

**1810 E 17TH STREET
SANTA ANA CA 92705**

OFFICE / MEDICAL

**UNIT B 920 SF
\$2.75 PER SF PLUS UTILITIES**

BUILDING IS TURN KEY READY TO MOVE IN
CAN BE USED FOR OFFICE OR MEDICAL
SINGLE BUILDING WITH ENTRANCE
HIGHLY DENSE RESIDENTIAL AREA
SHARE 40 PARKING SPACES



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HPT COMMERCIAL

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EXECUTIVE SUMMARY

For lease: 920 SF office or medical space in excellent condition, vacant and ready for immediate occupancy. The space making it ideal for a variety of professional or medical uses. Located in a well-maintained complex, it shares 40 on-site parking spaces with two neighboring buildings, providing ample parking for staff and clients. This is a flexible, move-in-ready opportunity in a convenient location with great visibility—perfect for businesses looking for a clean, functional space.



PROPERTY HIGHLIGHTS

- **SIZE 920 1 SF AVAILABLE**
- **CONDITION: EXCELLENT, VACANT, AND MOVE-IN READY**
- **USE: IDEAL FOR OFFICE OR MEDICAL PRACTICES**
- **PARKING: 40 SHARED ON-SITE SPACES ACROSS THREE BUILDINGS**
- **LOCATION: CONVENIENT, HIGHLY VISIBLE SETTING IN A WELL-MAINTAINED COMPLEX**
- **FLEXIBILITY: PERFECT FOR A VARIETY OF PROFESSIONAL OR MEDICAL TENANTS**



BUILDING

920 SF



LOT SIZE

39,260 SF



ZONING

C-5



PARKING

40



AVAILABLE

920 SF

PRICE PER SQFT
MODIFIED GROSS

\$2.75



LEASE TERM

3-5 YEARS

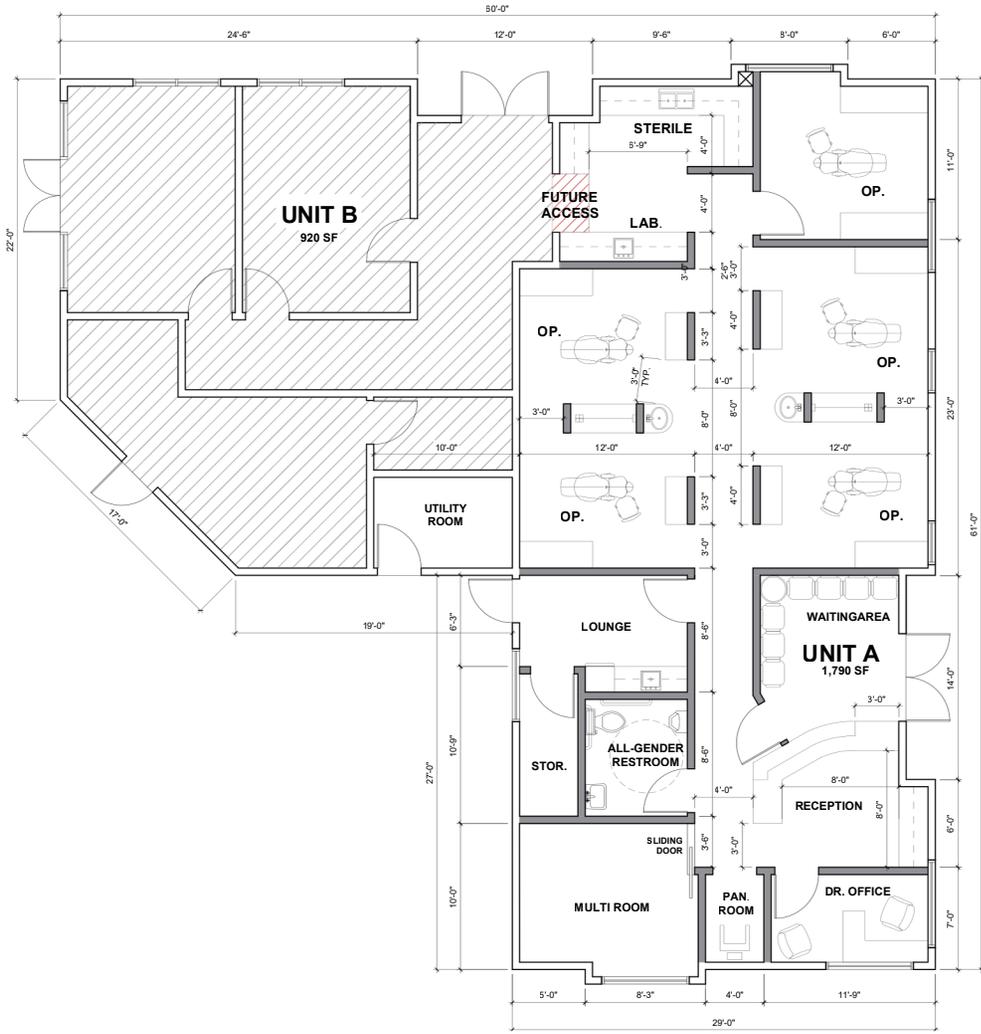


1810 E 17TH ST SANTA ANA CA 92705

EXCLUSIVE OFFERING MEMORANDUM







LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- UNIT B FLOOR AREA

PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



1482 HARPER ST.
MIDWAY CITY, CA 92651
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EMAIL: WTC@WFCO.COM

REV.	DESCRIPTION	DATE

PROPOSED FLOOR PLAN

**DENTAL OFFICE
1810 17TH ST,
SANTA ANA, CA 92705**

SCALE	AS NOTED
DRAWN BY	KN
CHECKED BY	
PLAN DATE	07/09/25
PRINT DATE	07/09/25
PROJECT No.	
SHEET No.	

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CONTACT



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