

# 10 Service Bays - Signalized Corner

**FOR LEASE - AVAILABLE NOW**

**TIRE SHOP for 35 years !!**

**Corner of Main Street & Borchard  
1402 S Main Street, Santa Ana, CA**

The shop has a large mezzanine which makes use of the space much more efficient. All of the service bays face the street, so you have maximum visibility & exposure. The site has prominent building signage as well as a large monument sign. The parking lot features double loaded parking, so it can handle lots of cars or large vehicles like motor homes.



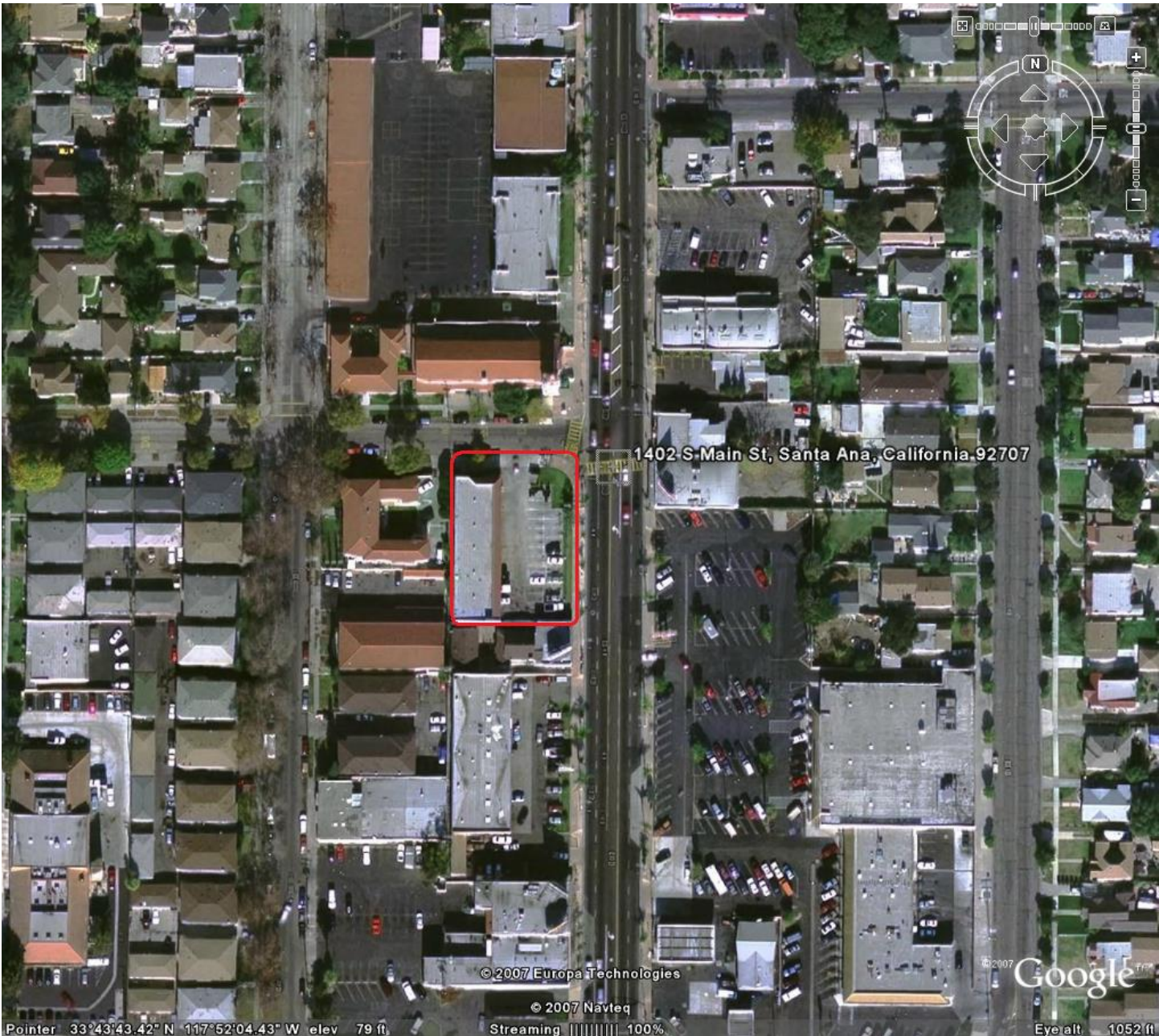
**Large Monument Sign, Long Street Frontage  
\$12,000 / mo**

