



Trade School Space Ready for Occupancy



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Santa Ana Medical Arts Complex

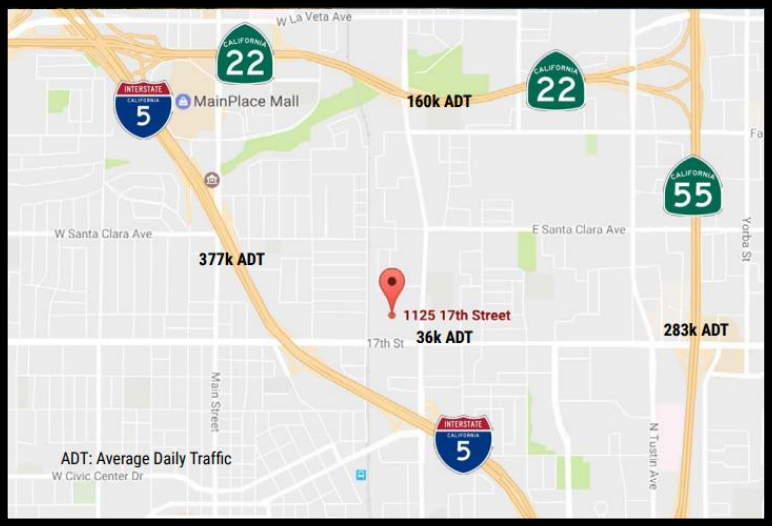
1125 E. 17th Street, Santa Ana, California 92701

The Santa Ana Medical Arts Complex is a professional and medical campus that consists of a 5-story building (North Building) Two Wings (West Building and East Building) and future perspective of a mixed use residential/commercial buildings in front . The complex is located in the heart of Santa Ana with easy access to 3 major Southern California Freeways, 5, 22, 55 and within a short distance to the 57 Freeway and easy access to the public transportation. The campus is within a very short distance to the Santa Ana Civic Center, attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin, restaurants and shops.

HIGHLIGHTS

- Former ATI college with up to 10 different size classrooms, administration, break room, ADA restrooms and locker area ready for new operation
- 15,000 RSF divisible to 4,000 RSF. There are more trade school spaces available up to 30,000 RSF.
- First Class Tenant Improvement Available with Quick Turnaround
- Visible from the 5 Freeway and Immediate Access to 3 Major Southern California Freeways, 5, 22, 55 and close proximity to 57 freeway
- Surface Parking with Ratio of 6 per 1,000
- On-site full Medical Lab, State of the Art Medical Imaging, Radiology and Pharmacy
- Access to public transportation
- Located next to the Hard Corner of 17th Street and Grand Avenue with the car count of approximately 36,000 cars per day.

Location



APPROXIMATE DRIVE TIMES & INCOMES

COMMUNITY	DRIVE TIME FROM SITE	HOUSEHOLD INCOME
Orange	5 minutes	\$73,000
Tustin	10 minutes	\$66,000
Irvine	11 minutes	\$92,000
Newport Beach	12 minutes	\$107,000
Costa Mesa	13 minutes	\$61,000
Huntington Beach	15 minutes	\$77,000
Westminster	15 minutes	\$56,000
Garden Grove	19 minutes	\$59,000
Fullerton	15 minutes	\$62,000
Brea	18 minutes	\$78,000
Placentia	18 minutes	\$77,000
Lake Forest	20 minutes	\$90,000
Mission Viejo	22 minutes	\$92,000

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. Tenant must verify the information and bears all risk for any inaccuracies.

