

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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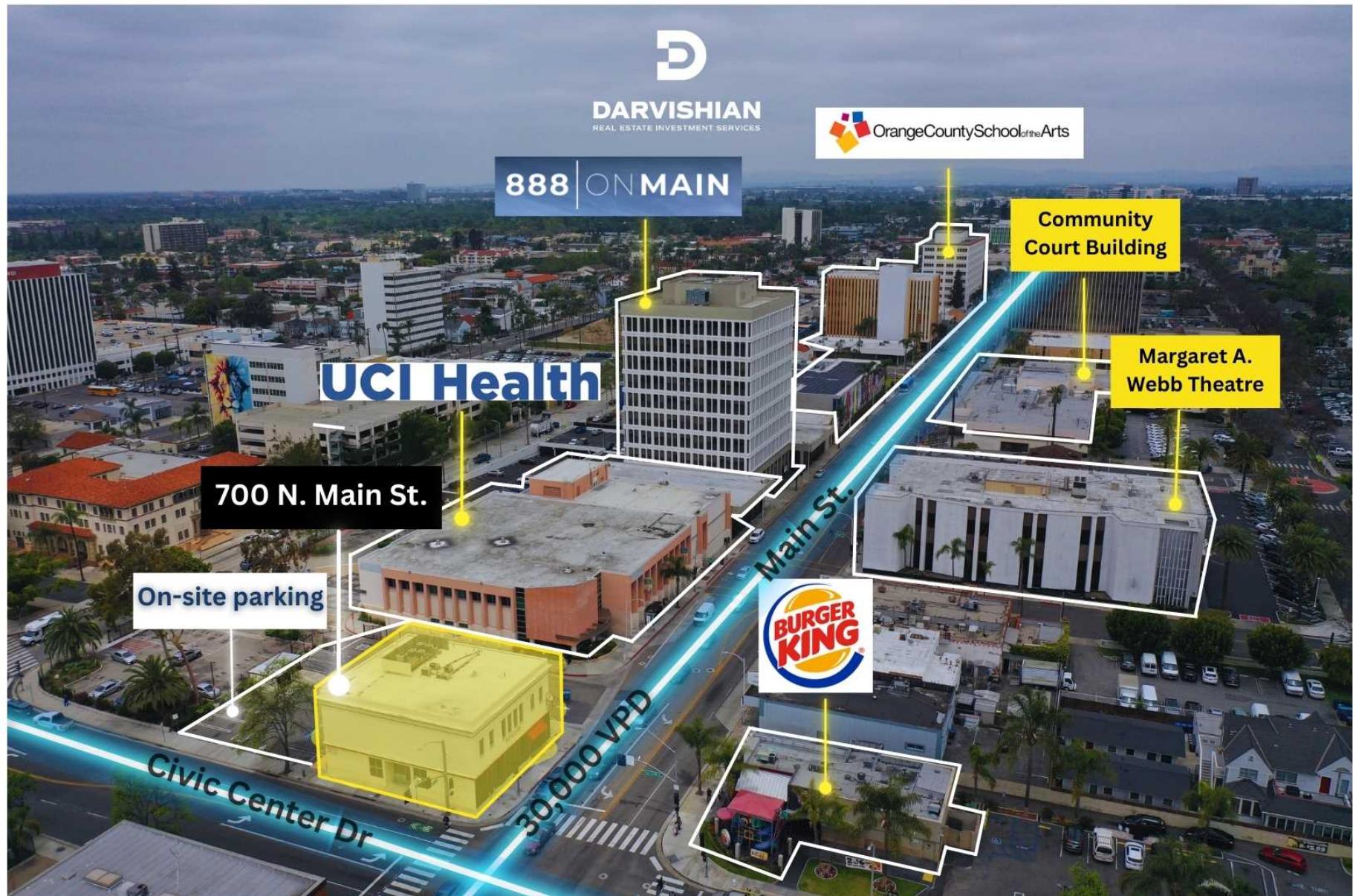
120 E. 3rd St. Suite 101

