

# Retail for Lease

## Former 7-Eleven

### 700 North Main Street

Santa Ana, CA 92701

2,595 Square Foot Retail



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700 NORTH MAIN STREET

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**DARVISHIAN GROUP**

120 E. 3rd St. Suite 101

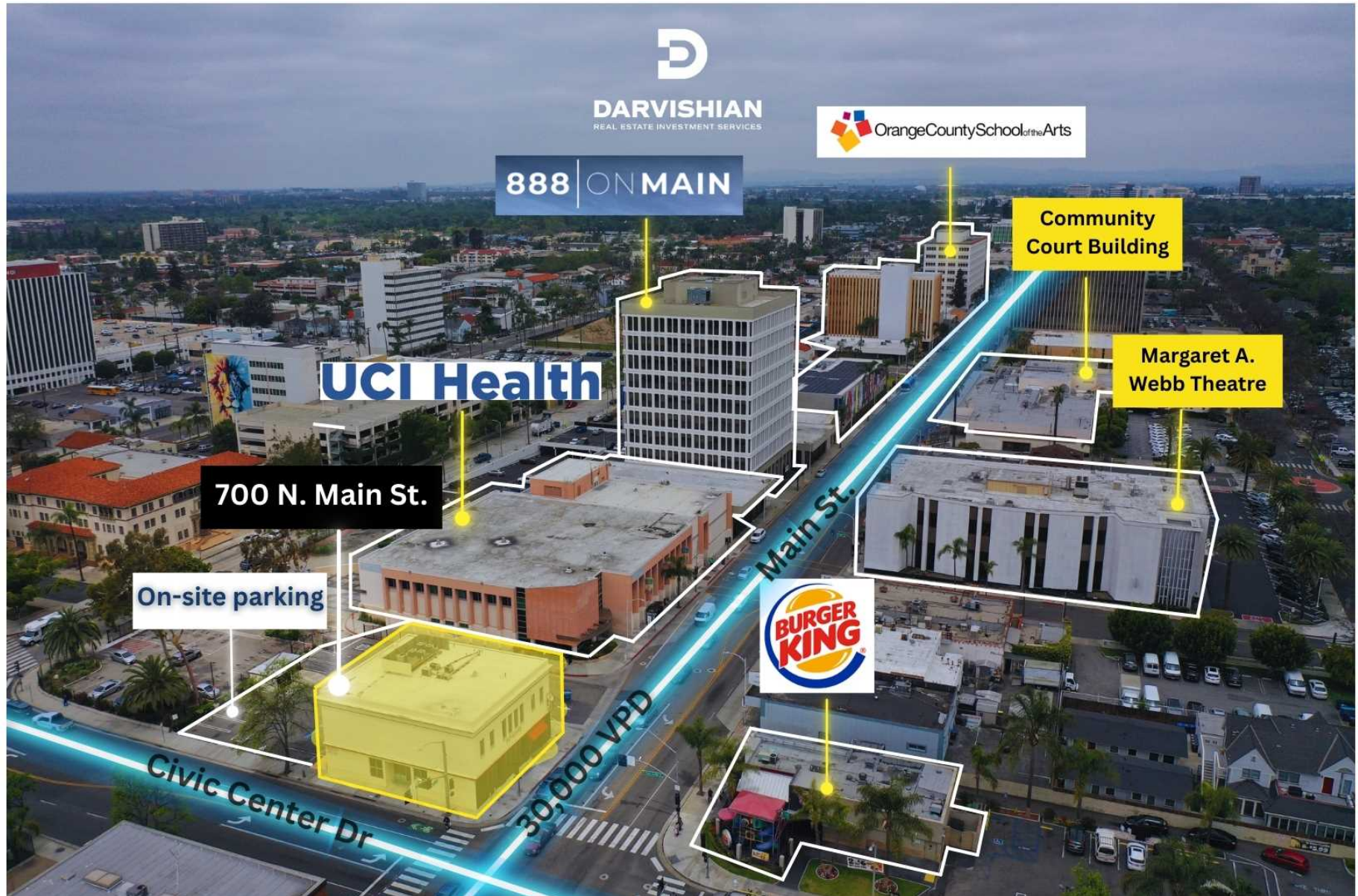
Long Beach, CA 90802

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# FACING NORTH

700 North Main Street



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# PROPERTY SUMMARY

700 North Main Street



## Property Summary

Address:	700 North Main Street
City, State, Zip	Santa Ana, CA 92701
Type:	Retail
Available SF:	2,595
Cross Streets:	Main Street & Civic Center Drive
Traffic Count:	30,000+ VPD
Lot Size:	13,504 sf
Parking:	17
NNN:	Yes
Signage:	Yes
Signal Intersection:	Yes

