



FOR LEASE



WARNER-GRAND PLAZA



2,690 SF



Warner Grand Plaza

2242 South Grand Avenue
Santa Ana, California 92705

Property Highlights

- 2,690 SF End-Cap Available
- Currently 7 Eleven (DO NOT DISTURB)
- Ample Parking and Great Visibility
- Hard Corner at a Signalized Intersection
- Easy Access to 55 Freeway
- Monument Signage Available
- Densely Populated Demographics
- Join: Taco Bell & USPS

OFFERING SUMMARY

Lease Rate:	\$2.95 SF/month (NNN, \$1.07)
Available SF:	2,690 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,700	73,037	193,372
Total Population	12,985	253,985	619,434
Average HH Income	\$107,174	\$116,564	\$129,126

Steve Liu

Executive Vice President | C: 714.349.3547
sliu@naicapital.com | CalDRE #01323150

Nikki Liu

Senior Associate | C: 818.744.3398
nliu@naicapital.com | CalDRE #02038755

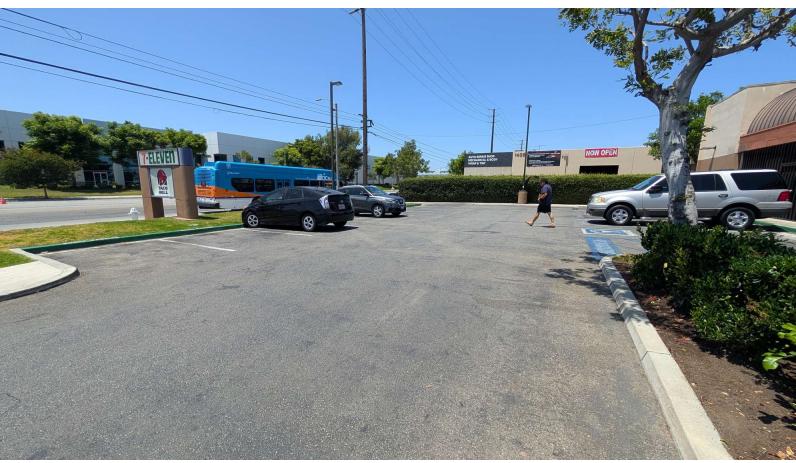




FOR LEASE

WARNER-GRAND PLAZA

2,690 SF



Steve Liu

Executive Vice President | C: 714.349.3547
sliu@naicapital.com | CalDRE #01323150