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



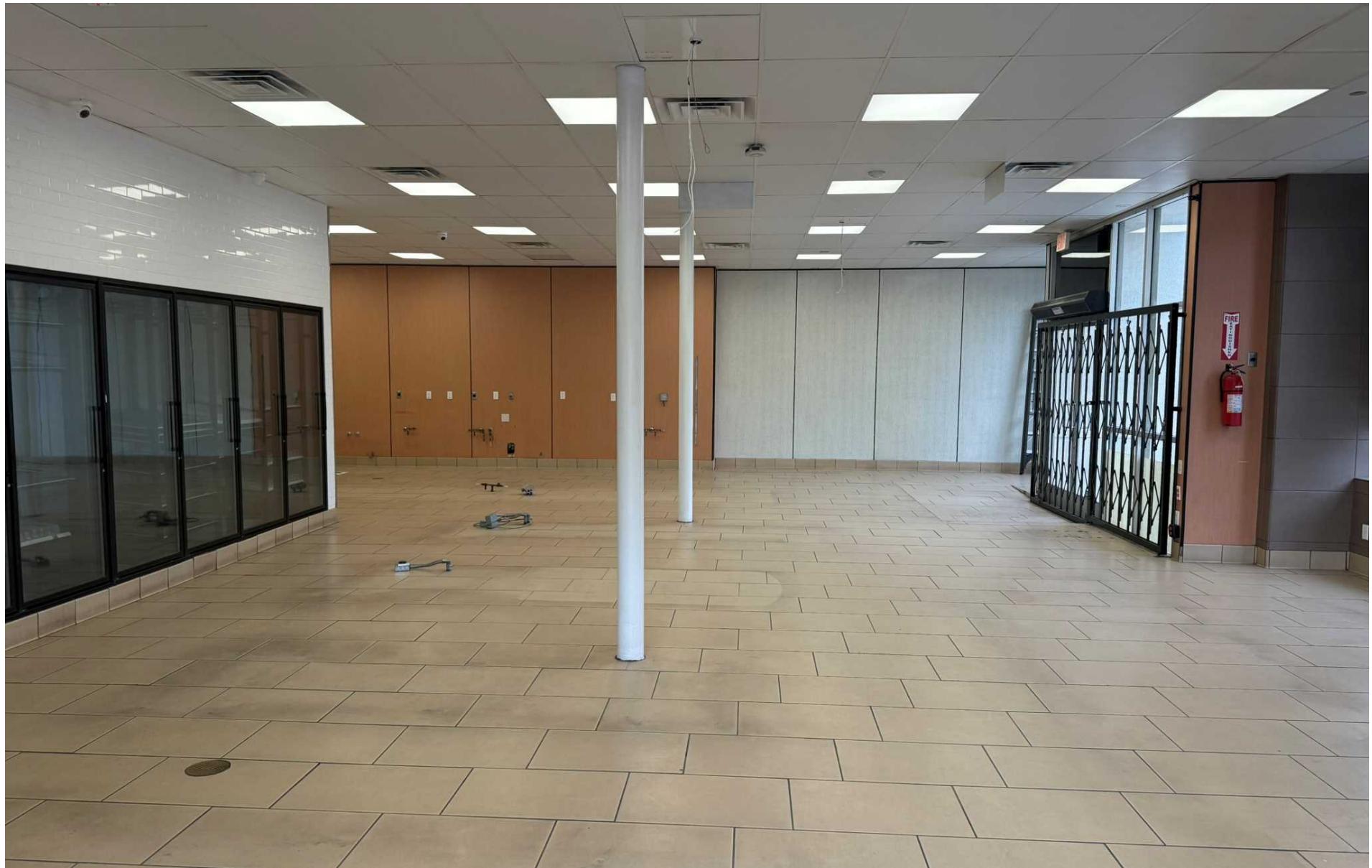
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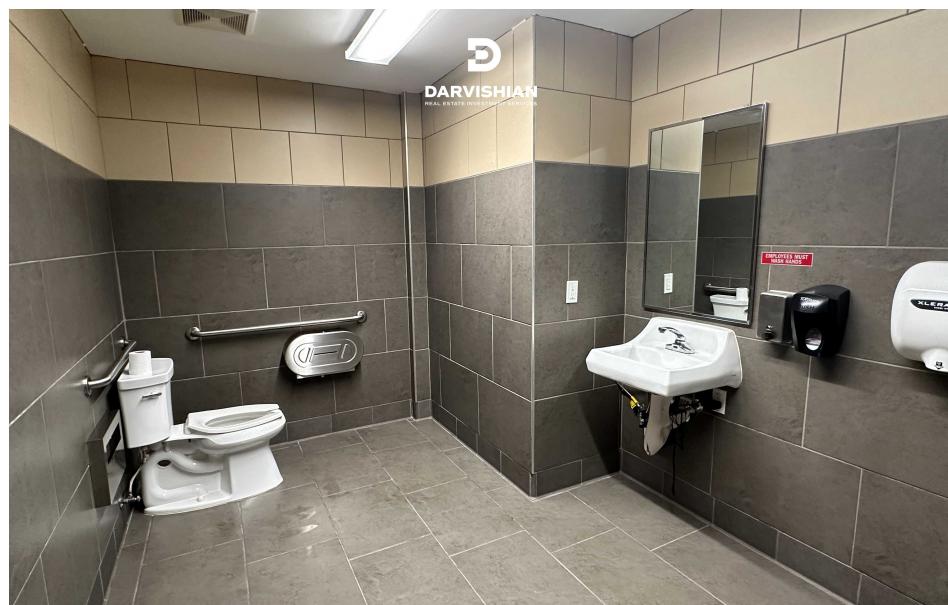
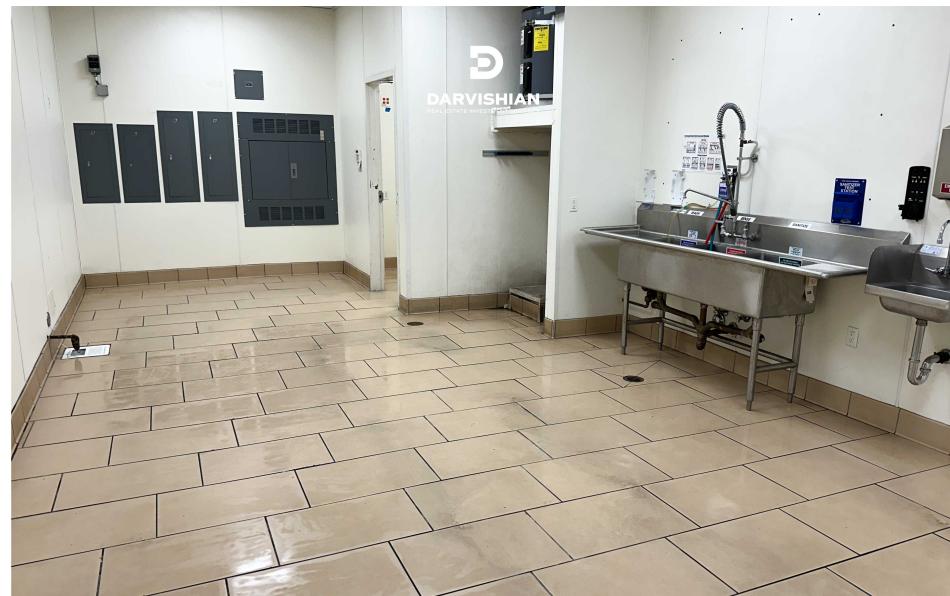
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IMPROVEMENTS

