

FOR LEASE

END CAP BY EL TORO CARNICERIA
1435 W 1ST ST | SANTA ANA, CA 92703



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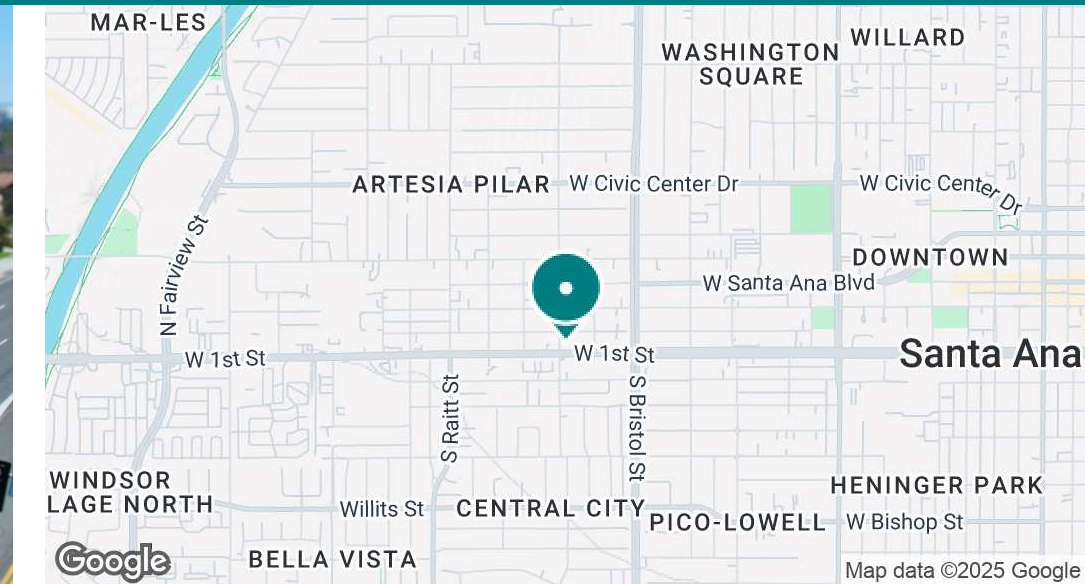
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CBM1
LEASING
BROKERAGE
INVESTMENTS

PROPERTY SUMMARY

1435 W. 1ST ST | 1435 W 1ST ST, SANTA ANA, CA 92703

BROCHURE | PAGE 2



PROPERTY HIGHLIGHTS

- Corner endcap with signalized intersection exposure
- Across from El Toro Carniceria
- Adjacent to busy urgent care/medical center
- Strong foot and vehicle traffic
- Ideal for retail or service uses
- Open floor plan
- Abundant natural light
- Ample on site parking lot

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,245 SF
Lot Size:	31,363 SF
Building Size:	7,577 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,425	82,457	204,599
Total Population	54,914	331,797	708,224
Average HH Income	\$101,327	\$106,755	\$115,343

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FLOOR PLAN

1435 W. 1ST ST | 1435 W 1ST ST, SANTA ANA, CA 92703

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Not To Scale: Floor plan is provided as a courtesy only, all measurements are estimates and should be independently verified by Tenant and/or Landlord

W 1st St

S. Pacific Ave



Parking Lot

Add text here...

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ADDITIONAL PHOTOS

1435 W. 1ST ST | 1435 W 1ST ST, SANTA ANA, CA 92703

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±2,245 SF
End Cap
Ground Level