Trade Area Map

Area Amenities



1. Rounder's MMA and Boxing
2. Metropolitan Veterinary Hospital
3. CVS
4. Walgreens
5. AutoZone
6. Grand Pet Care Center
7. Target
8. Dollar Tree
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 PINK
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

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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, Metrolink, 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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Property Photos



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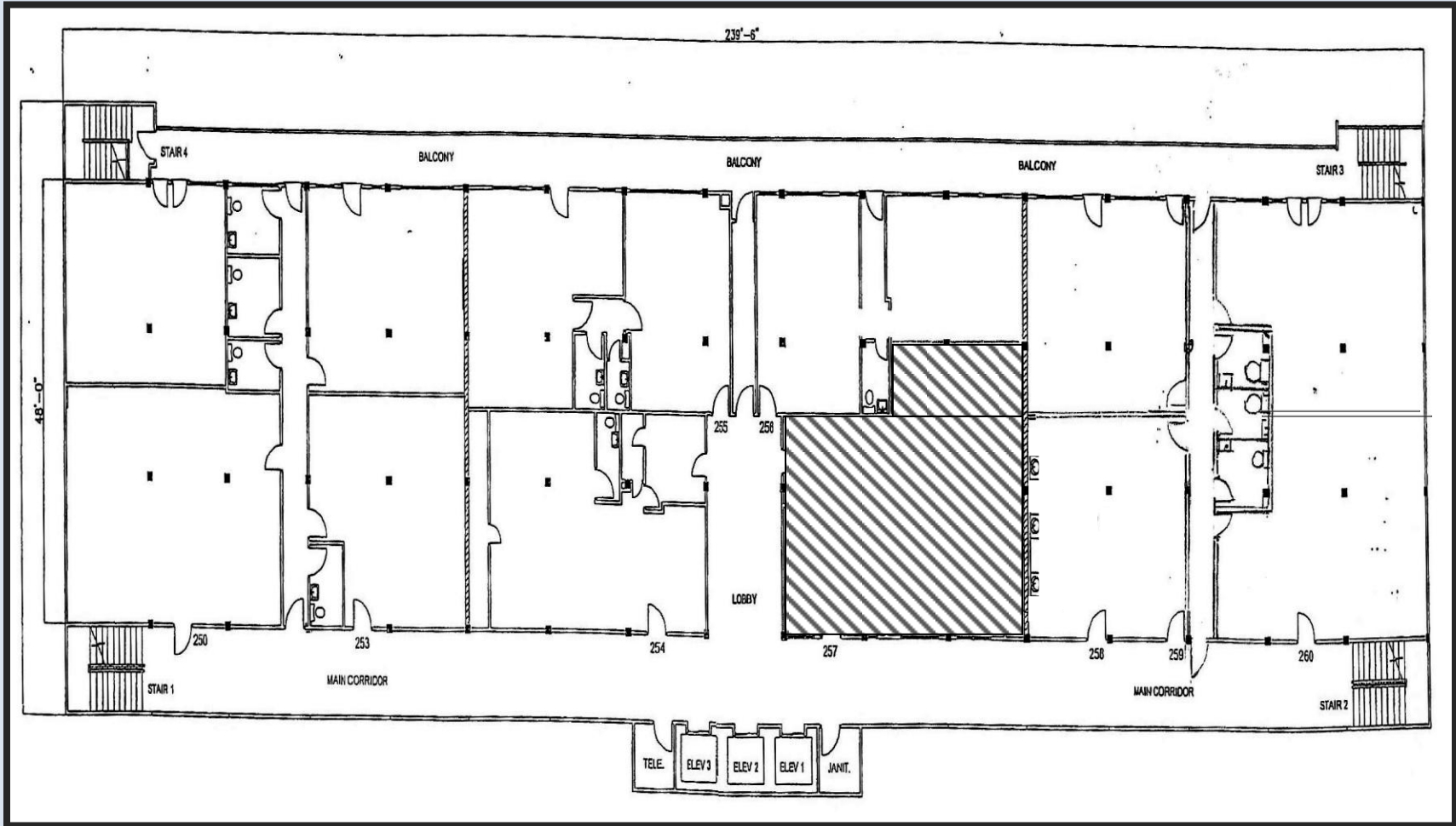


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Floor plan



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