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FACING SOUTH

700 North Main Street



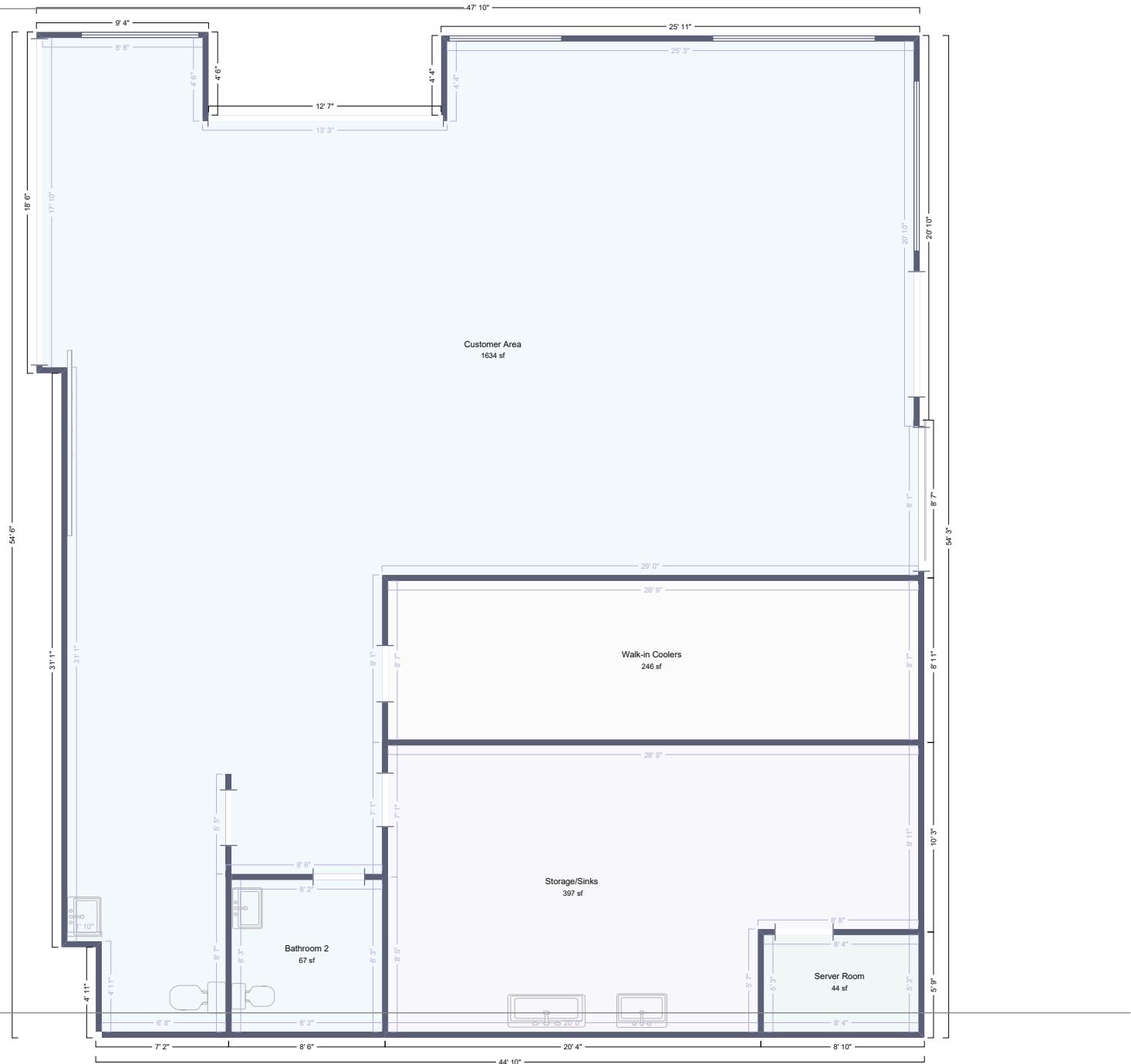
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FLOORPLAN

