

1306  
W SANTA ANA  
FOR LEASE



Carlos Silguero  
Healthcare Leasing & Investment Sales  
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±3,788 RSF OF MEDICAL  
& ADMIN SPACE

## PROPERTY FEATURES

- 3,788 RSF Available for Lease
- Multiple Suites with Multiple Entrances
- Possible Long-Term Lease Available
- DDS Dental Offices, DC Offices & Other Specialties
  
- Class A Medical Building
- On Site Family Medicine Practice
  
- Located Close from Kindred Hospital
- Medical suites are supported at approximately 6.0/1,000 SF. Professional office suites at approximately 3.0/1,000 SF Parking Ratio.
- Easy Access to Bristol, 17th Street, & 5 Freeway
- Excellent Term (1-5 Years)

**ASKING RATE: \$1.50-1.85 PSF MODIFIED GROSS**



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## AVAILABLE SUITES

- 1,033 RSF Available for Lease - 1<sup>st</sup> Floor  
Description: Suite B
- 816 RSF Available for Lease - 2<sup>nd</sup> Floor  
Description: Suite C
- 610 RSF Available for Lease - 2<sup>nd</sup> Floor  
Description: Suite D
- 1329 RSF Available for Lease - 2<sup>nd</sup> Floor  
Description: Suite E
- Medical & Office Suites
- Excellent Preferred Term (1-5 Years)

**ASKING RATE: \$1.50-1.85 PSF MODIFIED GROSS**

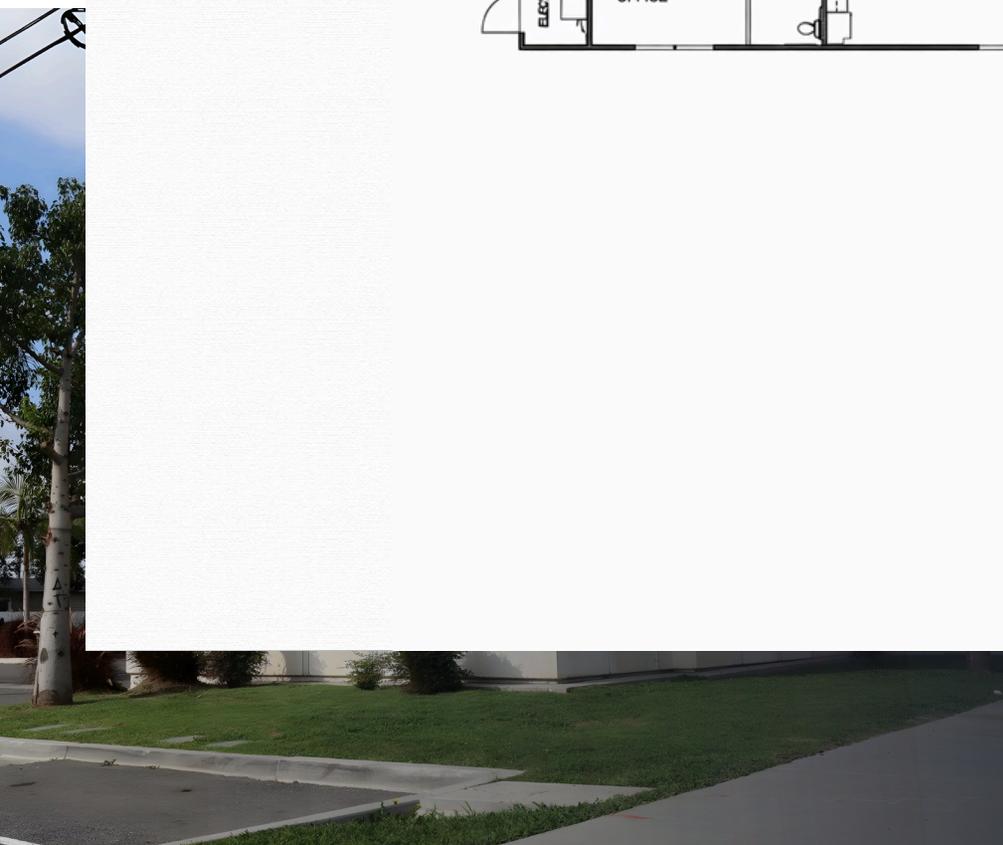
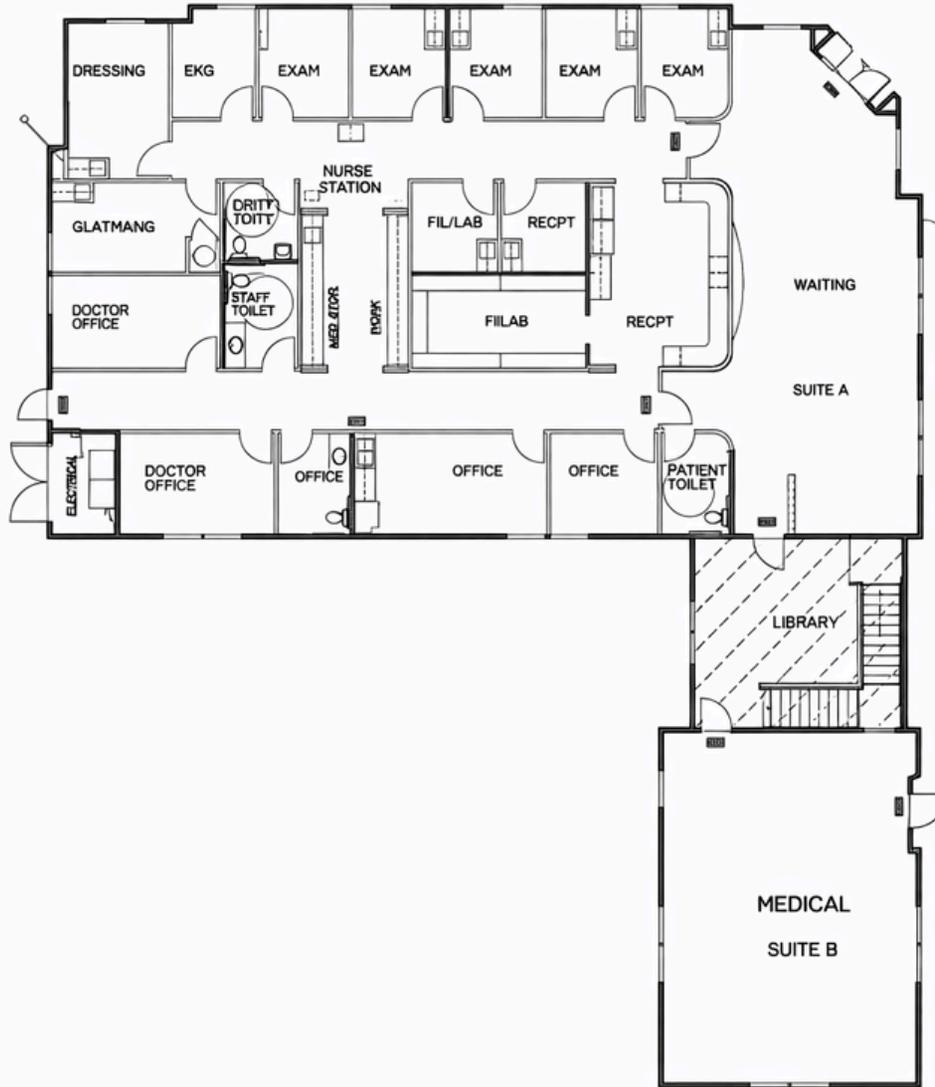