## Property Overview

700 N. Main Street is prominently positioned at the intersection of North Main Street and Civic Center Drive—two of the most heavily trafficked thoroughfares in Downtown Santa Ana. The property offers exceptional visibility to westbound commuters accessing a dense concentration of Federal, County, City, and regional government offices, as well as to the steady stream of north- and southbound traffic along Main Street, a key arterial corridor.

## Location Overview

The area enjoys robust foot traffic driven by residents of a newly constructed, award-winning Class A apartment community, as well as visitors to nearby urban retail, dining, and cultural destinations. The property is also immediately adjacent to two major institutions—UCI Medical Center and the nationally renowned Orange County School of the Arts—further enhancing its exposure and long-term value.

# TURN-KEY RETAIL SPACE

700 North Main Street

## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
700	2,595	5-10 Years	\$0.00 /sf/mo	Retail	Excellent	Immediately

## FEATURES & HIGHLIGHTS

- Newer built, former 7-Eleven space, with many tenant improvements.
- Three Compartment Sink, Mop and Floor Drains, Reverse Osmosis Water Softener, Pre-wire Internet Lines and Power Lines, Security Cameras and many ADA compliant improvements
- Newer upgraded power panels

## LOCATION HIGHLIGHTS

- Prime location with 30,000 vehicles per day, offering excellent visibility and access in a high-traffic corridor.
- Surrounded by key destinations including UCI Health, the Orange County School of the Arts, and a dense cluster of Downtown government agency buildings.
- Active pedestrian and vehicular traffic driven by nearby businesses including the 4th Street retail corridor, an new Toll Brothers Class A apartments





# INTERIOR PHOTOS

700 North Main Street



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# INTERIOR PHOTOS

700 North Main Street



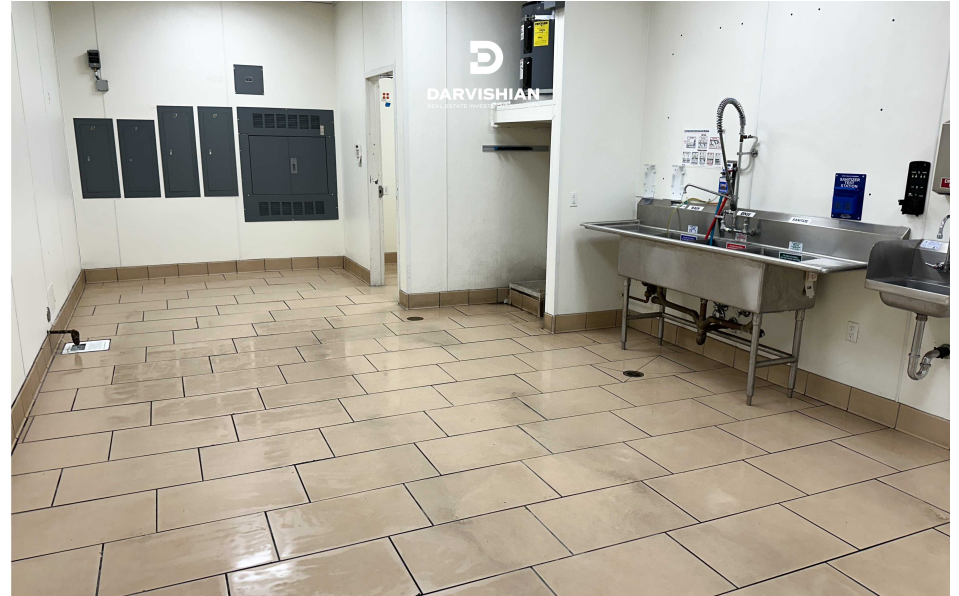
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# IMPROVEMENTS

