

FOR LEASE



602 S MAIN ST  
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# EXECUTIVE SUMMARY

## Property Overview

602 S Main Street is a mixed use property located in the heart of Santa Ana. 1,000 SF will become vacant in October. The current tenant is willing to leave sooner if the space is needed sooner than October. This property is located on a corner street and offers clear visibility from the street. Great location for Retail or Office use.

## Property Highlights

- Zoning Allows For Multiple Uses
- Clear Unobstructed Visibility From The Street
- Located On A Busy Street With High Foot Traffic And Vehicle Traffic
- Great Location, Just A Few Blocks From The 4th Street Retail Corridor



# PROPERTY DETAILS

**Address:** 602 S Main St

**Lease Rate:** \$1.75 SF/month (Gross)

**Building Size:** 2,284 SF

**Available SF:** 1,000 SF

**Lot Size:** 5,994 SF

**APN** 010-144-22

**Year Built:** 1913

**Number of Units:** 2





# LEASE SPACES



## Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	\$1.75 SF/month

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type
602 S Main St	Available	1,000 SF	Gross

# PROPERTY DETAILS

## Lease Rate

**\$1.75 SF/Month**

## Location Information

Street Address	602 S Main St
City, State, Zip	Santa Ana, CA 92701
County	Orange

## Building Information

Building Size	2,284 SF
Number of Floors	2
Year Built	1913
Number of Buildings	1

## Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	CSM
Lot Size	5,994 SF
APN #	010-144-22
Lot Depth	1,200 ft



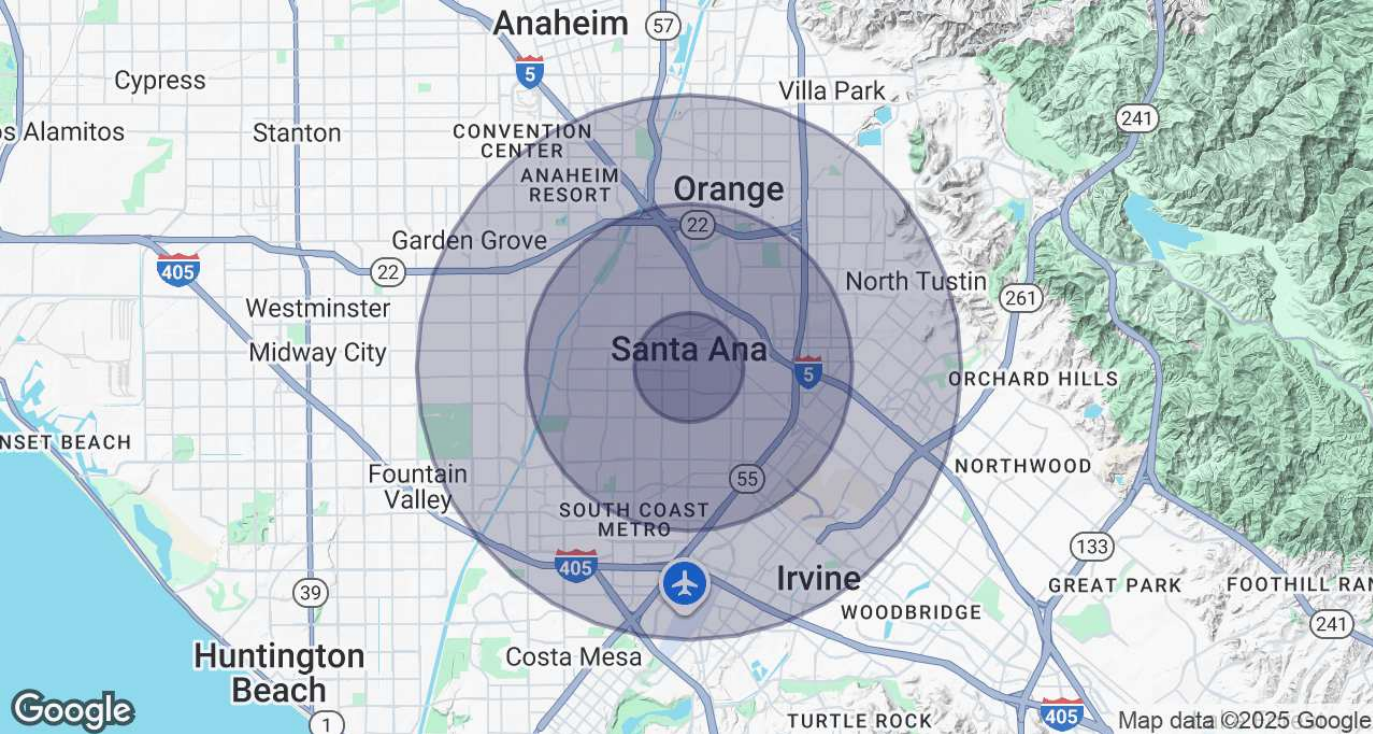


## LOCATION OVERVIEW - INDIGO PLATEAU




### **Location Overview**

Santa Ana, California, is a culturally rich and vibrant city located in Orange County. The city serves as the county seat and is the third-largest city in the county. Santa Ana is known for its historic downtown neighborhoods, a flourishing arts scene, and strong local institutions, it anchors the regional economy while delivering a lively urban lifestyle. The City boasts a high density and diverse demographic profile.

Santa Ana sits at the crossroads of several major freeways—including the I-5 (Santa Ana Freeway), SR-55, SR-22 (Garden Grove Freeway), and SR-57 (Costa Mesa Freeway)—with direct access via the famed “Orange Crush” interchange, one of the most complex interchanges in the world.



PROPERTY  
LOCATION

Demographics		1 Mile	3 Miles	5 Miles
	Population	56,612	305,791	654,914
	Total Households	12,827	79,189	190,913
	Average HH Income	\$93,710	\$110,296	\$119,679