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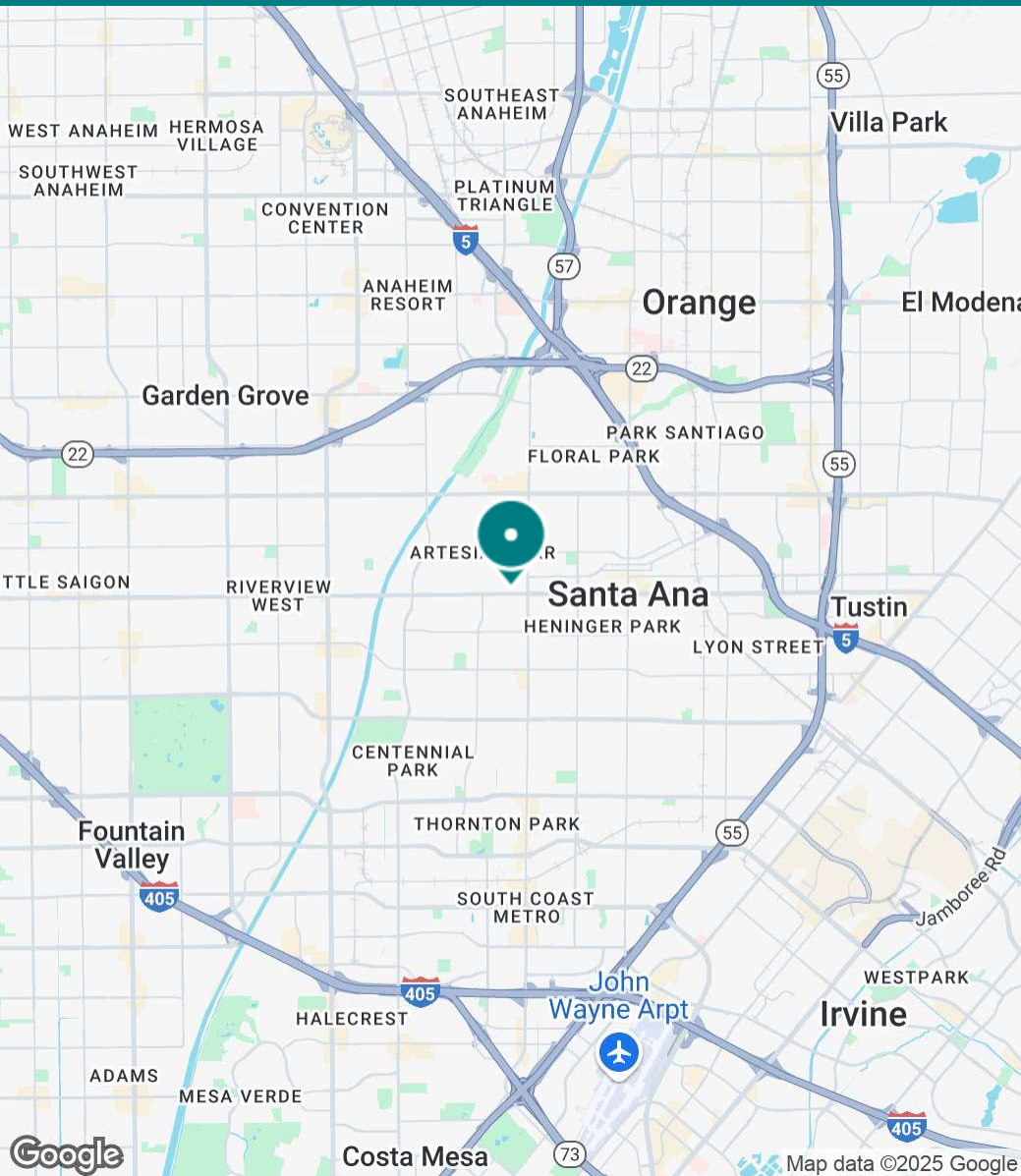
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LOCATION MAP

