

# 2223-2231

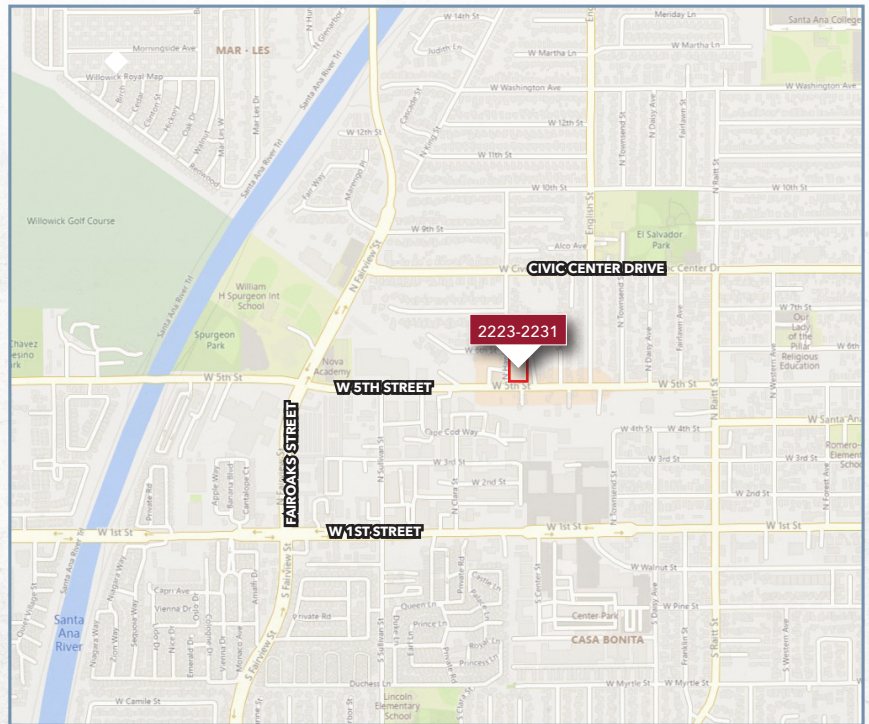
WEST 5TH STREET  
SANTA ANA, CA 92705



## SMALL RETAIL PROPERTY FOR LEASE

### PROPERTY FEATURES

- » Refurbished Retail Storefronts 2021
- » Good Tenant Mix: Restaurants & Bakery, Tax Services, Laundromat, Supermarket & Carneceria, Misc. Retail Sales
- » Strong Local Demographics
- » Recent Development of 55 Apartments On-Site
- » Quick Proximity to Public Transportation
- » Professional, On-Site Management
- » Attractive Pricing



**CHARLIE WINN**

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COMMERCIAL REAL ESTATE SERVICES  
NEWPORT BEACH

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### SITE PLAN



#### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
RADIUS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	51,544	363,251	727,929
HOUSEHOLDS	9,529	81,839	193,993
AVERAGE HH INCOME	\$82,356	\$86,886	\$94,166
TOTAL SPECIFIED CONSUMER SPENDING	\$368.2M	\$3.1B	\$7.3B

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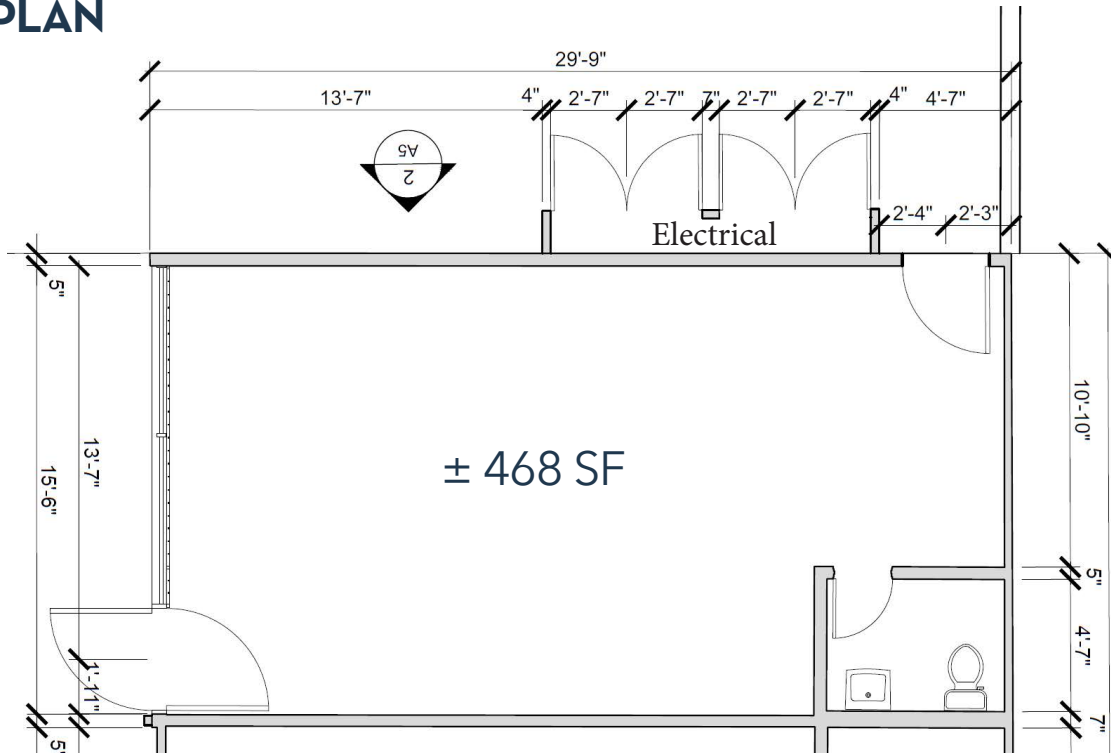