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# FACING SOUTH

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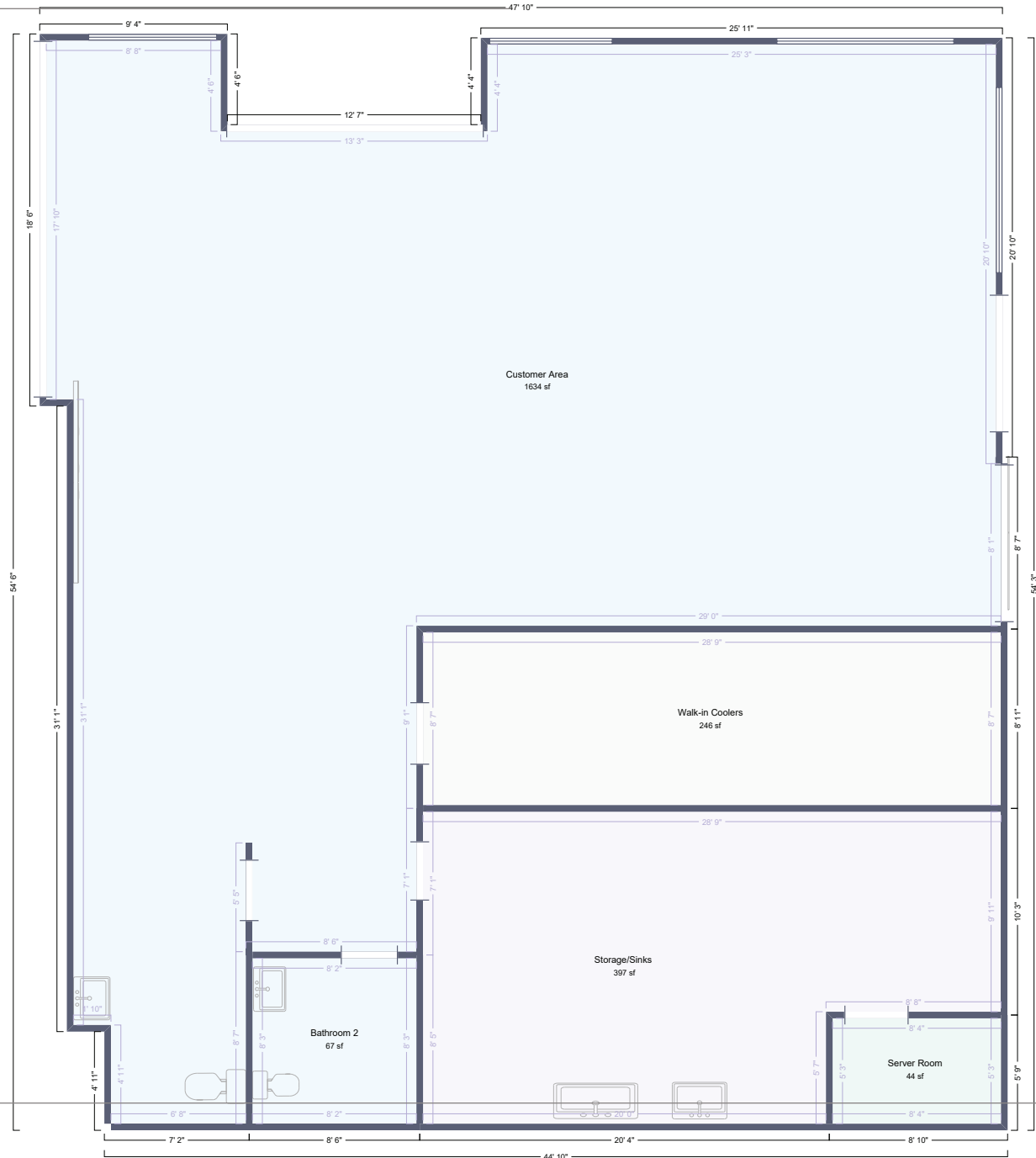
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# FLOORPLAN