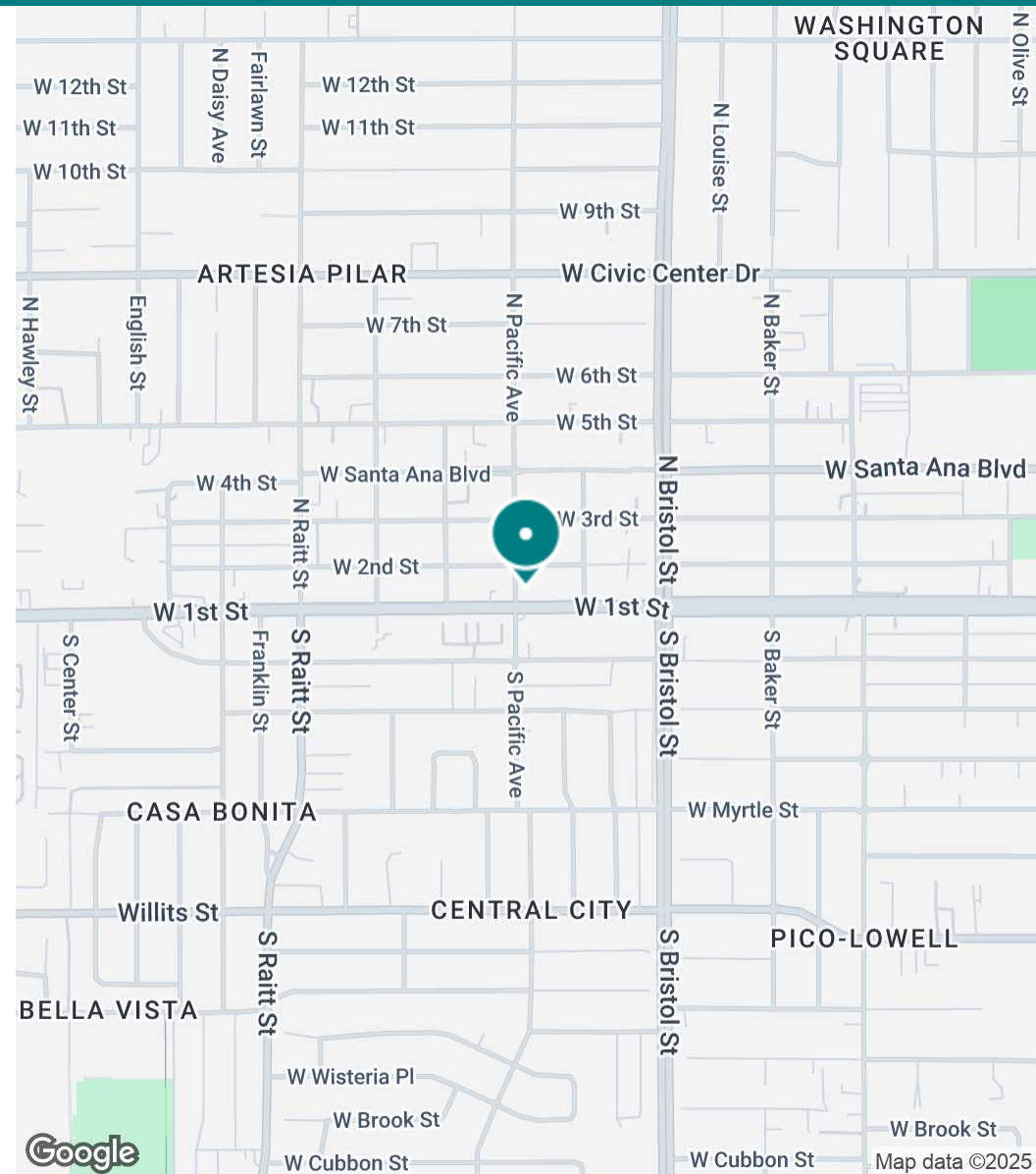
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