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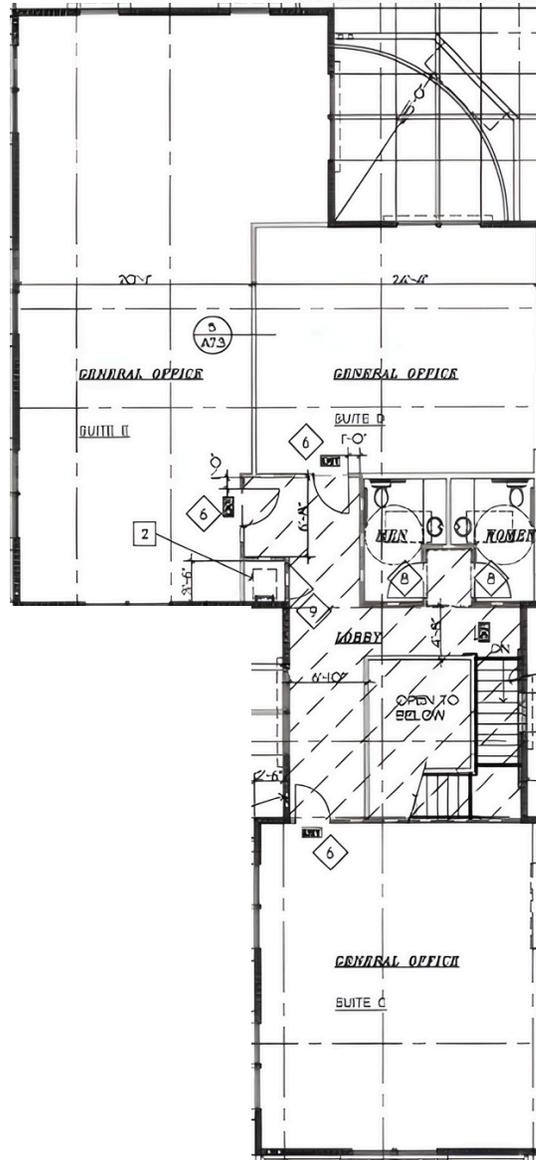
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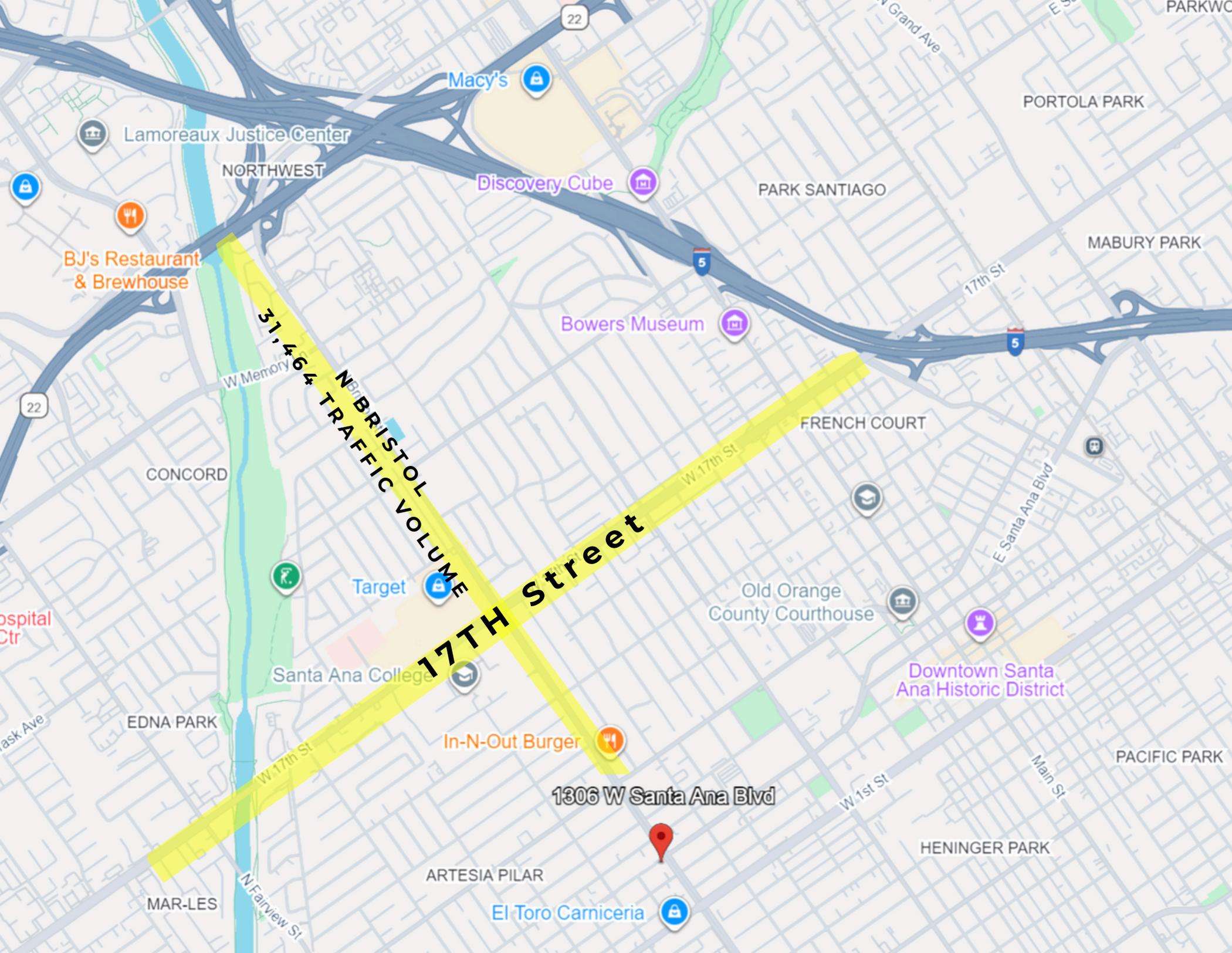


## SUITE A & B - FLOOR PLAN



# SUITE C, D, & E - FLOOR PLAN





N BRISTOL VOLUME  
31,464 TRAFFIC VOLUME

17TH Street

1306 W Santa Ana Blvd



Map labels include: Macy's, Discovery Cube, Bowers Museum, French Court, Old Orange County Courthouse, Downtown Santa Ana Historic District, In-N-Out Burger, El Toro Carniceria, Target, Santa Ana College, Lamoreaux Justice Center, BJ's Restaurant & Brewhouse, W Memory, W 17th St, W 1st St, Main St, E Santa Ana Blvd, N Fairview St, MAR-LES, EDNA PARK, CONCORD, NORTHWEST, PARK SANTIAGO, MABURY PARK, PORTOLA PARK, PACIFIC PARK, HENINGER PARK, ARTESIA PILAR, W Grand Ave, and Highway 22.



1306

Clinica Medica San Manuel

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