



2003 N Broadway

2003 N Broadway, Santa Ana, CA 92706



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2003 N Broadway

\$32.52 /SF/YR

Discover a one-of-a-kind commercial property for lease in the heart of Santa Ana, ideally situated on a high-visibility corner lot at 17th & 20th Streets with prominent monument signage. This newly renovated space blends historic Mission/Mediterranean architecture with modern amenities, featuring a striking Italian plaster exterior, refinished original wood floors, central HVAC, and a gas fireplace. The property includes a full kitchen, ample storage with garage and basement space, and parking for up to 8 vehicles—plus an EV charger for added convenience. Enhanced with a new roof, Ring alarm system, and beautifully landscaped surroundings, this location offers easy access to the 5, 55, 22, and 57 freeways, and is just 10 minutes from John Wayne Airport. Minutes from the Bowers Museum and MainPlace Mall, this space is perfect for professional offices, creative businesses, or boutique firms seeking character, functionality, and a prime location....

- Heavy Daytime Foot Traffic



Rental Rate:	\$32.52 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	2,100 SF
Year Built:	1920
Walk Score ®:	83 (Very Walkable)
Transit Score ®:	49 (Some Transit)

Rental Rate Mo:	\$2.71 /SF/MO
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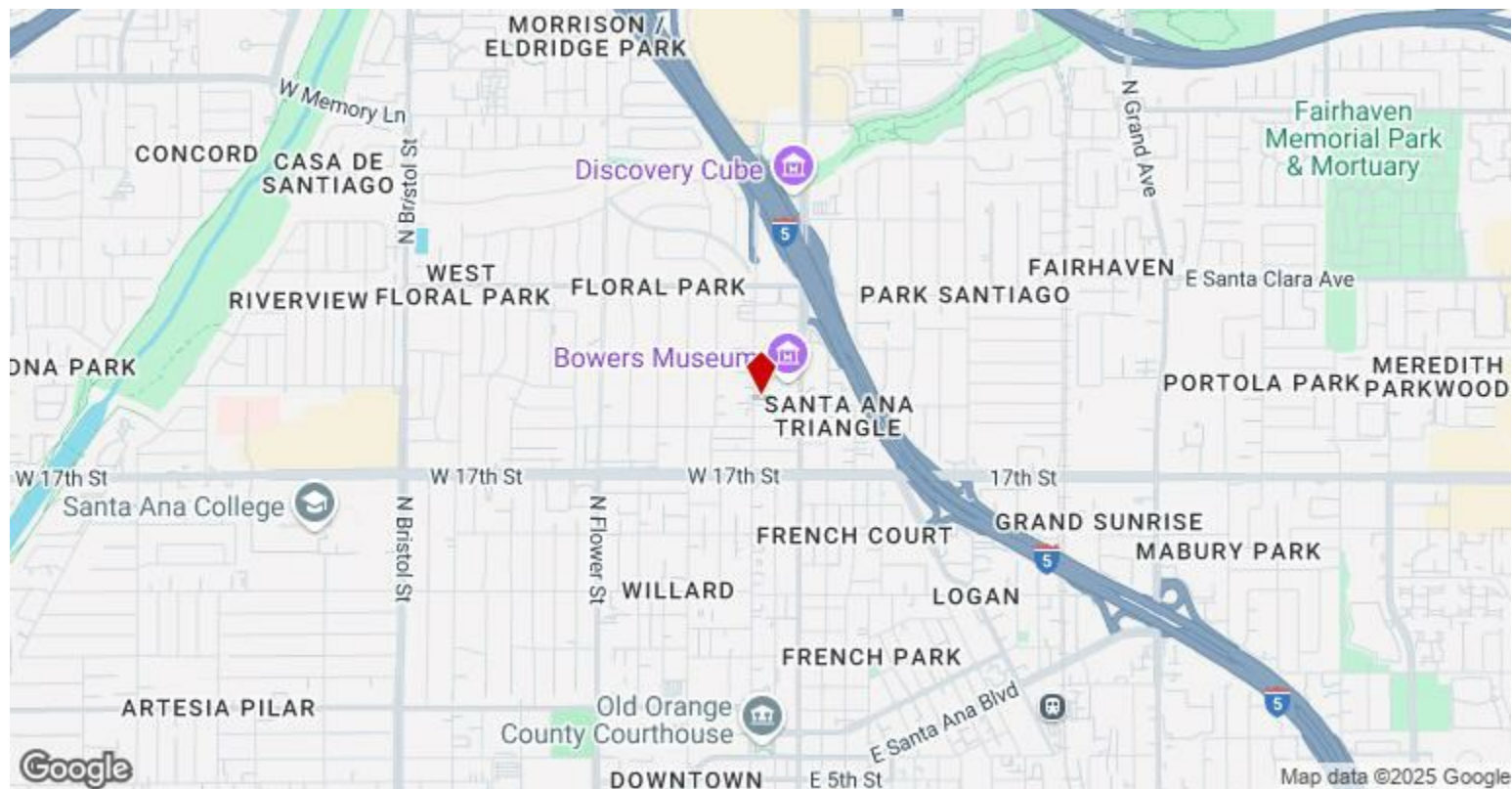
1st Floor Ste 2003

Space Available	2,100 SF
Rental Rate	\$32.52 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

-Italian Plaster Exterior-Corner Lot Location (17th & 20th Streets, with monument signage)-HVAC Central air heating and cooling- Historic Block Mission/Mediterranean Architecture-Newly Renovated Includes refinished original wood floors- Basement-Gas Fireplace-New Roof-Ring Alarm System Installed-EV Charger On Site-Ample Parking Up to 8 cars-Storage Areas Includes closets, garage, and basement-Full Kitchen-Beautifully Landscaped-Near Bowers Museum, MainPlace Mall-Quick Freeway Access – 5, 55, 22, and 57-10 Minutes to SNA (John Wayne Airport)Qualification requirements:-City of Santa Ana Business License-Commercial insurance (\$2m coverage liability)-Proof of business income.-Commercial applicationFor any questions, please feel free to contact us directly.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Coneybeare LLC	-	



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Property Photos



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