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## FLOOR PLAN



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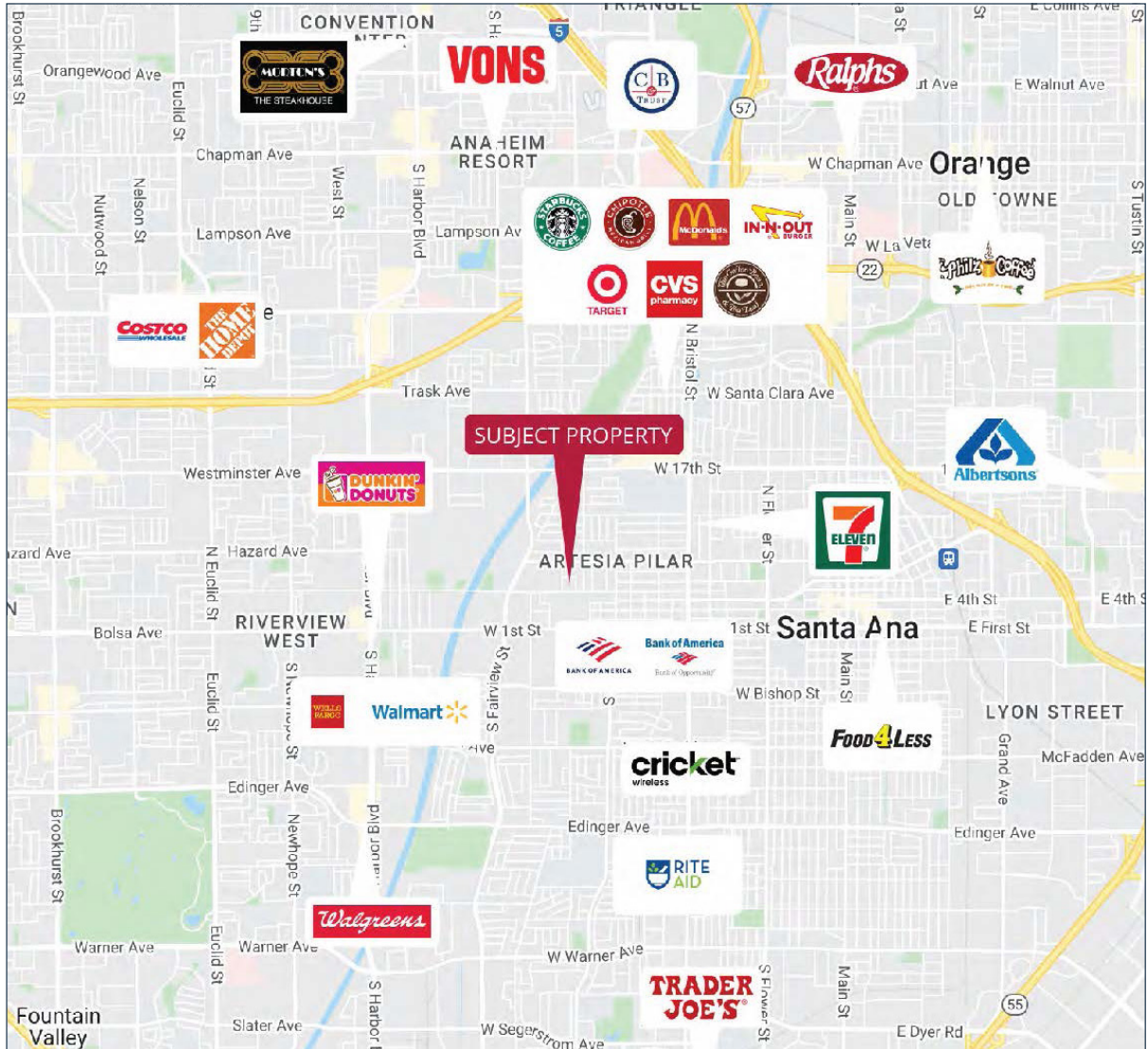
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### AMENITIES MAP



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
W 5TH STREET	N HAWLEY ST W	9,966
CIVIC CENTER DR W	N HAWLEY ST W	10,589
TW 1ST STREET	PRIVATE RD W	30,505
N Raitt Street	W 6th St S	10,203

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