700 NORTH MAIN STREET

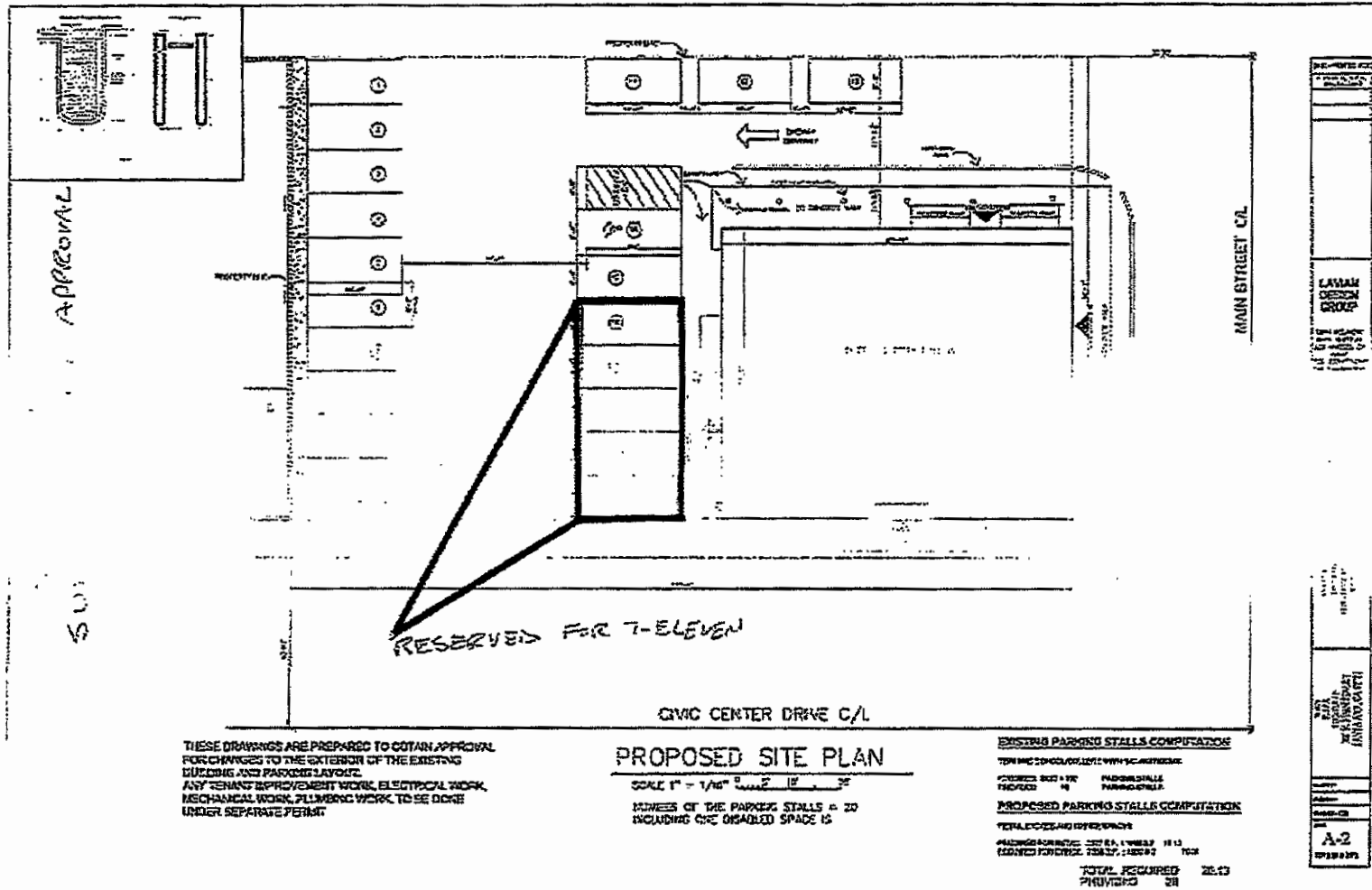
Floorplan  
700 N Main St, Santa Ana, CA



