



FOR LEASE: Social Drive-Thru QSR Re-Development Opportunity

2,196 SF Pad Drive-Thru on 0.65 Acres

SWC of E. Dyer Ave & Pullman St | Santa Ana, CA 92705

PROPERTY HIGHLIGHTS

- Well positioned in the path of growth around Tustin Legacy and surrounding higher-density planned projects
- Strong mix of employment and residential demographics in immediate area
- Close proximity to CA-55 – over 240K CPD
- Existing drive thru building at the signalized corner of Dyer and Pullman

DEMOGRAPHICS

EST. 2025	1 MILE	3 MILE	5 MILE
Population	5,217	240,784	630,295
Average Household Income	\$147,464	\$128,793	\$139,628
Daytime Population	32,800	231,664	462,125

TRAFFIC COUNT

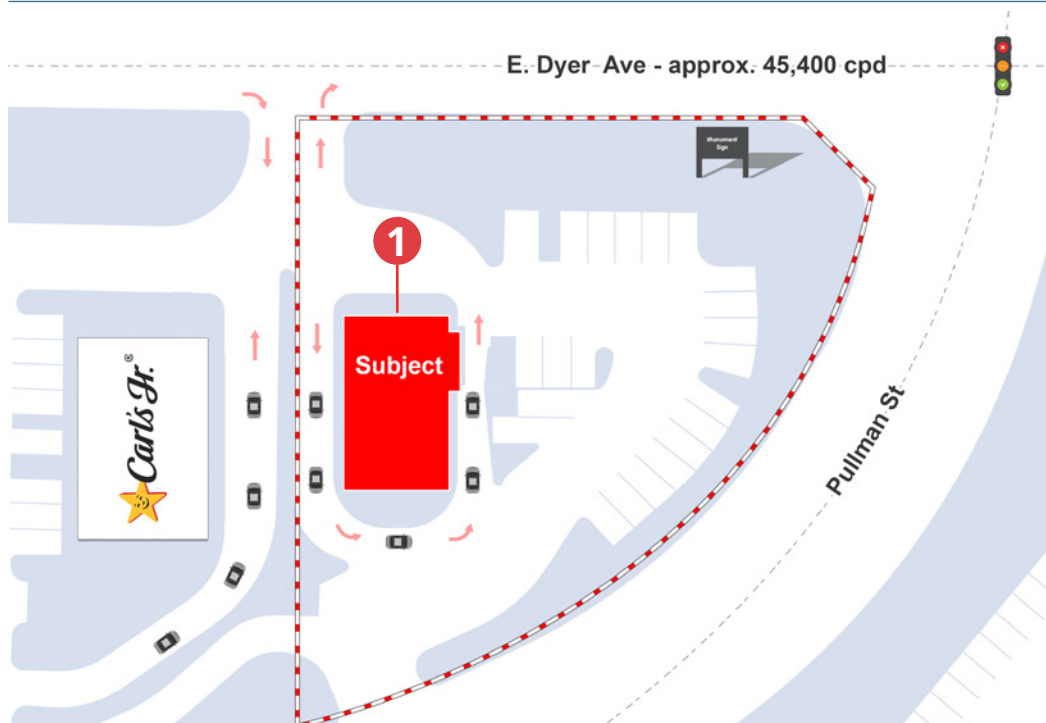
E. Dyer Ave	approx. 45,400 cars per day
CA 55 Freeway	approx. 242,400 cars per day

*Source: Esri & Costar Traffic Counts



Site Plan & Surrounding Trade Aerial

SEC E. Dyer Ave & Pullman St | Santa Ana, CA 92705



1

PAD DRIVE-THRU

2,196 SF

Available

0.65 Acres of Land

APN: 430-172-04

Parking Spaces: 22

FOR LEASING INFORMATION:

949 698 1107

TERRISON QUINN
terrison.quinn@srsre.com
CA License No. 01789657

