retail Space for Sublease

KENNEDY WILSON

BROKERAGE

700 N. Main Street, Suite B | Santa Ana, CA 92701



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AVAILABLE

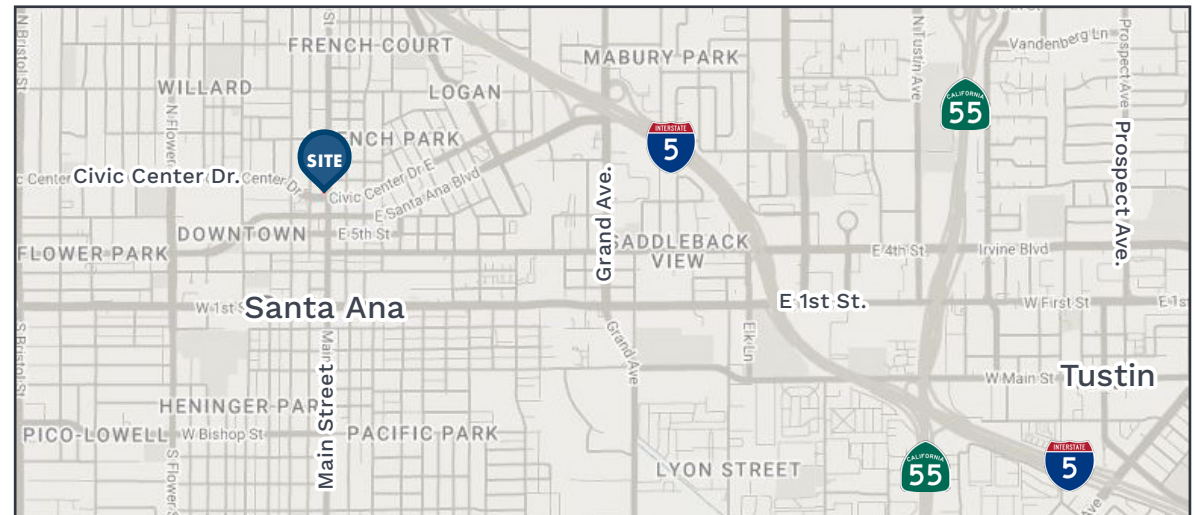
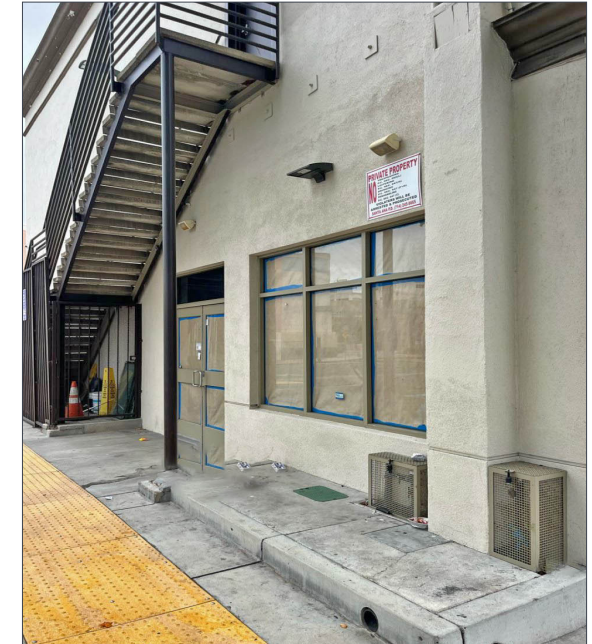
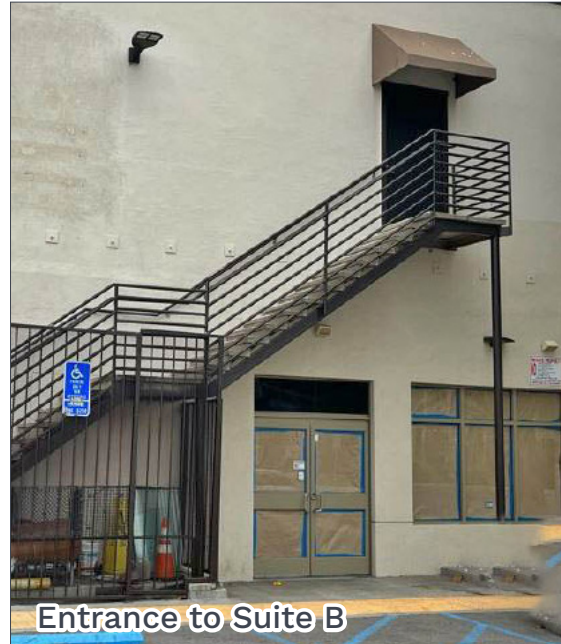
Suite B: ±2,600 SF
Rent: \$2.72 PSF/Mo., NNN