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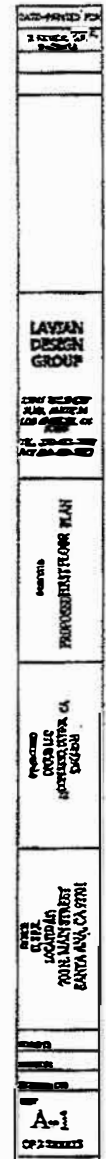
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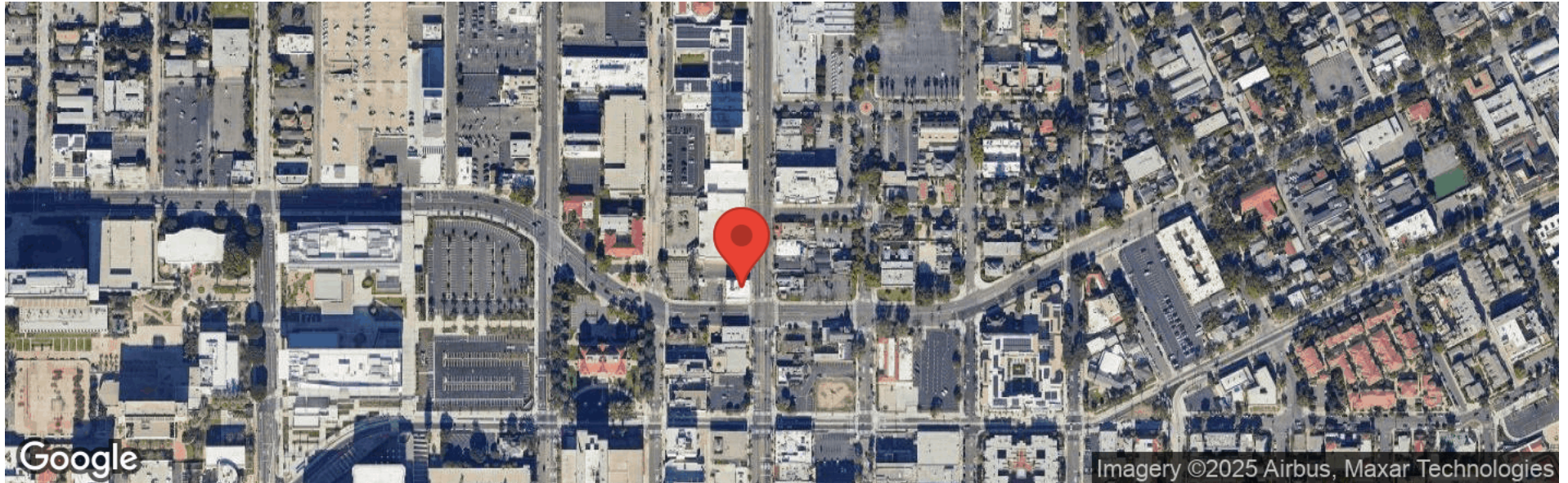
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# LOCATION MAPS