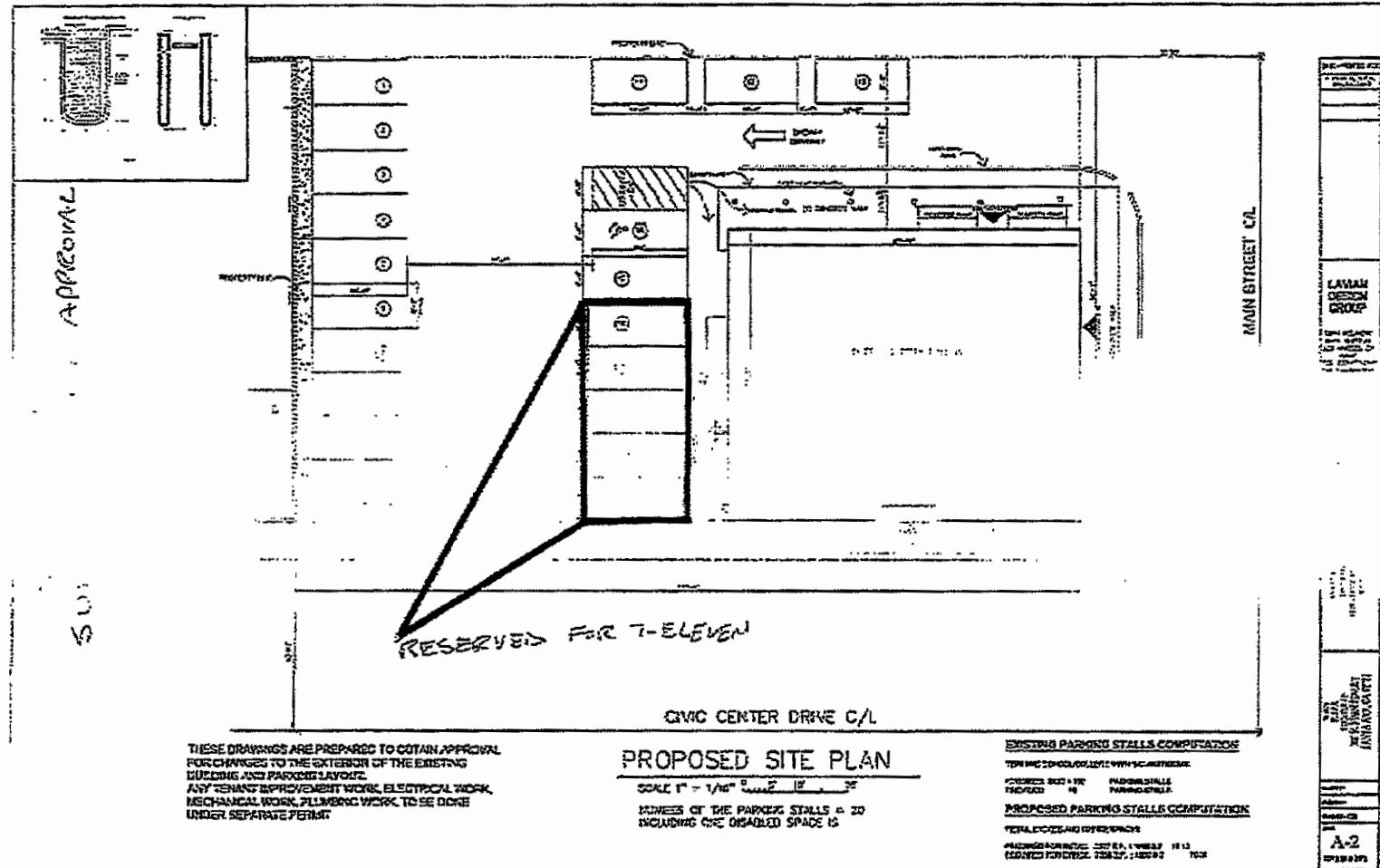
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Floorplan



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THESE DRAWINGS ARE PREPARED TO OBTAIN APPROVAL
FOR CHANGES TO THE EXTERIOR OF THE EXISTING
BUILDING AND PARKING LAYOUT.
ANY TENANT IMPROVEMENT WORK, ELECTRICAL WORK,
MECHANICAL WORK, PLUMBING WORK, TO BE DONE
UNDER SEPARATE PERMIT.

