

Warehouse/Office FOR SUB LEASE

2911 Croddy way
Santa Ana, CA 92704

Monthly Rent \$8,590.00 NNN
Current NNN Est Per Mo 1,514.61



Features

- Available 7,632 Sq. Ft. Warehouse/Office space
- Parking Type: 12 Surface Spaces
- 3% yearly increases
- Lease expiration Feb 2026
- Lessor willing to entertain new lease



Highlights

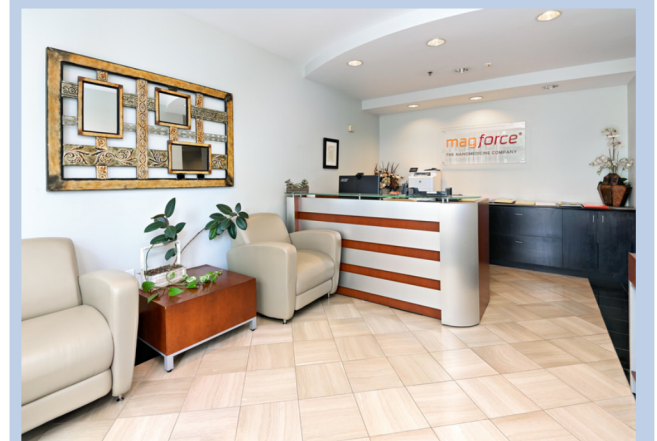
- ~5,391 Sq Ft Warehouse Space/ ~2,240.82 Sq Ft Office
- HVAC
- Power 400 Amp
- 2 Roll up doors - 12' w x 14' h
- Zoning M1
- 18' Ceiling
- Reception area
- Open area
- 4 Offices
- 1 Conference Room
- Kitchenette
- 2 Bathrooms including one in warehouse
- IT room



Description

Beautiful warehouse/office space located in the heart of Santa Ana. Currently available for sublease through Feb 2026.

Owner willing to entertain a new lease. Base rent increases yearly at 3%.



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2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year

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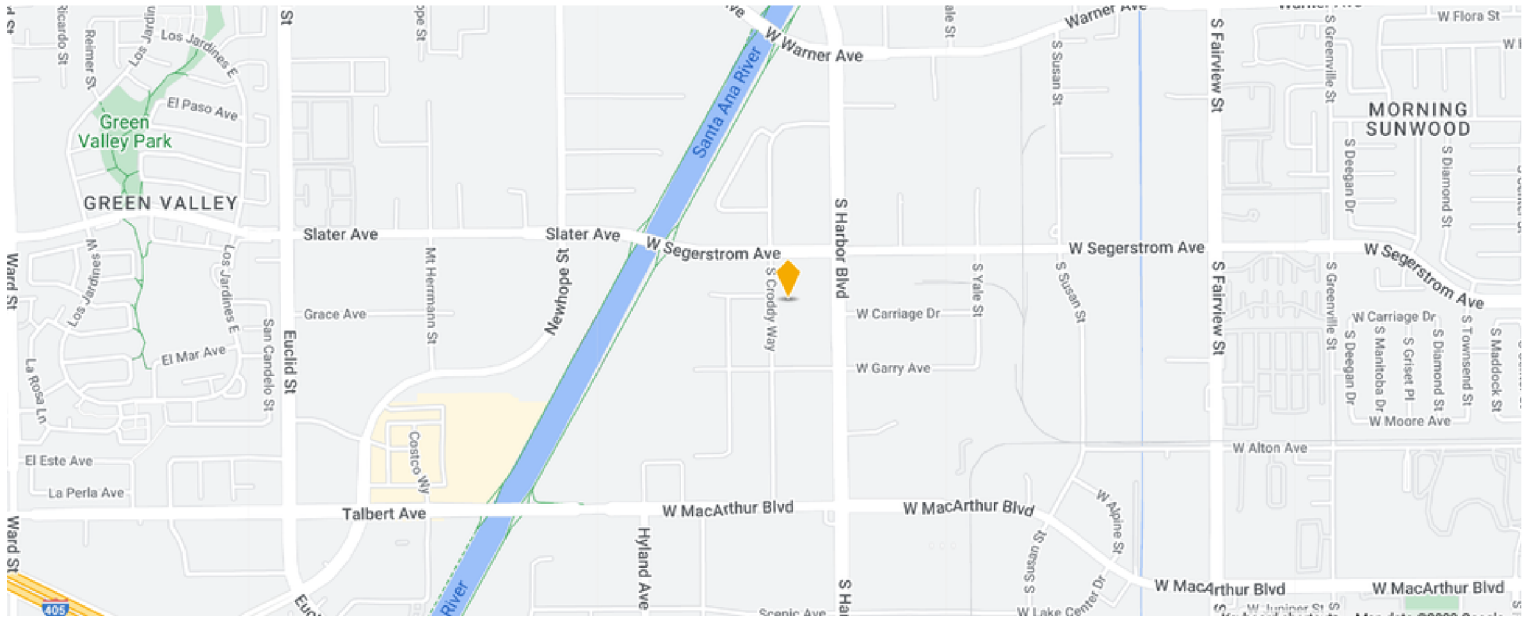
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Key Demographics

Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	49,515	5,167	10	334,900	40,155	8	890,304	100,121	9
Trade Transportation & Utilit...	12,422	996	12	67,347	6,769	10	147,509	16,168	9
Information	1,477	135	11	10,495	947	11	28,242	2,211	13
Financial Activities	4,075	565	7	43,087	5,903	7	100,679	14,201	7
Professional & Business Se...	10,679	887	12	71,046	8,467	8	151,939	19,087	8
Education & Health Services	11,794	1,746	7	64,940	10,089	6	190,756	28,590	7
Leisure & Hospitality	4,579	354	13	44,327	3,343	13	184,948	8,884	21
Other Services	3,242	443	7	19,806	4,237	5	48,247	10,127	5
Public Administration	1,247	41	30	13,852	400	35	37,984	853	45
Goods-Producing Industries	12,356	756	16	58,760	4,524	13	128,251	10,709	12
Natural Resources & Mining	44	14	3	314	94	3	855	201	4
Construction	2,762	373	7	17,295	2,502	7	44,109	6,435	7
Manufacturing	9,550	369	26	41,151	1,928	21	83,287	4,073	20
Total	61,871	5,923	10	393,660	44,679	9	1,018,555	110,830	9



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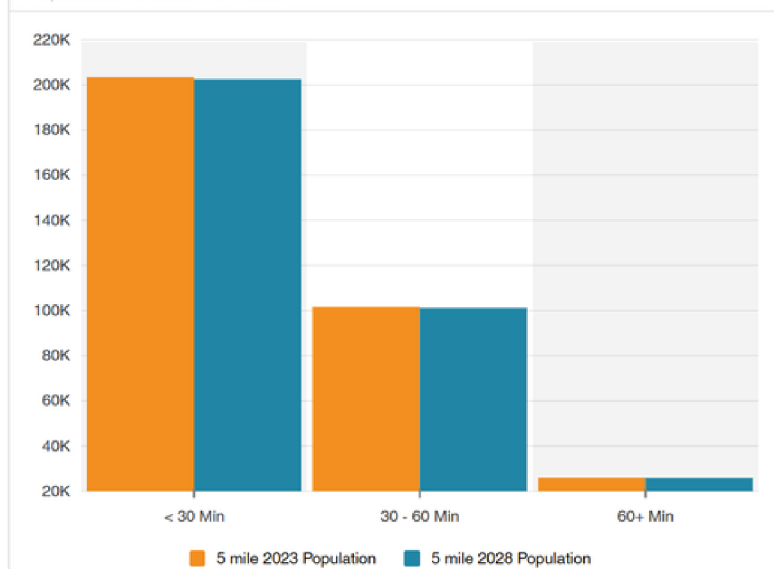
Population

	2 mile	5 mile	10 mile
2010 Population	80,596	680,157	1,788,791
2023 Population	78,230	677,833	1,853,261
2028 Population Projection	76,957	670,155	1,845,263
Annual Growth 2010-2023	-0.2%	0%	0.3%
Annual Growth 2023-2028	-0.3%	-0.2%	-0.1%
Median Age	39.2	37.7	38.3
Bachelor's Degree or Higher	29%	25%	33%
U.S. Armed Forces	37	215	635

Households

	2 mile	5 mile	10 mile
2010 Households	23,970	192,783	560,099
2023 Households	23,087	193,041	580,658
2028 Household Projection	22,671	190,978	578,083
Annual Growth 2010-2023	0.1%	0.4%	0.6%
Annual Growth 2023-2028	-0.4%	-0.2%	-0.1%
Owner Occupied Households	13,591	96,335	296,566
Renter Occupied Households	9,080	94,644	281,517
Avg Household Size	3.2	3.3	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	\$952M	\$7.5B	\$23B

Population Travel To Work



Income

	2 mile	5 mile	10 mile
Avg Household Income	\$115,116	\$108,824	\$118,442
Median Household Income	\$94,366	\$85,764	\$92,871
< \$25,000	2,400	24,130	71,397
\$25,000 - 50,000	3,250	31,087	83,287
\$50,000 - 75,000	3,667	30,366	84,167
\$75,000 - 100,000	2,876	25,405	72,009
\$100,000 - 125,000	3,048	24,019	70,033
\$125,000 - 150,000	2,247	15,104	47,360
\$150,000 - 200,000	2,750	20,026	63,130
\$200,000+	2,852	22,907	89,273



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Lease Comps (Last Year Within .5 Miles)