700 NORTH MAIN STREET



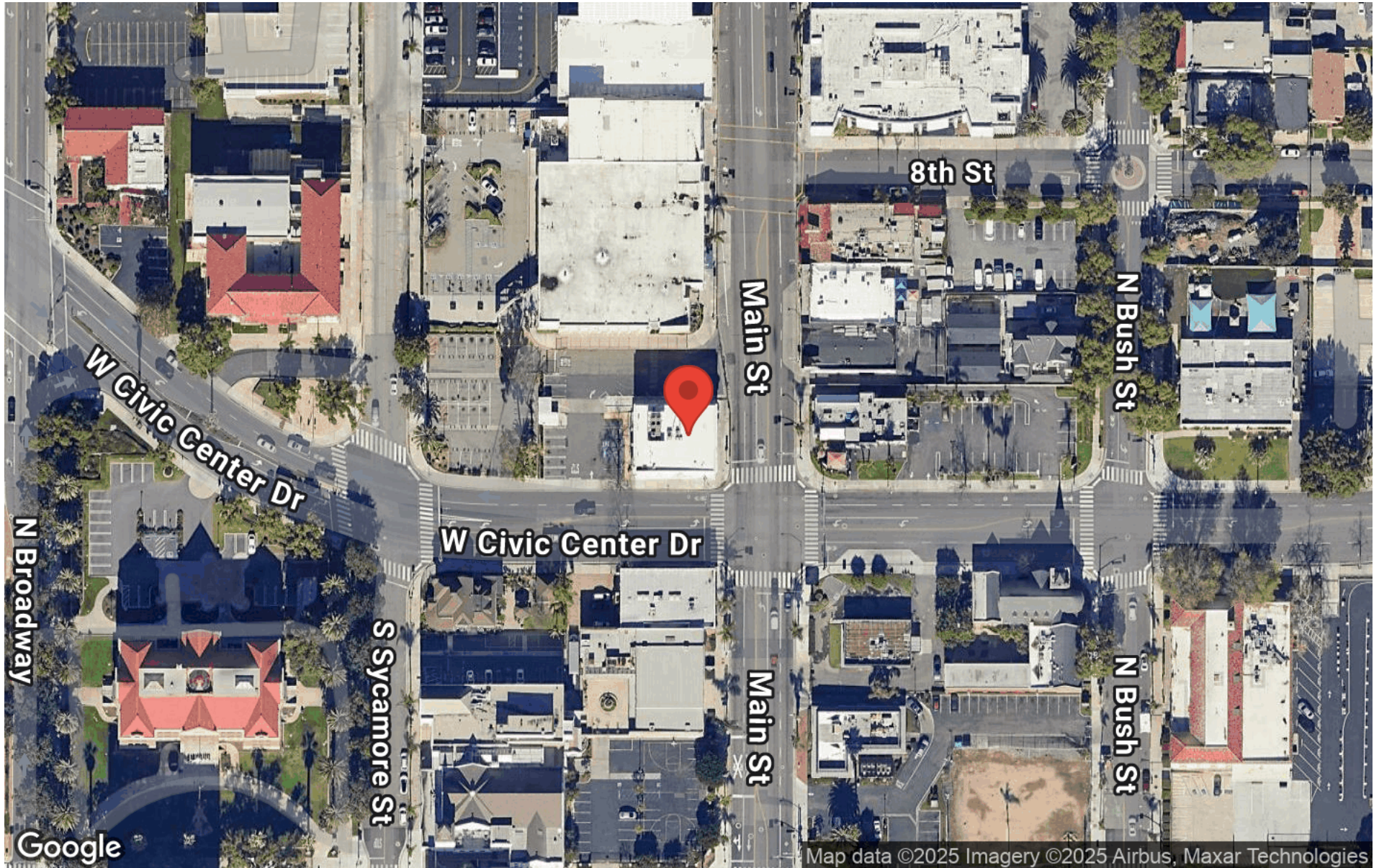
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# AERIAL MAP