SITE PLAN

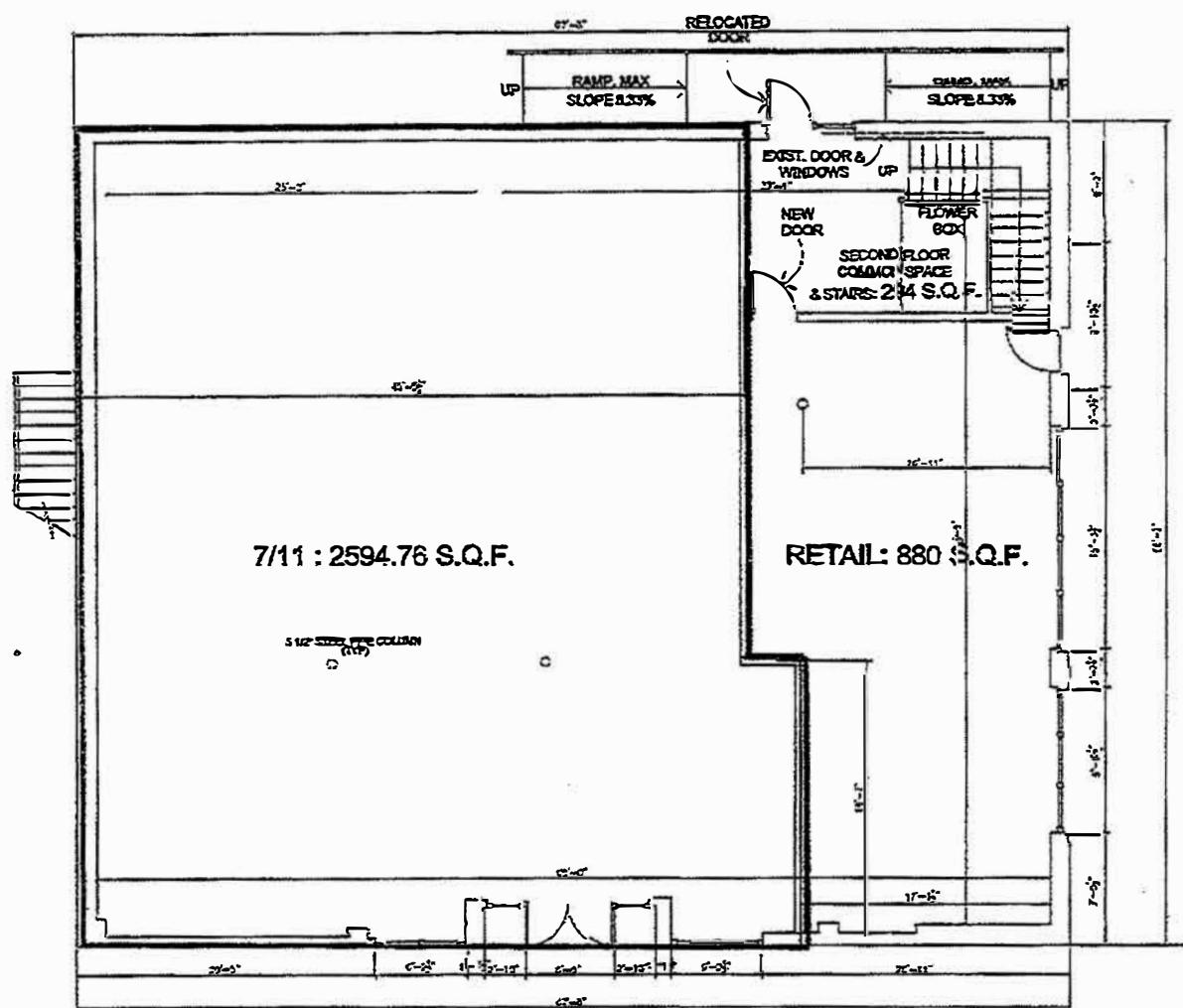
700 NORTH MAIN STREET



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Exhibit B

Site 12



PROPOSED FIRST FLOOR PLAN A

SCALE : " = 1/8" C D E F G

ALL EXISTING CONDITIONS AND DIMENSIONS SHOULD
BE VERIFIED AT THE SITE.