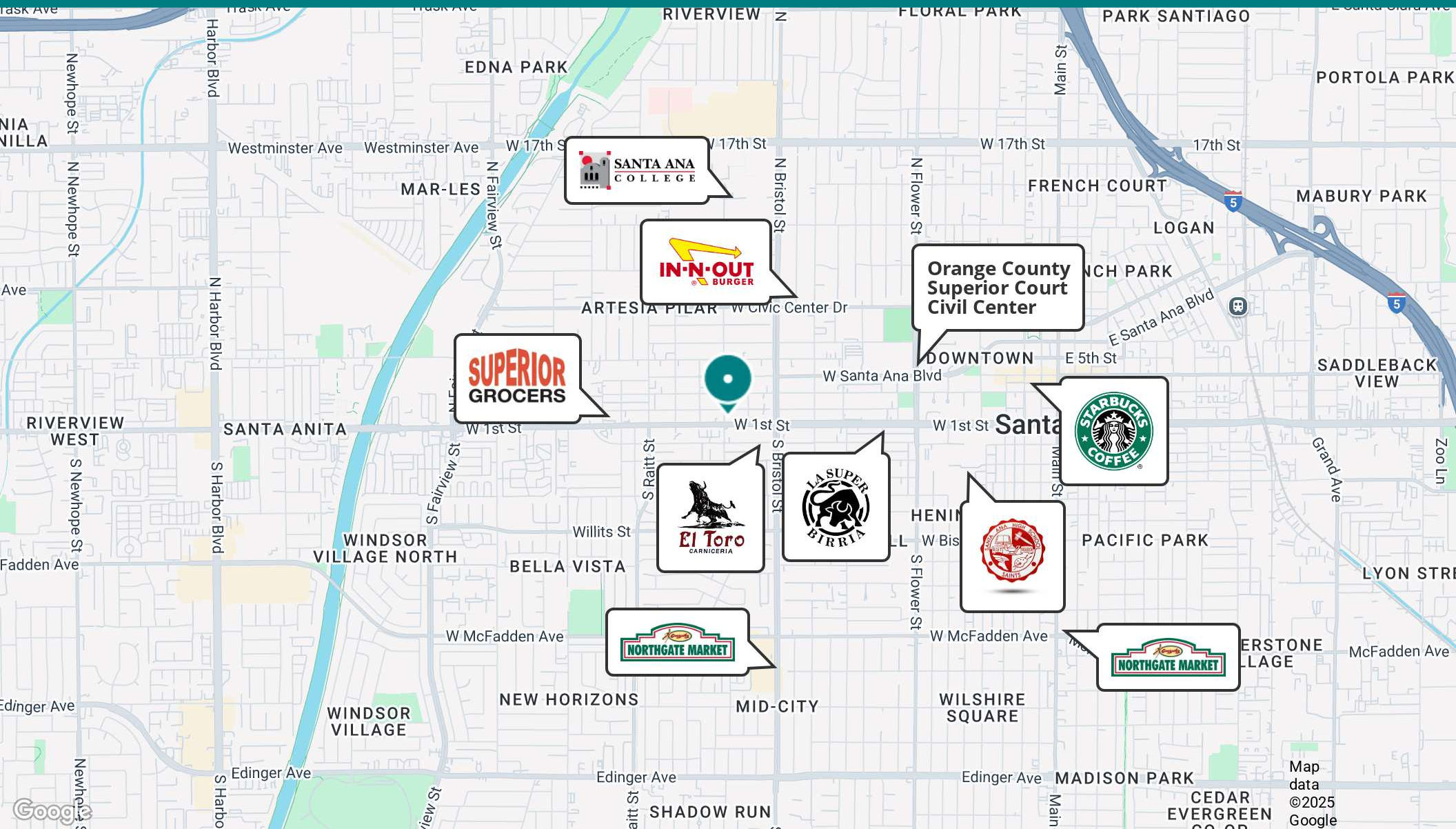


