

FOR SALE/FOR LEASE

±4,020 SF Daycare/School Opportunity

2112 E Santa Clara Ave | Santa Ana, CA 92705



Please Do Not Disturb

OWNER/INVESTMENT OPPORTUNITY

Daycare + Outdoor Playground Area Permitted by Right

±3,020 SF Primary Building ±1,000 SF Secondary Building

±0.45 AC / ±19,602 SF of Land

APN: 396-341-05

Parking: 8 spaces

Zoning: C-5

Arterial Commercial - Santa Ana

DESCRIPTION

- Rare entitled daycare/school opportunity for sale or for lease bordering Santa Ana and North Tustin markets
- Freestanding ±4,020 SF building GLA on just under half acre of land with a large ±8,000 SF outdoor playground area
- Primary ±3,020 SF building licensed for 70 children and secondary ±1,000 SF building may be licensed for additional 12 children
- C-5 Arterial Commercial zoning - Commercial or public schools or studios permitted by right
- Exceptional positioning near 55 freeway providing convenient access to the Santa Ana and North Tustin customer base
- Dense surrounding residential population with over \$141k average household income in 5 mile radius

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	25,927	258,606	592,069
Avg Household Income	\$139,089	\$130,977	\$141,884
Daytime Population	13,061	131,066	316,336

Source: Esri

CONTACT

Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com

CA License No. 01789657

Tony Vuona

949.270.8211 | tony.vuona@srsre.com

CA License No. 02046746

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610 Newport Center Dr | Suite 1500 | Newport Beach, CA 92660

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