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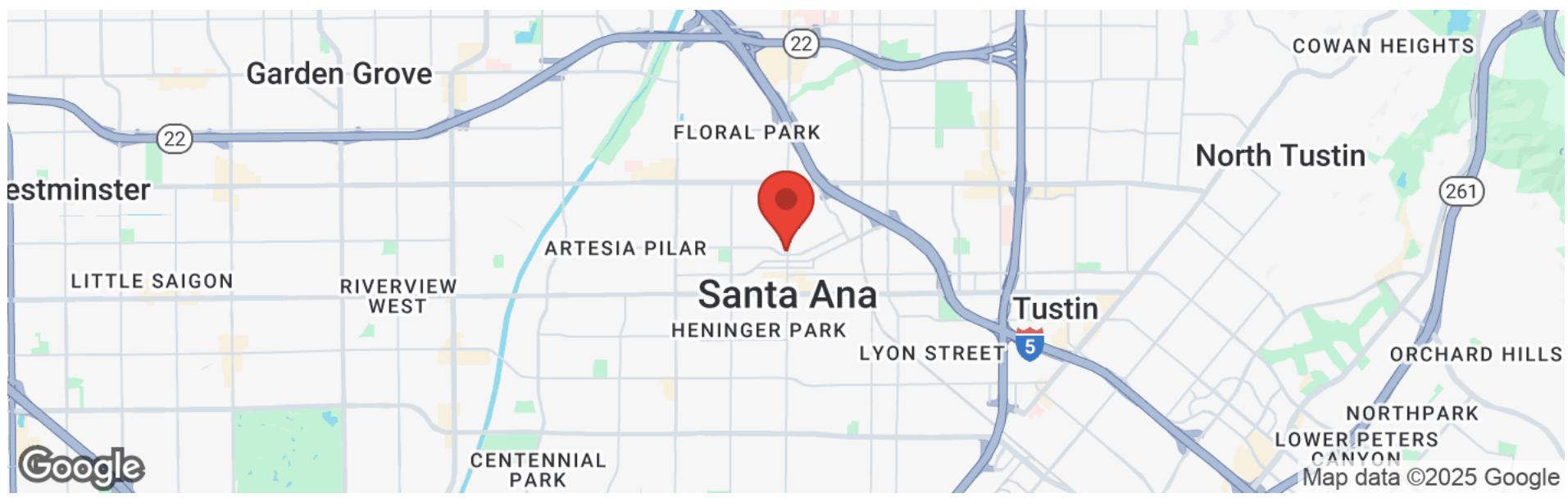
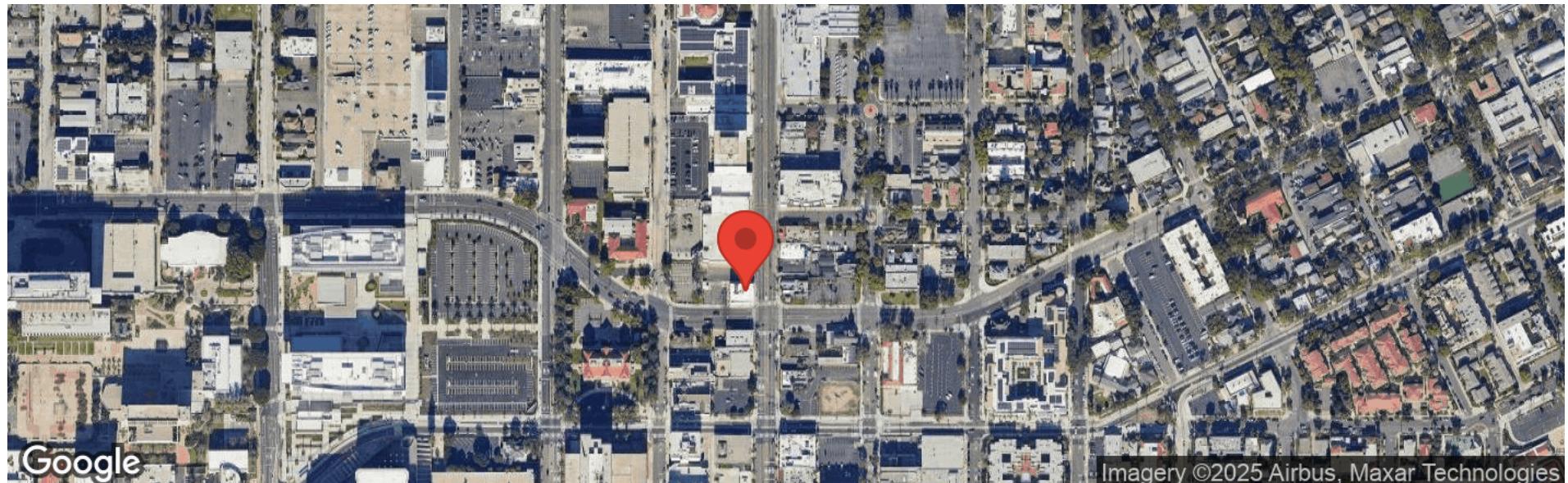
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LOCATION MAPS