Nikki Liu

Senior Associate | C: 818.744.3398
nliu@naicapital.com | CalDRE #02038755



www.naicapital.com

NO WARRANTY EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474



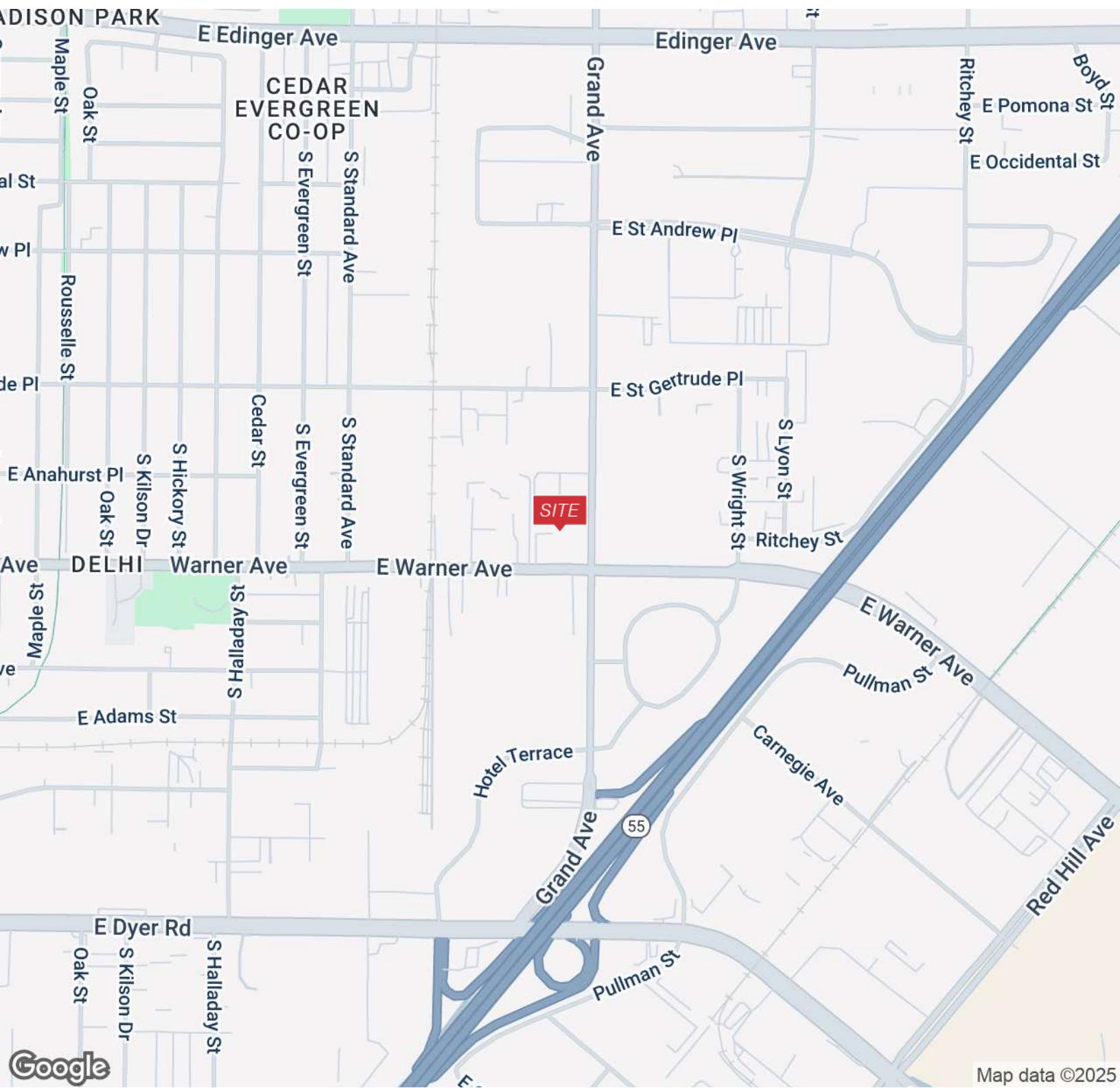
FOR LEASE



WARNER-GRAND PLAZA



2,690 SF



Map data ©2025

Steve Liu

Executive Vice President | C: 714.349.3547
sliu@naicapital.com | CalDRE #01323150

Nikki Liu

Senior Associate | C: 818.744.3398
nliu@naicapital.com | CalDRE #02038755

NO WARRANTY EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474



www.naicapital.com

Google



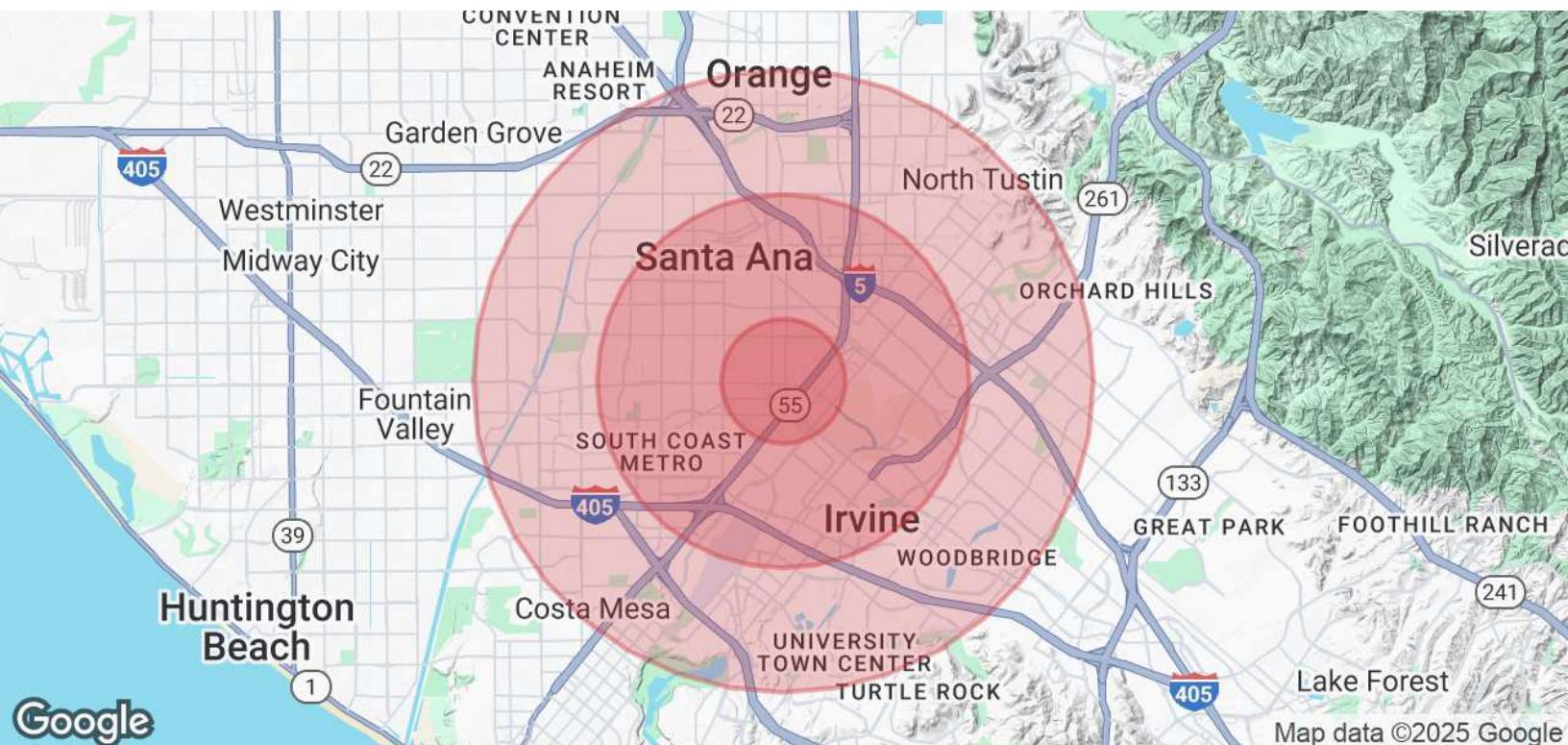
FOR LEASE



WARNER-GRAND PLAZA



2,690 SF



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,985	253,985	619,434
Average age	35	36	38
Average age (Male)	35	36	37
Average age (Female)	35	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,700	73,037	193,372
# of persons per HH	4.8	3.5	3.2
Average HH income	\$107,174	\$116,564	\$129,126
Average house value	\$622,844	\$768,007	\$885,901

* Demographic data derived from 2020 ACS - US Census

Steve Liu

Executive Vice President | C: 714.349.3547
sliu@naicapital.com | CalDRE #01323150

Nikki Liu

Senior Associate | C: 818.744.3398
nliu@naicapital.com | CalDRE #02038755

NO WARRANTY EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI CAPITAL COMMERCIAL, INC. CAL DRE LIC. #02130474

