



FOR LEASE

501-517 W. 17th Street, Santa Ana

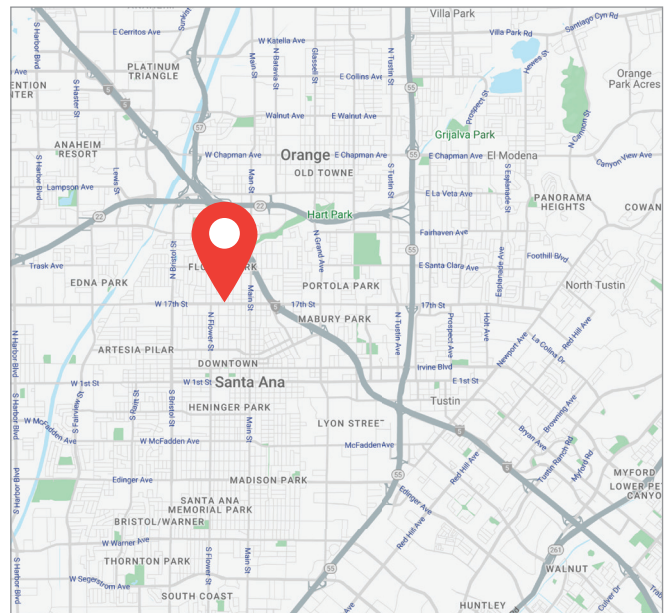
17th St. Central Plaza

AVAILABLE

- Suite 509 - 981 SF
- Suite 515 - 2,561 SF (Divisible)
- 56 Spaces of Gated Parking (4.34/1000)
- Lease Rate: \$2.50 NNN / Estimated 0.53 Common Area Maintenance

PROPERTY HIGHLIGHTS

- Prominent Street Frontage on Main Corridor
- High Visibility, 42,770 Cars Pass Daily
- Close Proximity to 5 Freeway & 22 Freeway



TOM GIOIA

Senior Vice President

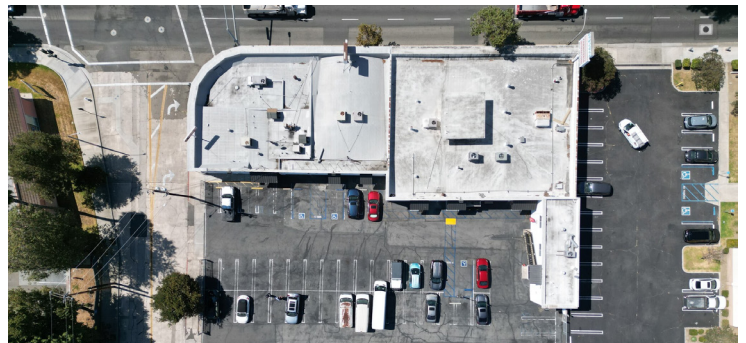
CALDRE 01219394

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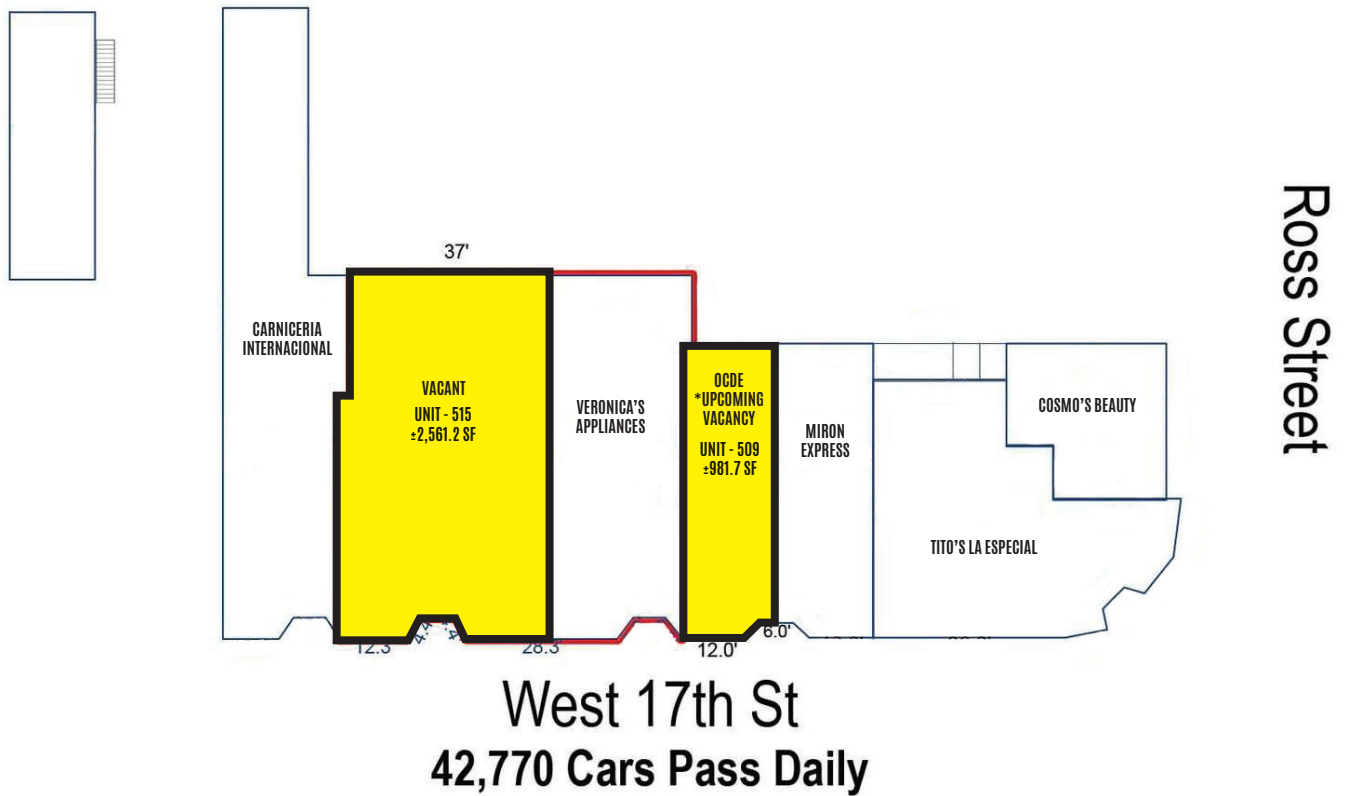
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SITE PLAN



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NEARBY AMENITIES



TRAFFIC COUNT

- W 17th St & N Durant St W: $\pm 45,076$ CPD
- N Broadway & W 18th St S: $\pm 26,061$ CPD
- W 17th St & N Parton St W: $\pm 40,051$ CPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	39,829	326,038	692,730
Avg HH Income	\$95,186	\$107,919	\$117,461
Total Households	10,710	86,658	197,116