

**1810 E 17TH STREET
SANTA ANA CA 92705**

OFFICE / MEDICAL

**1,000 SF - 2,671 SF ENTIRE
\$2.50 PER SF + NNN
NEGOTIABLE**

BUILDING IS TURN KEY READY TO MOVE IN
CAN BE USED FOR OFFICE OR MEDICAL
SINGLE BUILDING WITH 2 ENTRANCES
HIGHLY DENSE RESIDENTIAL AREA
SHARE 40 PARKING SPACES



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HPT COMMERCIAL

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EXECUTIVE SUMMARY

For lease: a 1,000 - 2,671 SF office or medical space in excellent condition, vacant and ready for immediate occupancy. The total 1,000 SF - 2,671 SF, making it ideal for a variety of professional or medical uses. Located in a well-maintained complex, it shares 40 on-site parking spaces with two neighboring buildings, providing ample parking for staff and clients. This is a flexible, move-in-ready opportunity in a convenient location with great visibility—perfect for businesses looking for a clean, functional space.



PROPERTY HIGHLIGHTS

- **SIZE:** 1,000 – 2,671 SF AVAILABLE; DIVISIBLE INTO SUITES AS SMALL AS 1,000 SF
- **CONDITION:** EXCELLENT, VACANT, AND MOVE-IN READY
- **USE:** IDEAL FOR OFFICE OR MEDICAL PRACTICES
- **PARKING:** 40 SHARED ON-SITE SPACES ACROSS THREE BUILDINGS
- **LOCATION:** CONVENIENT, HIGHLY VISIBLE SETTING IN A WELL-MAINTAINED COMPLEX
- **FLEXIBILITY:** PERFECT FOR A VARIETY OF PROFESSIONAL OR MEDICAL TENANTS

**BUILDING****2,617 SF****LOT SIZE****39,260 SF****ZONING****C-5****PARKING****40****AVAILABLE****1,000 SF - 2,671 SF****PRICE PER SQFT****\$2.5****LEASE TERM****3-5 YEARS**



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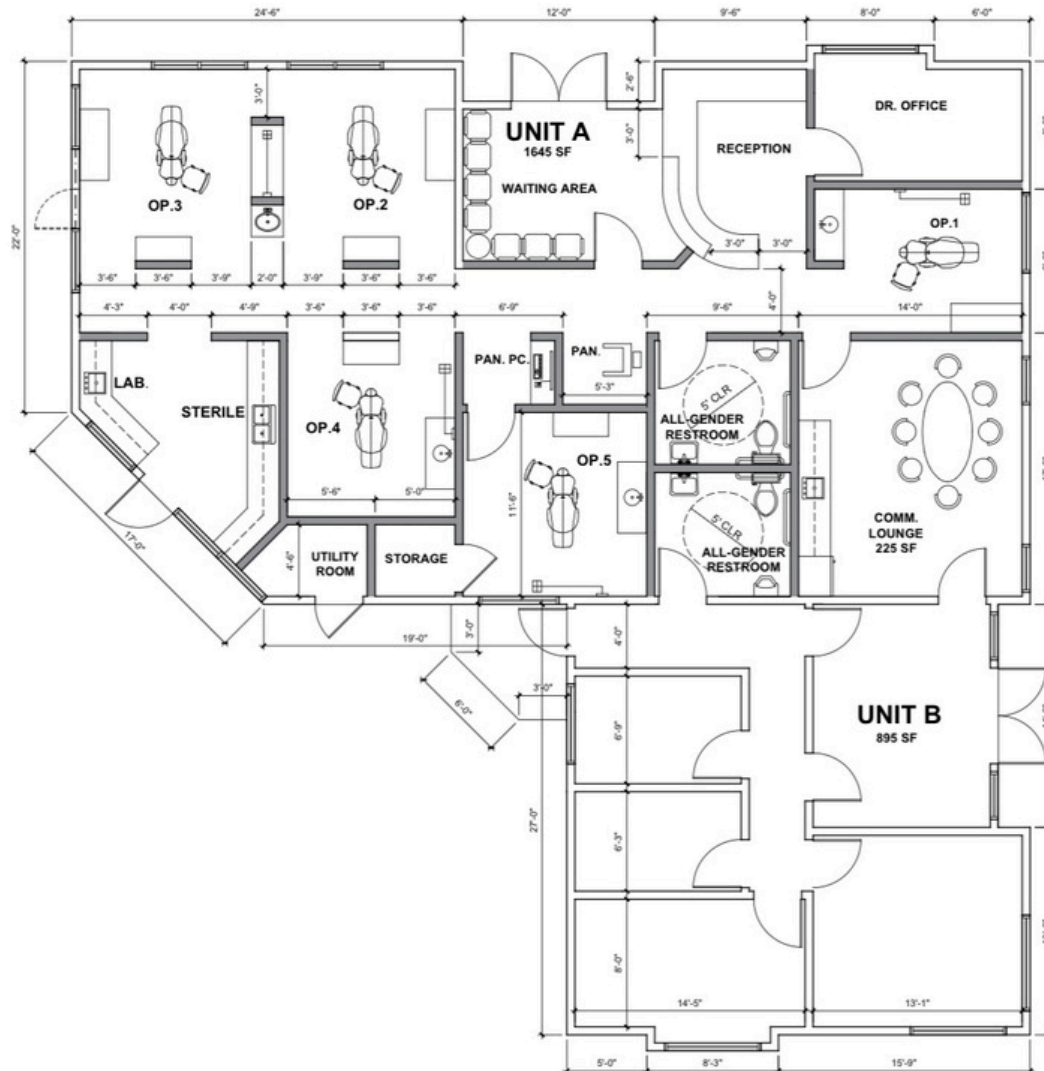
EXCLUSIVE OFFERING MEMORANDUM





PROPOSED FOR PLAN

NOT AN ACTUAL FLOOR PLAN. ONLY USED FOR YOUR PREFERENCE
UNIT B IS 1,000 SF TO WHOLE BUILDING 2,671 SF



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





CONTACT



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