



Endcap For Lease

1435 W 1st Street Santa Ana, CA 92703

Property Highlights

- Across the street from El Toro Carniceria and in between Superior Grocers and Food 4 Less.
- Located on a high traffic signalized intersection
- Strong demographics with over 52,800 residents within 1-mile/336,000 residents within 3-miles.
- Average household income exceeds \$108,000 within 1-mile and \$111,000 within 3-miles.
- Strong Latino demographics - 89% Hispanic origin within 1-mile, 75% Hispanic origin within 3-miles.

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Available:
±2,245 SF

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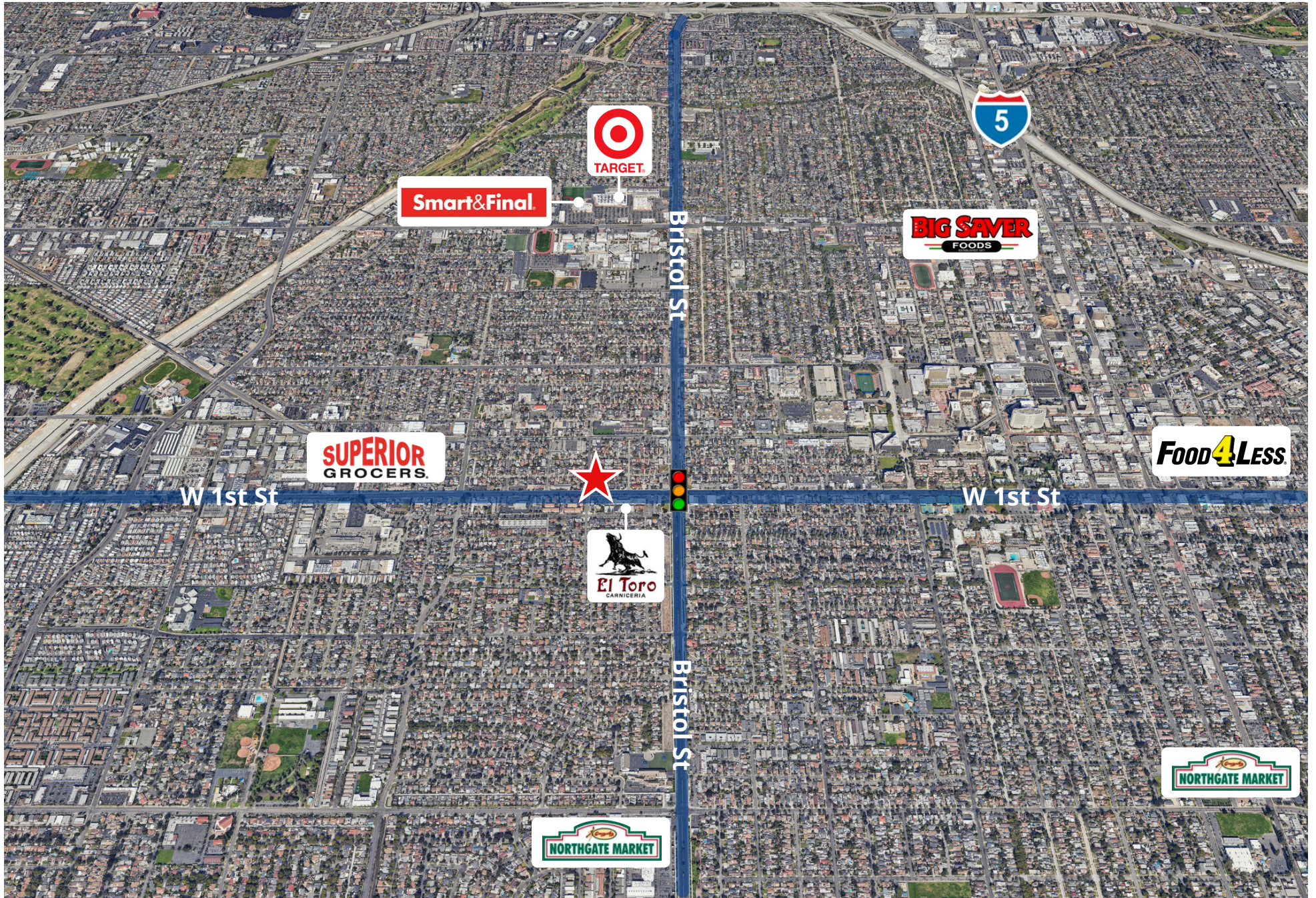


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Grocery Store Map



Property Photos



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	52,847	336,362	683,547
Total Households	11,138	85,369	199,244
Total Family Households	9,420	67,606	145,850
Average Household Size	4.44	3.84	3.35
Median Age	33.6	34.9	36.1
Population Age 25+	33,823	222,616	468,617
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.46%	-0.43%	0.06%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.77%	-0.36%	-0.15%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.11%	-0.03%	0.05%
Households	0.54%	0.69%	0.73%
Families	0.53%	0.65%	0.69%
Median Household Income	4.26%	3.59%	2.95%
Current Year Population by Sex			
Male Population	28,154	172,983	346,564
% Male	53.3%	51.4%	50.7%
Female Population	24,693	163,379	336,983
% Female	46.7%	48.6%	49.3%
Current Year Race and Ethnicity			
Total	52,847	336,362	683,548
White Alone	15.9%	17.1%	24.0%
Black Alone	1.4%	1.1%	1.5%
American Indian Alone	4.5%	3.4%	2.4%
Asian Alone	4.7%	14.7%	22.6%
Pacific Islander Alone	0.1%	0.3%	0.4%
Some Other Race Alone	57.2%	45.1%	33.1%
Two or More Races	16.3%	18.2%	16.1%
Hispanic Origin	89.0%	75.0%	57.0%
Diversity Index	69.2	81.9	87.5
Current Year Educational Attainment			
Total	33,825	222,617	468,614
Less than 9th Grade	24.1%	18.6%	13.4%
9th - 12th Grade, No Diploma	16.1%	12.4%	9.6%
High School Graduate	25.4%	24.0%	21.6%
GED/Alternative Credential	3.0%	2.5%	2.6%
Some College, No Degree	15.9%	16.2%	17.0%
Associate Degree	3.3%	5.8%	6.8%
Bachelor's Degree	8.8%	14.8%	20.3%
Graduate/Professional Degree	3.2%	5.6%	8.6%
Current Year Income and Households Summary			
Median Household Income	\$80,663	\$84,996	\$91,982
Average Household Income	\$108,329	\$111,904	\$121,178
Per Capita Income	\$22,814	\$28,535	\$35,398
Current Year Summary Business Data			
Total Businesses	1,051	13,349	45,024
Total Daytime Population	41,189	307,237	771,158
Daytime Population: Workers	13,704	137,466	434,141
Daytime Population: Residents	27,485	169,771	337,017

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