Sign Date	Start Date	Address	City	Floor	SF Leased	Rent/SF/Yr	Services	Rent Type	Use	Lease Type	Term	Exp Date	Tenant
☐ May 2023	Jun 2023	3720-3750 Warner Ave	Santa Ana	1st	4,921	\$19.20		Asking	Industrial	Direct	3 yrs	Jun 2026	
☐ Apr 2023	Sep 2023	3421 W Segerstrom Ave	Santa Ana	1st	67,266				Industrial	Direct			
☐ Apr 2023	May 2023	2701 S Harbor Blvd	Santa Ana	1st	71,583	\$12.80 NNN		Asking	Industrial	Sublease			Robinson Pharma
☐ Apr 2023	May 2023	3500 W Moore Ave	Santa Ana	1st	4,000	\$21.48 IG		Asking	Industrial	Direct			
☐ Mar 2023	Apr 2023	3720-3750 Warner Ave	Santa Ana	1st	1,411	\$19.20		Asking	Industrial	Direct	3 yrs	Apr 2026	ECA Construction
☐ Mar 2023	Apr 2023	3720-3750 Warner Ave	Santa Ana	1st	1,421	\$19.20		Asking	Industrial	Direct	3 yrs	Mar 2026	Nameless Productions
☐ Mar 2023	Apr 2023	2612 S Croddy Way	Santa Ana	1st	1,160	\$18.96 MG		Asking	Industrial	Direct			
☐ Feb 2023	Mar 2023	3625 W MacArthur Blvd	Santa Ana	1st	3,140				Industrial	Direct	3 yrs	Mar 2026	
☐ Feb 2023	Mar 2023	11661 Martens River Cir	Fountain Valley	1st	1,320	\$16.80		Asking	Industrial	Direct			
☐ Jan 2023	Feb 2023	3480 W Warner Ave	Santa Ana	1st	4,246	\$22.20 IG		Asking	Industrial	Direct			
☐ Jan 2023	Feb 2023	3480 W Warner Ave	Santa Ana	1st	2,252	\$21.00 IG		Asking	Industrial	Direct			
☐ Dec 2022	Jan 2023	11661 Martens River Cir	Fountain Valley	1st	1,320	\$16.80		Asking	Industrial	Direct			
☐ Dec 2022	Jan 2023	3609 W MacArthur Blvd	Santa Ana	1st	4,140	\$20.04		Asking	Industrial	Sublease		Apr 2025	
☐ Nov 2022	Nov 2022	2610 S Croddy Way	Santa Ana	1st	1,160	\$18.36 MG		Effective	Industrial	Direct	1 yr	Oct 2023	
☐ Oct 2022	Feb 2023	2600 S Yale St	Santa Ana	1st	7,640	\$20.16 NNN		Asking	Industrial	Direct			
☐ Sep 2022	Dec 2022	1561 W MacArthur Blvd	Costa Mesa	1st	24,000	\$18.60 NNN		Asking	Industrial	Direct	3 yrs	Dec 2025	
☐ Aug 2022	Sep 2022	3001-3095 S Harbor Blvd	Santa Ana	1st	1,640	\$18.00 MG		Asking	Industrial	Direct	3 yrs	Sep 2025	
☐ Jun 2022	Jul 2022	11616 Coley River Cir	Fountain Valley	1st	7,380	\$21.00		Asking	Industrial	Direct	3 yrs	Jul 2025	



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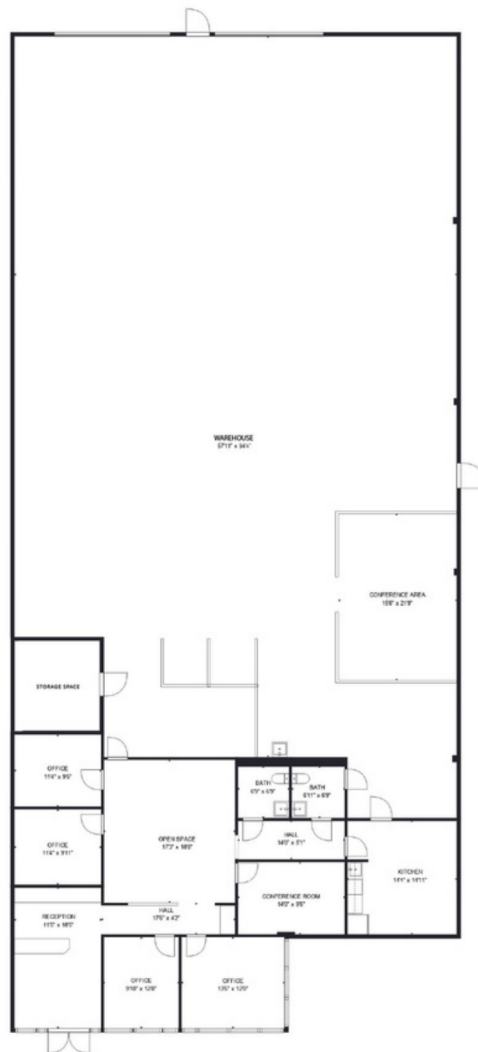
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Floor Plan



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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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