

Available - Medical Office, Potential Drive-Thru

- Adjacent to Santa Ana College (38,000 enrolled students)
- Neighboring Target Anchor Center, Major Intersection 71,919 VPD

BLVD Real Estate
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Smart & Final



**MENDEZ
INTERMEDIATE
SCHOOL**

**SANTA ANA
CITY COLLEGE -
38,000 ENROLLED
STUDENTS**

W 17TH ST (38,919 VPD)

TOTAL INTERSECTION (71,919 VPD)

N BRISTOL ST. (41,000 VPD)

For Lease - Available





MEDICAL OFFICE - DRIVE THRU PAD

1227 W 17th St. Santa Ana, CA 92706

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PROPERTY SPECIFICATIONS

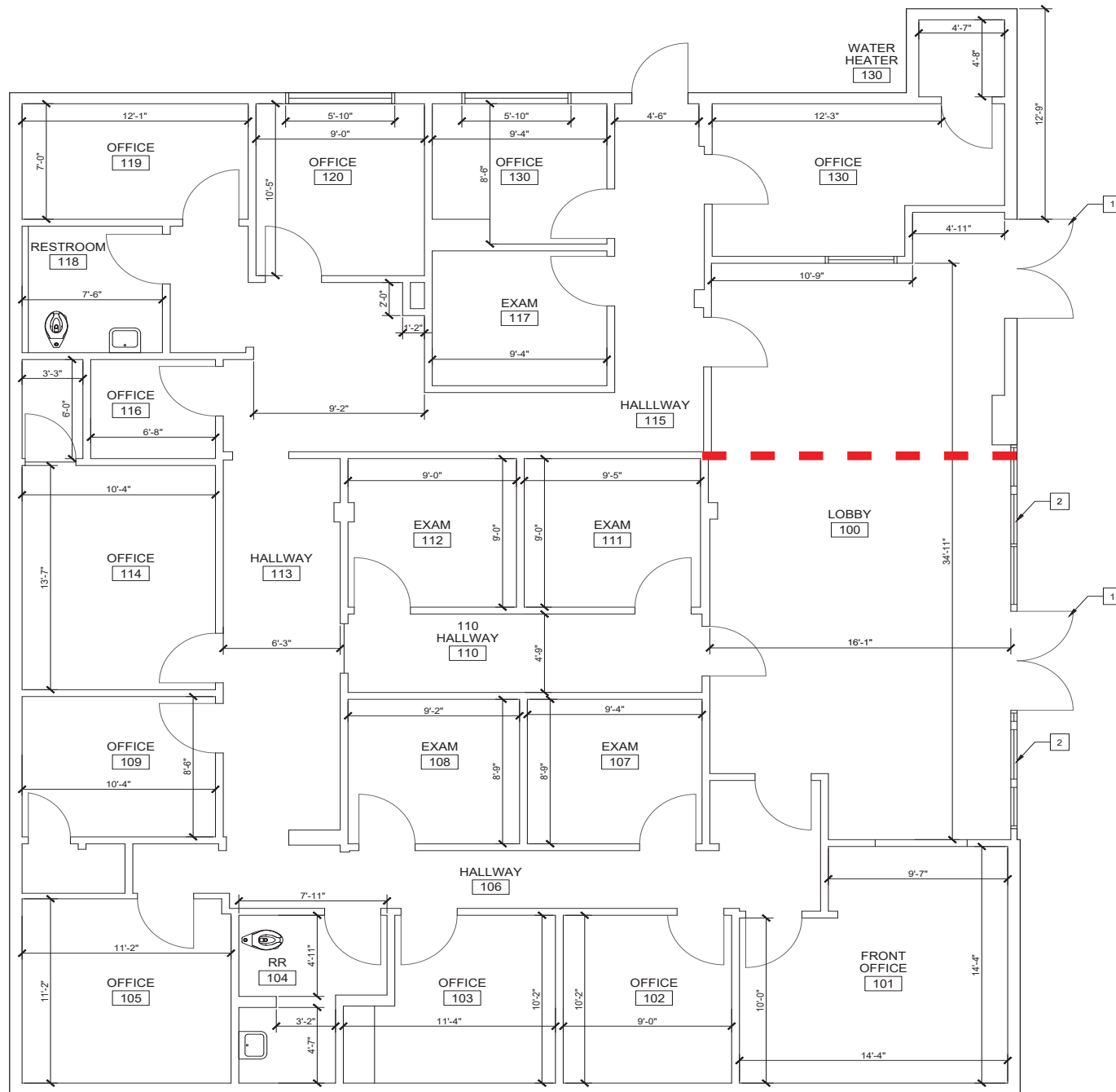
Address:	1227 W 17th St. Santa Ana, CA 92706	
Building Size:	6,552 SF	
Land Size:	0.42 acres (18,292 SF)	
Available for Lease:	1st Floor - Suite 100 - 2,176 SF	
	Suite 101 - 1100 SF	
	2nd Floor - Demisable Upon Request - 3,276 SF	
Parking Ratio:	5 / 1,000 SF (33 Spaces)	
Zoning:	GC	
Traffic Counts:	W. 17th St:	38,919 VPD
	N Bristol St.:	41,000 VPD

For Lease - Available

N BRISTOL ST. (41,000 VPD)

W 17TH ST (38,919 VPD)

Suite 101 - 1,100 SF



SITE PLAN - 2ND FLOOR

2nd Floor - 3,276
Can be demised upon
request