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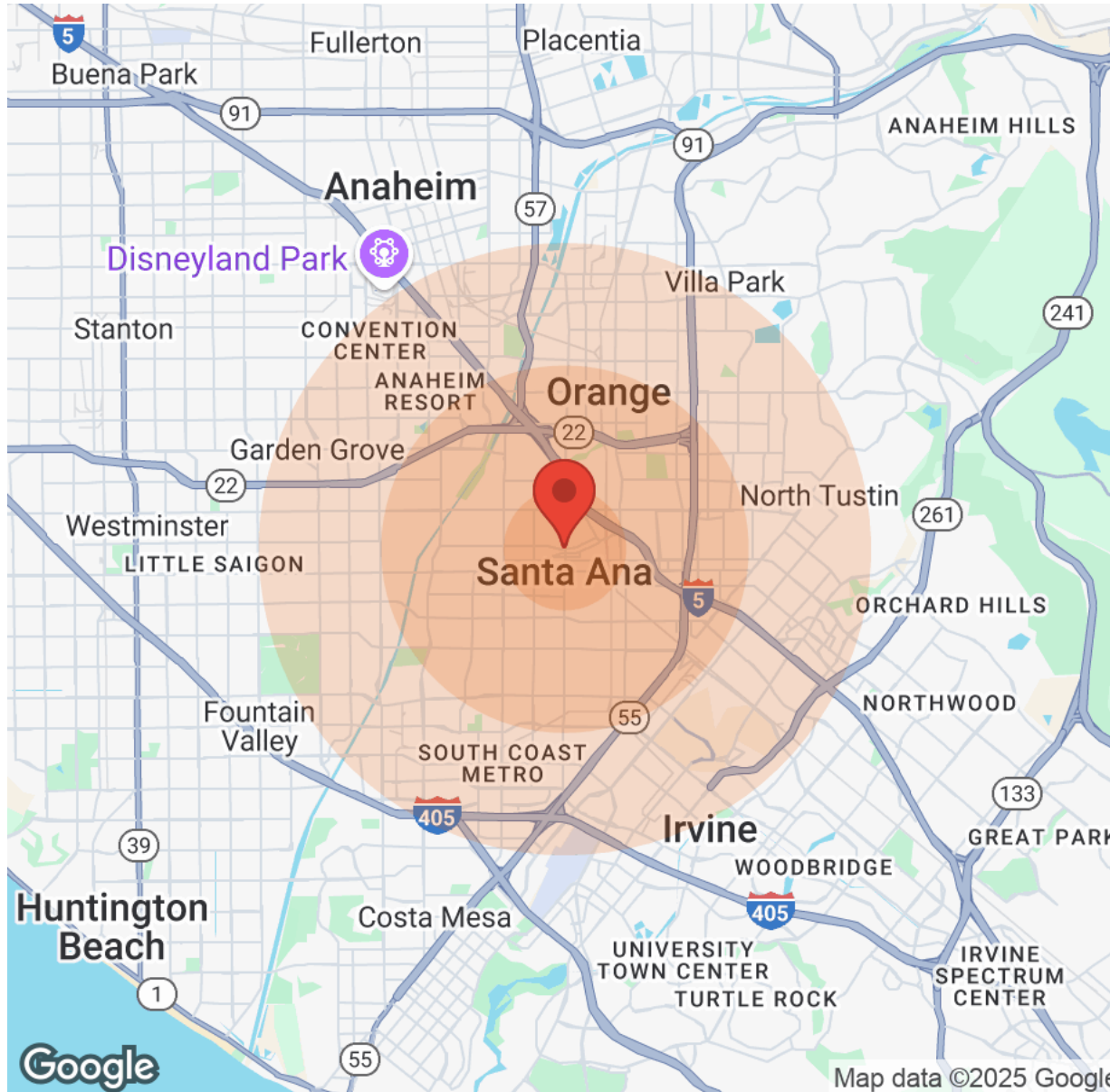






# DEMOGRAPHICS

700 NORTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	36,349	181,883	353,977
Female	29,324	166,192	339,939
Total Population	65,673	348,075	693,916

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	16,613	82,274	150,411
Ages 15-24	10,657	52,343	97,675
Ages 25-54	29,868	154,610	301,412
Ages 55-64	4,989	30,518	69,327
Ages 65+	3,546	28,330	75,091

Race	1 Mile	3 Miles	5 Miles
White	31,956	163,692	331,103
Black	532	3,233	6,487
Am In/AK Nat	288	1,466	2,187
Hawaiian	10	424	888
Hispanic	60,107	284,229	441,471
Multi-Racial	62,492	313,084	490,432

Income	1 Mile	3 Miles	5 Miles
Median	\$46,825	\$54,727	\$62,480
< \$15,000	1,993	7,191	14,668
\$15,000-\$24,999	1,582	7,526	15,413
\$25,000-\$34,999	2,223	9,224	16,539
\$35,000-\$49,999	2,484	13,139	26,263
\$50,000-\$74,999	2,797	17,371	38,093
\$75,000-\$99,999	1,505	11,161	27,486
\$100,000-\$149,999	1,366	10,607	28,065
\$150,000-\$199,999	214	3,603	10,421
> \$200,000	150	1,759	7,874

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,457	83,863	191,701
Occupied	13,790	79,743	182,385
Owner Occupied	3,294	34,606	91,419
Renter Occupied	10,496	45,137	90,966
Vacant	667	4,120	9,316