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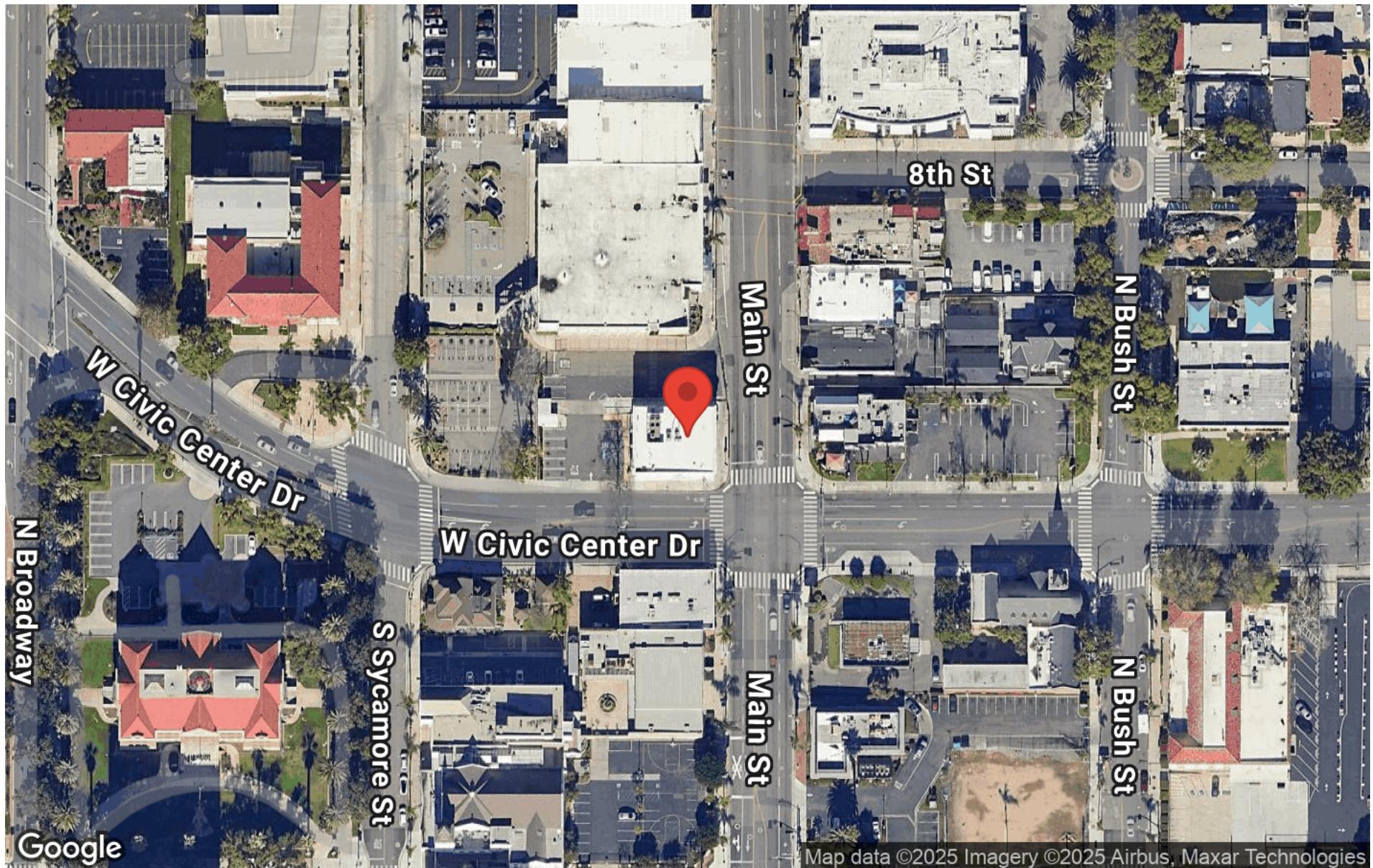


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AERIAL MAP

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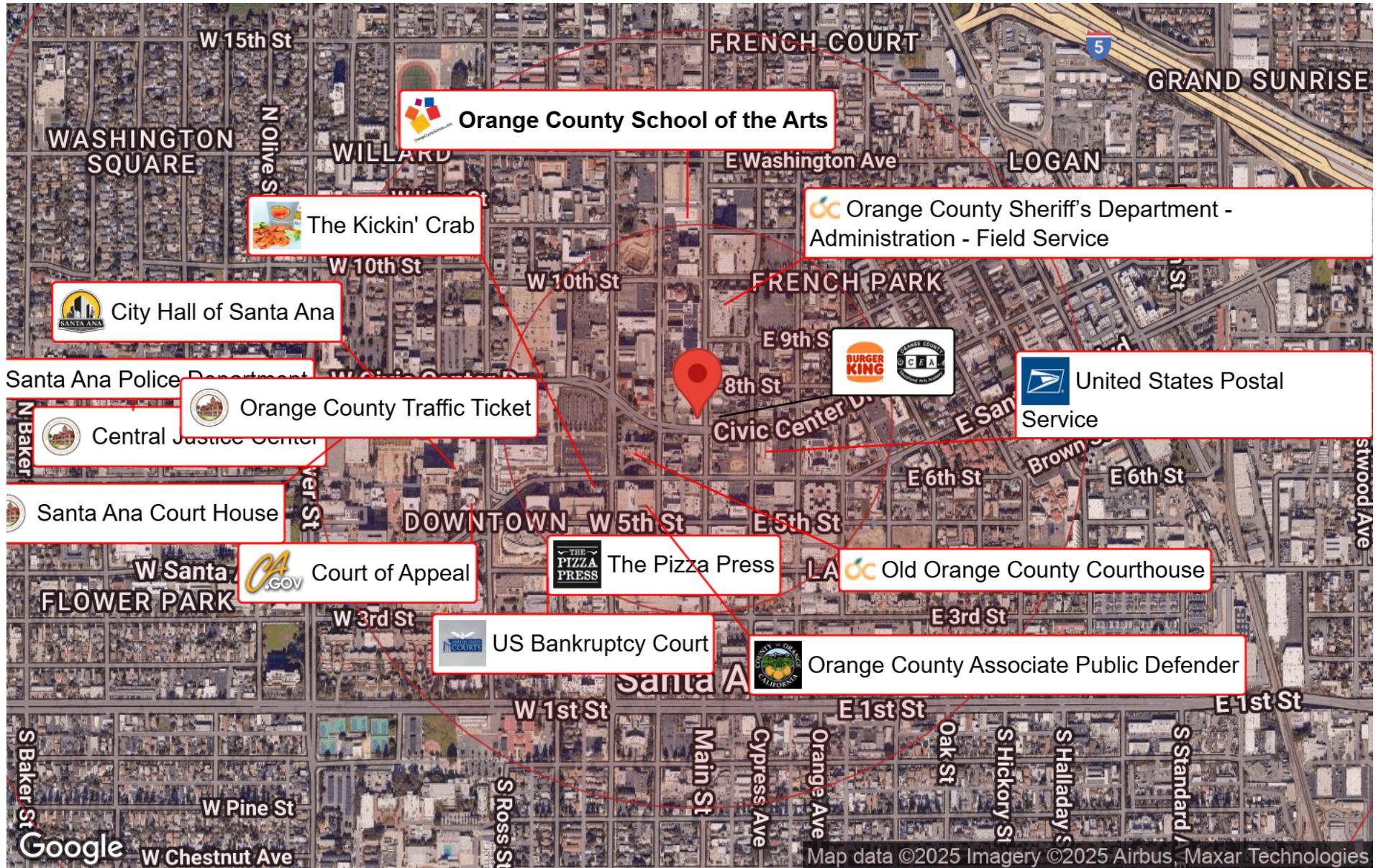
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BUSINESS MAP

