

AVAILABLE

FORMER TAX PREP & REAL ESTATE , suite 1221

FORMER MEDICAL & BANK SPACE , suite 1201

FOR LEASE
North Park Retail Plaza



Contact:

Sima Shidfar, MSIE
t. (818)232-2299
m. (818)262-8044
Sima@TWSRealty.com

NORTH PARK PLAZA RETAIL CENTER

- **Suite 1221:** Former Real Estate, Tax Prep location, custom built Two offices and Open space, Tile flooring, sink and bathroom. Currently approximately **1,289 square feet.**

Suite 1201: Former Bank & Medical Space, custom built for Bank with existing vault and Medical Office improvement, high ceiling Front Unit with perfect visibility with easy freeway access, **currently 3,872 square feet, room to expand to 4,372 contiguous spaces.**

- Located in orange crunch with in FWY triangle of 5, 22, 57 and 55 Freeways
- Excellent street visibility on high traffic 17th street, major street with Approx. 300,000 cars per day traffic.
- Fantastic retail location with huge monument sign and one large building sign in top of the store door.
- Gateway to a 15-acre medical and professional campus, 2 trade schools and over 30 medical and dental practices with approximately 5,000 to 10,000 visitors per day
- Convenient surface parking
- Total adult population within 5 mile radius: Approximately 666,397
- A very busy daytime population and activity



1. Rounder's MMA and Boxing
2. Metropolitan Veterinary Hospital
3. CVS
4. Walgreens
5. AutoZone
6. Grand Pet Care Center
7. Target
8. Express logistics
9. American Tire Depot
10. Wells Fargo
11. Albertson's
12. Bank of America
13. Staples
14. Abercrombie and Fitch
15. Aeropostale
16. Aldo
17. AT&T
18. Best Buy Mobile
19. Champs Sporting Goods
20. Claire's
21. Coach
22. Disney Store
23. Foot Locker
24. Forever 21
25. Guess
26. Gymboree
27. H&M
28. Hallmark
29. JC Penney
30. Kay Jewelers
31. Kevin Jewelers
32. Macy's
33. Payless
34. Victoria's Secret
35. Puppy Store
36. See's Candies
37. Sprint
38. Sunglass Hut
39. T Mobile
40. Zumiez
41. St. Joseph Hospital
42. Children's Hospital of Orange County
43. Blend Barbershop
44. Hood Cake
45. Dunkin Donuts
46. Star Bucks
47. El Gavilan
48. Popeye's

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



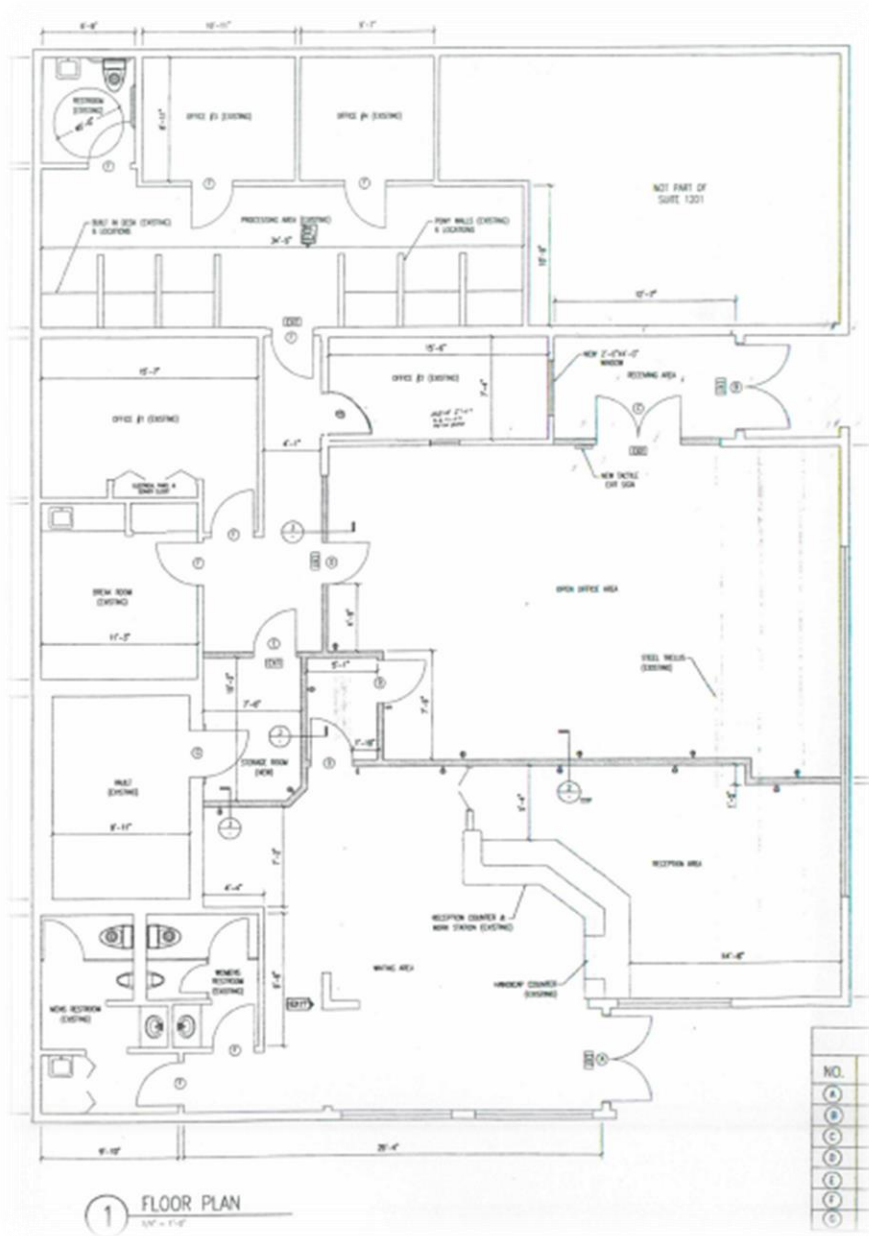
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1201 E. 17th Street, Santa Ana, CA 92701



1201 E. 17TH STREET ENTRY DOOR

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TRANSPORTATION



The Santa Ana Regional Transportation Center (SARTC), also known as The Depot, is located 1 mile from the site and is the focal point of transportation in Orange County. It combines Amtrak, Metro link, Orange County Transit Authority, intercity and interstate bus transportation, and airport and taxi services all in one location. The SARTC provides easy access to cities across the county, state, and country. The SARTC has a commuter bicycle locker program with a solar powered bike hut where monthly and annual members can store their bikes in an enclosed and secure room for the day or a short duration. The Santa Ana Regional Transportation Center is the planned eastern terminus of the Orange County Streetcar, a 4-mile (6.4 km) streetcar line to Garden Grove that as of 2016 is being designed and is scheduled to open in 2020. The John Wayne Airport (JWA) is located 7.8 miles (10-minute drive) from the site and is Orange County's international airport. It is the only commercial airport in Orange County serving over 10 million passengers in 2016. John Wayne Airport plays a unique and crucial role in the Orange County community.

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