

**±13,072 SQUARE FEET
FOR SALE OR LEASE**



1544 E WARNER
SANTA ANA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

- ±13,072 SF Freestanding Building
- New Paint for the Park & Slurry Coming Soon!
- 55 Freeway Expansion Frontage/Signage
- Retail/Wholesale/Showroom/Daycare/Corporate HQ/
Creative Office/Wine Tasting/Alcohol Sales
- 100% HVAC
- Monument Signage
- Ample Parking
- (2) Two Large Grade Level Loading Doors
- Easy Access off 55 Freeway @ Dyer
- Annual Average Daily Traffic Count = 486,000*
- Drive Around Building Divisible to ±5,753-6,164 SF
- 3 private offices, 1 Large Conference Room, Kitchen and
Two Restrooms
- Existing CUP License for Wine & Spirit Sales as Well as
Wine Tastings
- Potential Carry Back Financing with Minimum \$1,000,000
Down at a Negotiable Interest Rate and Loan Terms To
Be Determined
- Immediate Occupancy

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AERIAL VIEW



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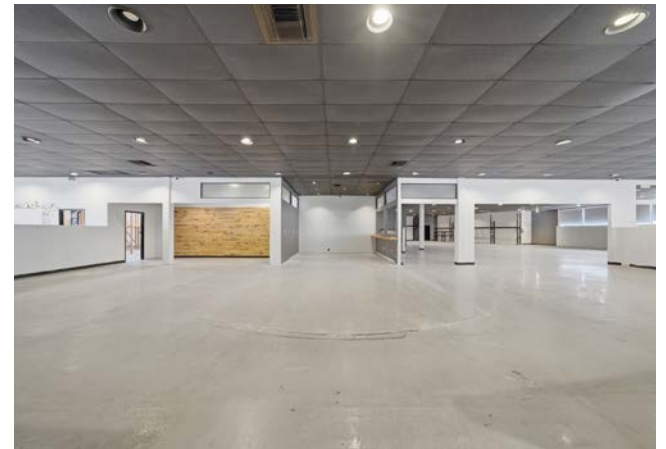
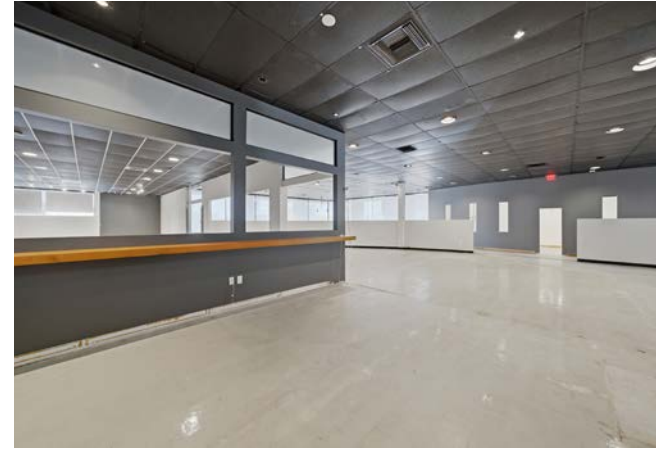
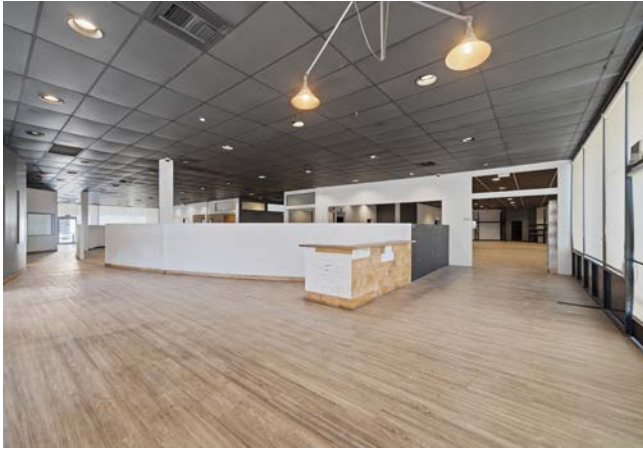


E WARNER AVE

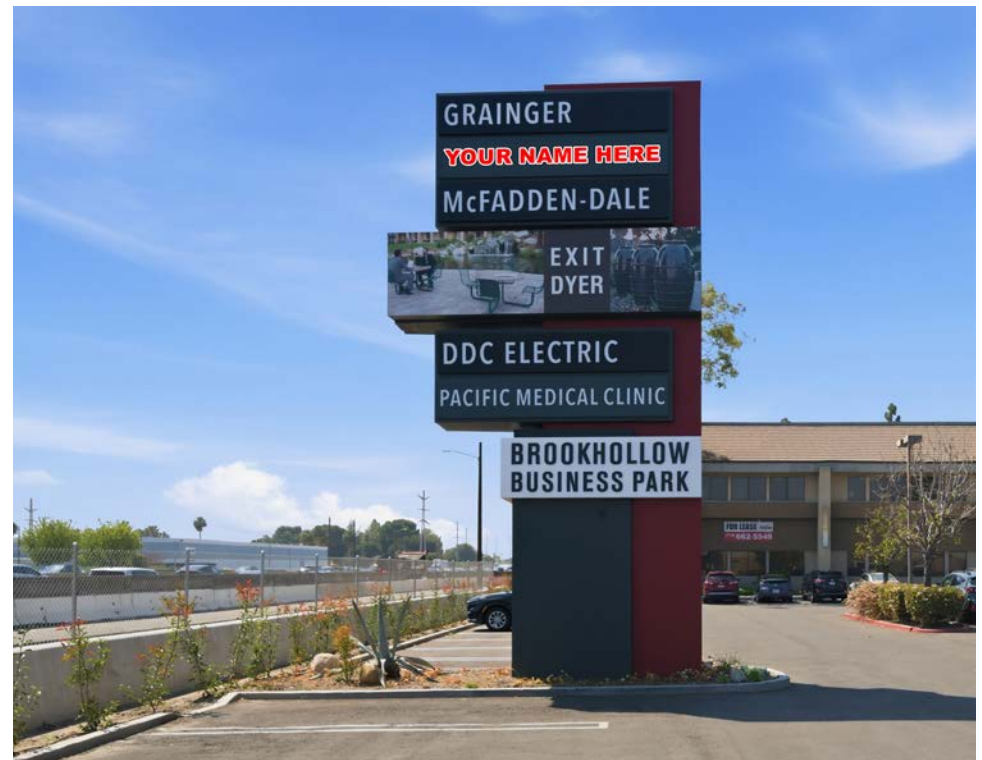
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INTERIOR PHOTOS



EXTERIOR PHOTOS





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For More Information, Contact:

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