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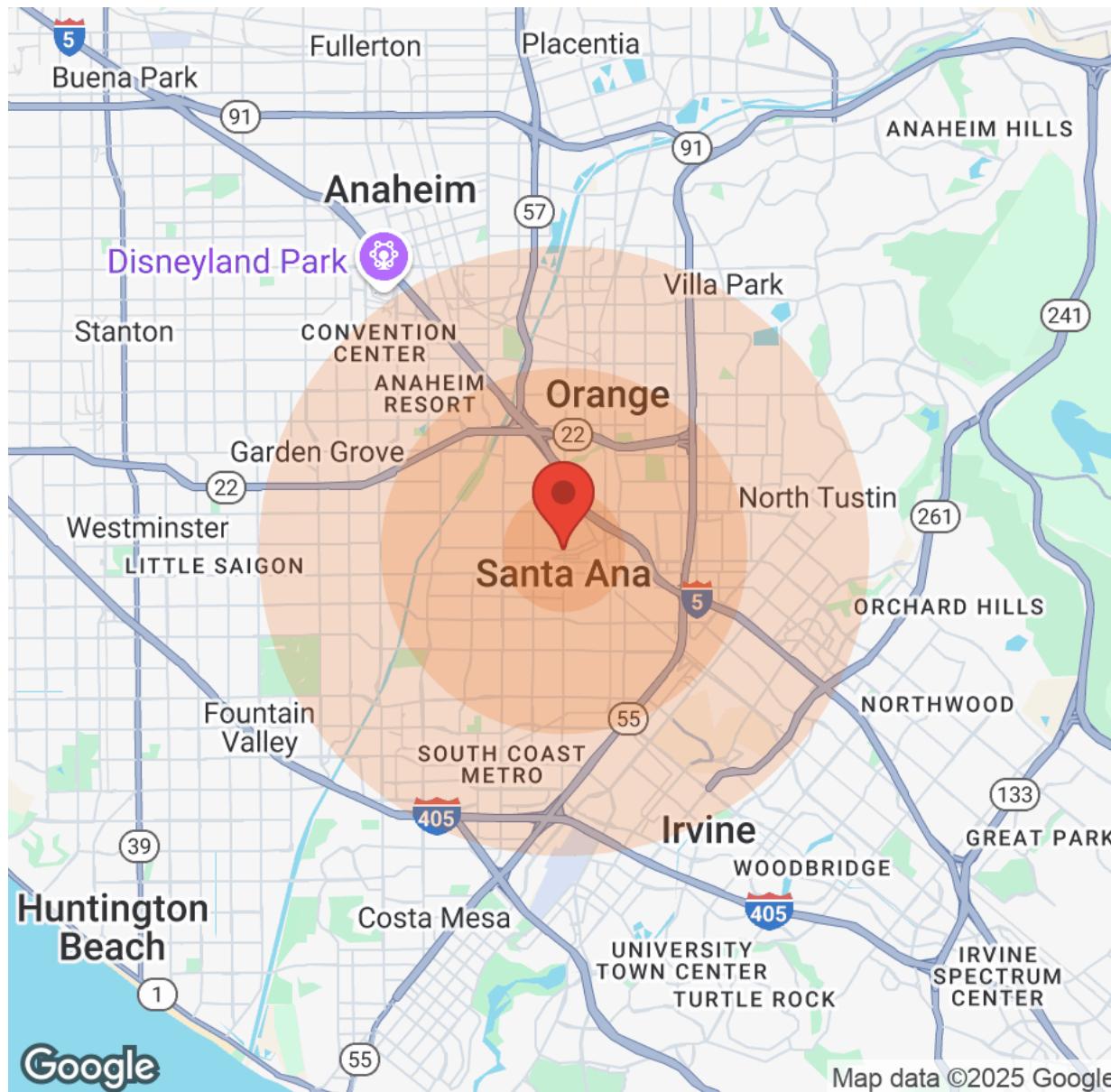
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DEMOCRAPHICS

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	

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