Initial Lease
Term Through: January 31, 2025

PROPERTY HIGHLIGHTS

- Currently vacant former 7-Eleven
- Highly trafficked location at the corner of Main Street and Civic Center Drive (over 30,000 CPD)
- Near many government, medical, retail centers and restaurant locations
- Less than 1 mile from I-5 and Highway 22 and 55
- Average HHI is \$105,782 within a 5 mile radius

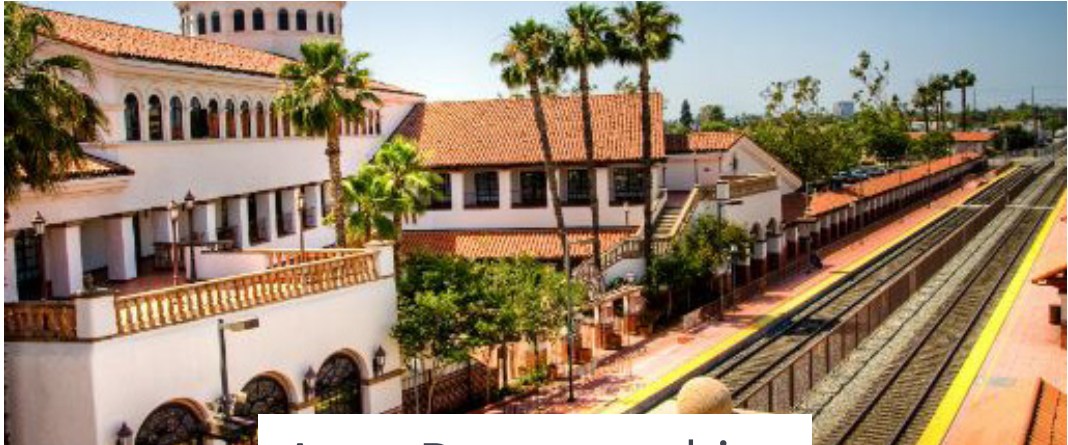
Prospective tenants are hereby advised that all uses are subject to City approval



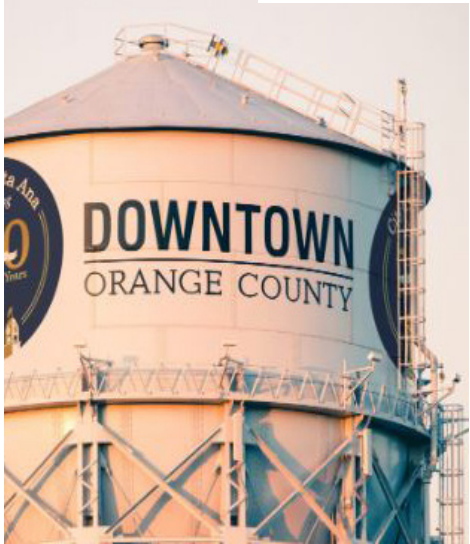
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Area Demographics



	1 Mile	5 Mile	10 Miles
POPULATION			
2023 Estimated Population	56,940	655,304	2,077,599
2028 Projected Population	55,993	648,097	2,073,638
2010 Census Population	58,784	656,340	1,978,124
Projected Annual Growth 2023 to 2028	-1.66%	-1.10%	-0.19%
Historical Annual Growth 2010 to 2023	-3.14%	-0.16%	5.03%
2023 Median Age	32.7	36.1	38.2
HOUSEHOLDS			
2023 Estimated Households	12,206	176,449	649,442
2028 Projected Households	11,922	174,674	648,449
2010 Census Households	13,033	175,639	616,119
Projected Annual Growth 2023 to 2028	-2.33%	-1.01%	-0.15%
Historical Annual Growth 2010 to 2023	-6.35%	0.46%	5.41%
RACE & ETHNICITY			
2023 Estimated White	89.5%	73.9%	67.5%
2023 Estimated Black or African American	2.22%	2.22%	2.28%
2023 Estimated Asian or Pacific Islander	1.95%	1.57%	1.19%
2023 Estimated American Indian or Native Alaskan	0.23%	0.49%	0.45%
2023 Estimated Other Races	1.88%	2.75%	3.61%
2023 Estimated Hispanic	88.9%	60.1%	40.2%
INCOME			
2023 Estimated Average Household Income	\$71,154	\$105,782	\$118,376
2023 Estimated Median Household Income	\$53,385	\$83,647	\$93,448
EDUCATION			
2023 Estimated High School Graduate	19.6%	19.3%	17.0%
2023 Estimated Some College	15.8%	22.5%	24.2%
2023 Estimated Associates Degree Only	10.7%	9.08%	7.93%
2023 Estimated Bachelors Degree Only	6.11%	15.8%	21.5%
2023 Estimated Graduate Degree	2.74%	6.79%	12.0%

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