



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

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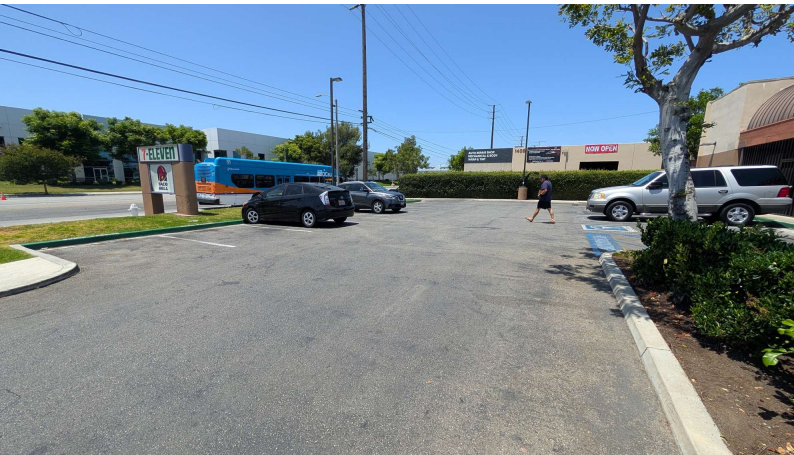
FOR LEASE



WARNER-GRAND PLAZA



2,690 SF



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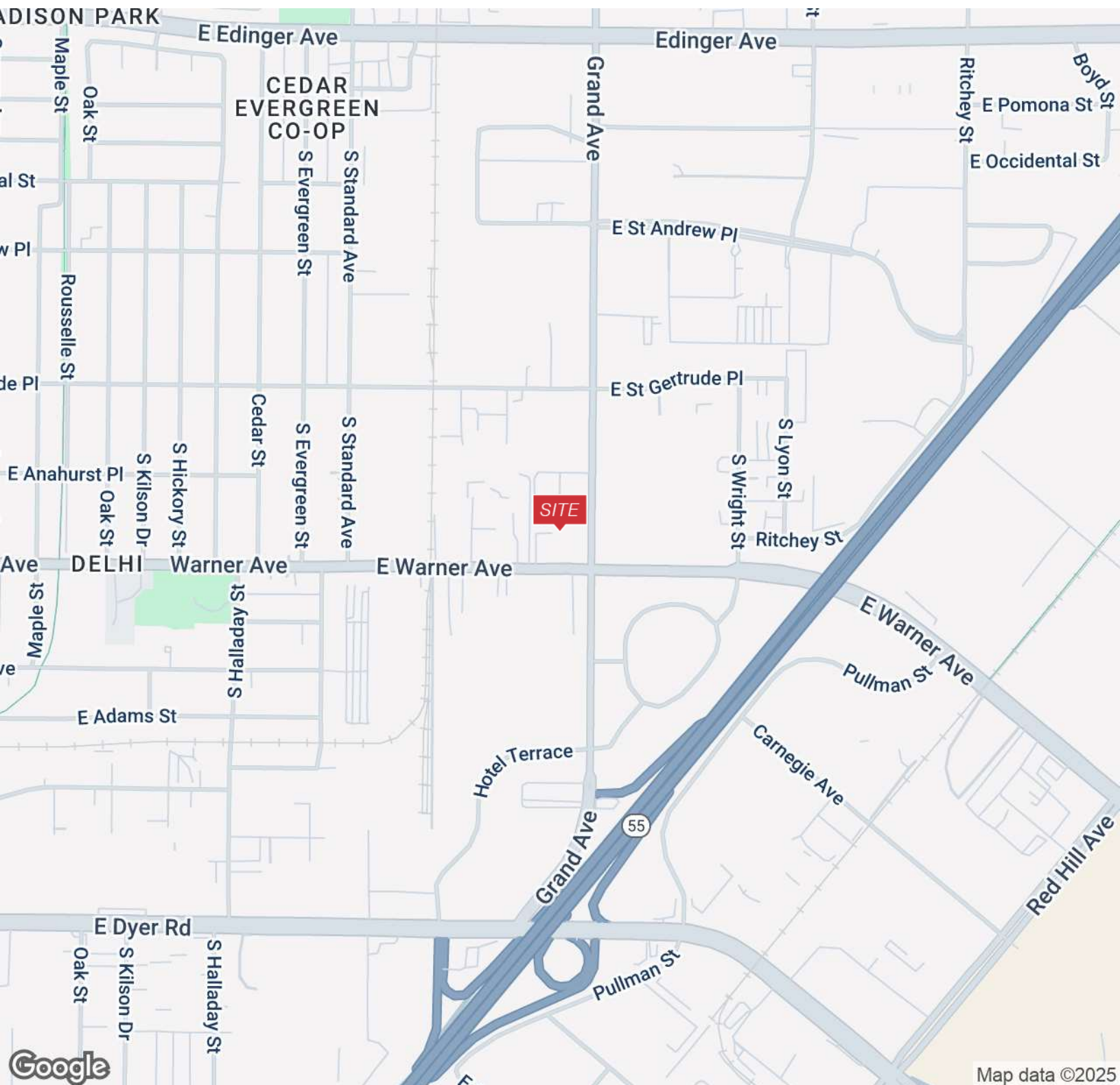
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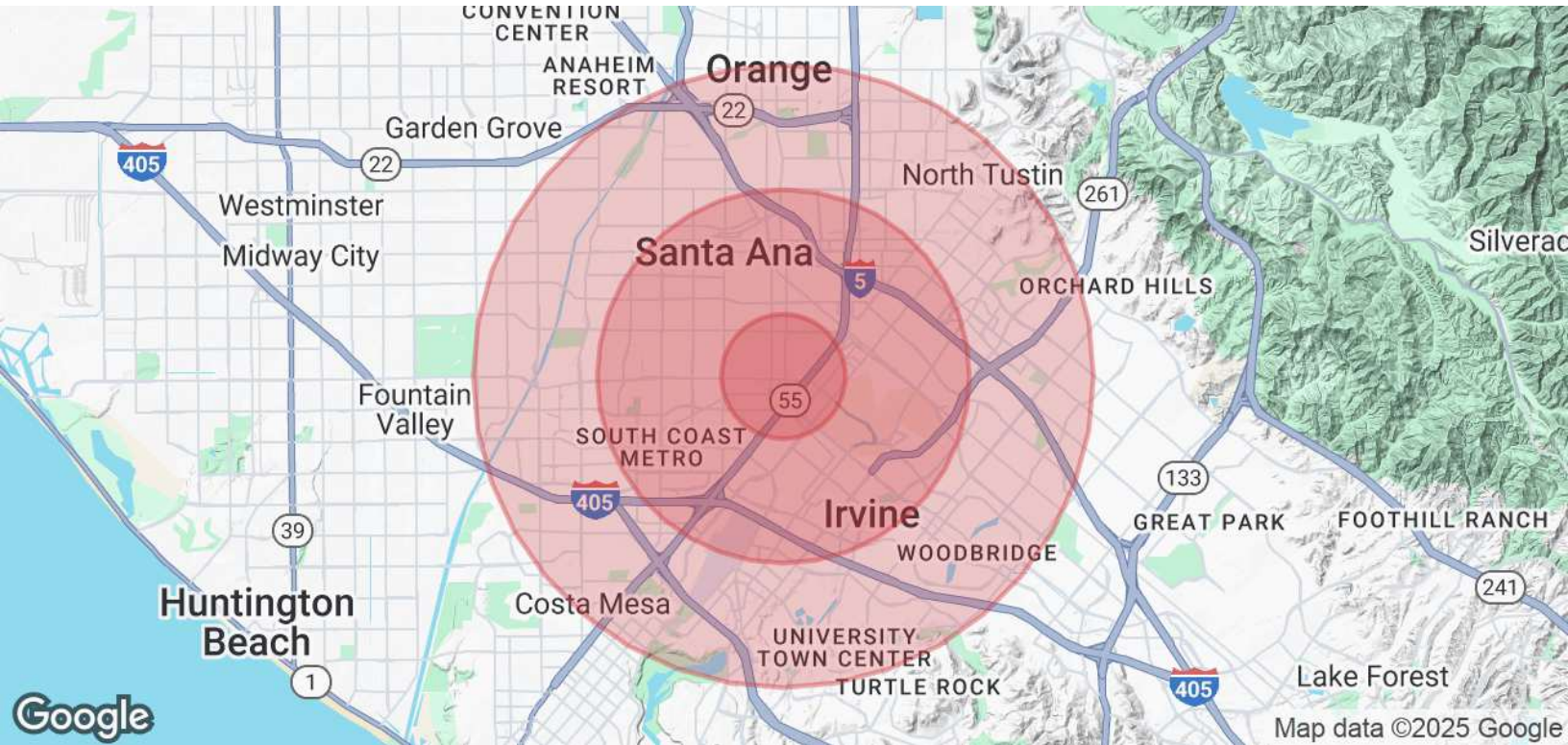
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,985	253,985	619,434
Average age	35	36	38
Average age (Male)	35	36	37
Average age (Female)	35	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,700	73,037	193,372
# of persons per 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

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