**plus tenant pays all expenses directly.**

**Bldg Size = 5,600 Sq.Ft. Current Tire store space is 3,773 Sq.Ft. plus mezzanine**

please contact Southland Equities at (949) 706-0500 or [ronbeard@seproperties.com](mailto:ronbeard@seproperties.com)





1402 S Main St, Santa Ana, California 92707

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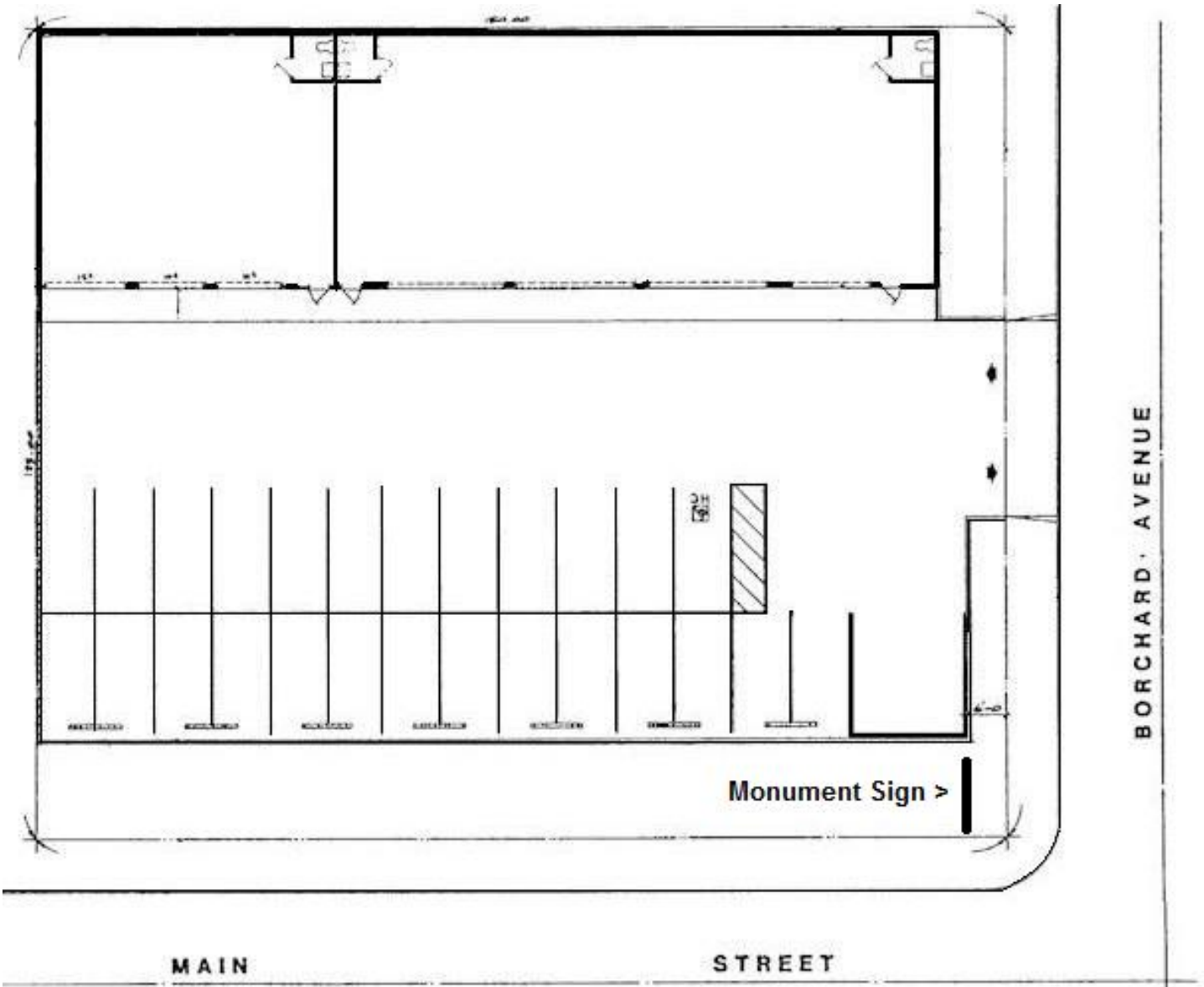
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Pointer 33°43'43.42" N 117°52'04.43" W elev 79 ft

Streaming 100%

Eye alt 1052 ft



**SITE PLAN**

SCALE: 1" = 10'-0"