Map data ©2025

RETAILER MAP

1435 W. 1ST ST | 1435 W 1ST ST, SANTA ANA, CA 92703

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DEMOGRAPHICS MAP & REPORT

1435 W. 1ST ST | 1435 W 1ST ST, SANTA ANA, CA 92703

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	54,914	331,797	708,224
Average Age	35	37	38
Average Age (Male)	35	36	38
Average Age (Female)	36	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,425	82,457	204,599
# of Persons per HH	4.8	4	3.5
Average HH Income	\$101,327	\$106,755	\$115,343
Average House Value	\$680,383	\$680,780	\$775,046

RACE	1 MILE	3 MILES	5 MILES
% White	16.2%	16.9%	23.9%
% Black	1.3%	1.1%	1.5%
% Asian	5.0%	14.9%	23.8%
% Hawaiian	0.1%	0.3%	0.3%
% American Indian	4.5%	3.5%	2.4%
% Other	56.5%	45.0%	32.2%

TRAFFIC COUNTS

South Pacific Avenue	38,050/day
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Demographics data derived from AlphaMap

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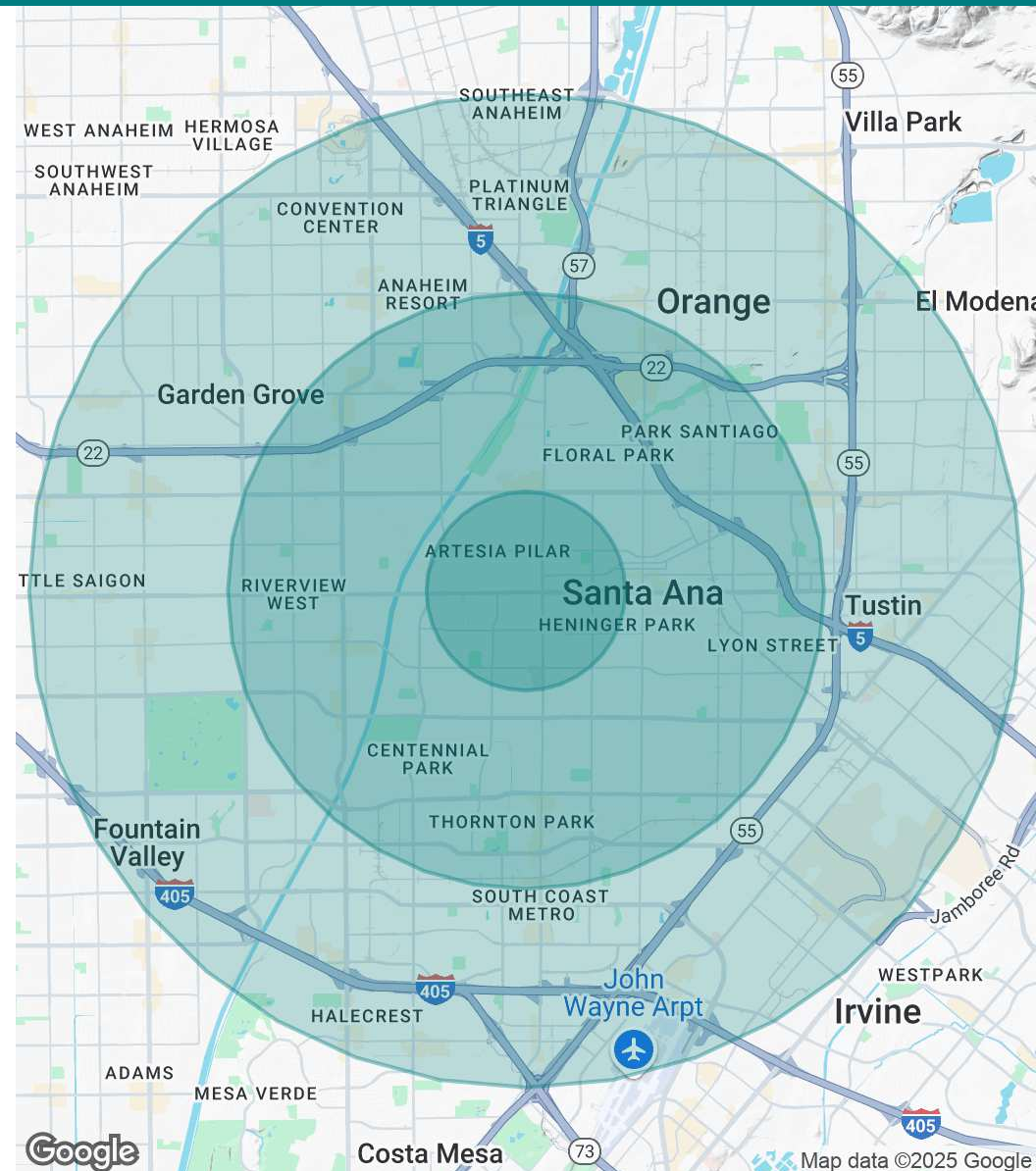
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MEET THE TEAM

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