

AVAILABLE FOR SALE OR LEASE

1544 E WARNER AVE, SANTA ANA

±13,072 SF FREESTANDING BUILDING

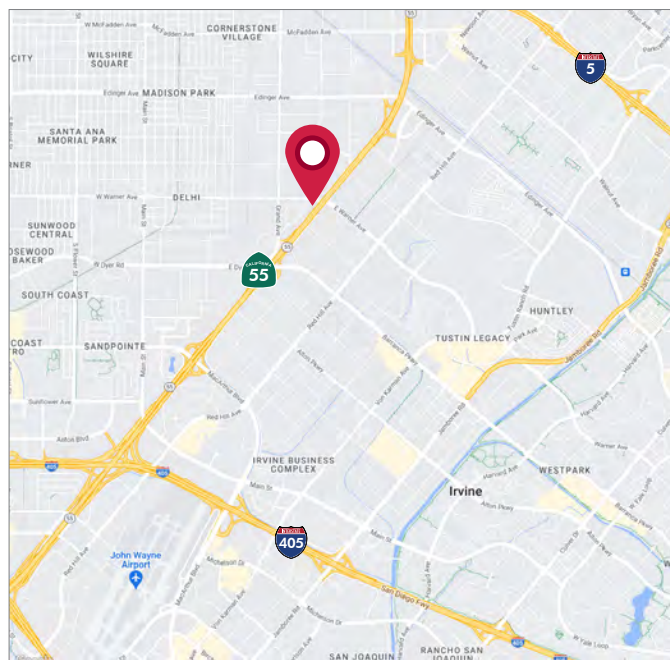


FREEWAY FRONTAGE ON EXPANDED 55 FWY!!



LISTING DATA

- ±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
- Ample Parking
- (2) Two Large Grade Level Loading Doors
- Easy Access off 55 Freeway @ Dyer
- Annual Average Daily Traffic Count = 486,000*
- Divisible Building to 5,753 - 6,164 SF
- Existing CUP License for Wine & Spirit Sales as Well as Tastings
- Available 2/1/2026
- First Year Rate \$1.40 NNN and Free Rent Until June 2026



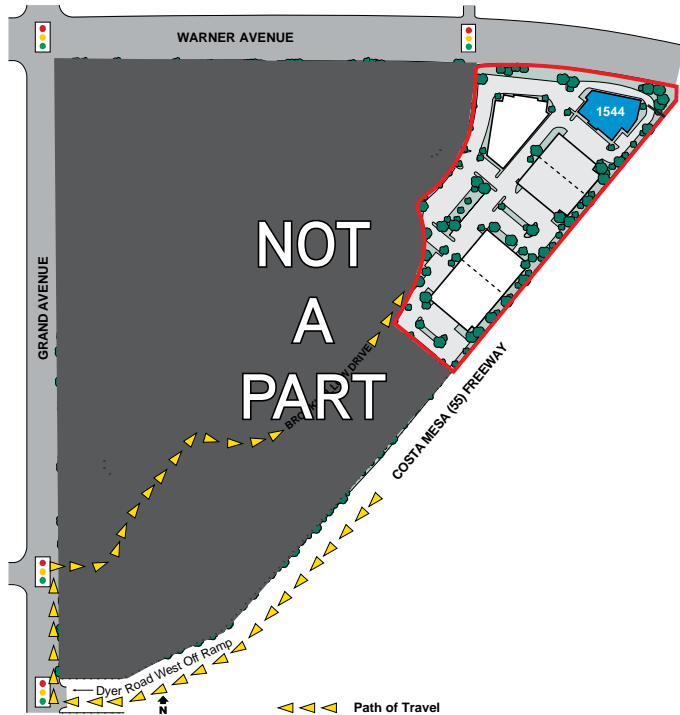
For more information, contact: **CHRIS CONWAY**
Vice President
CalDRE: 01896882
(949) 790-3147
cconway@leeirvine.com

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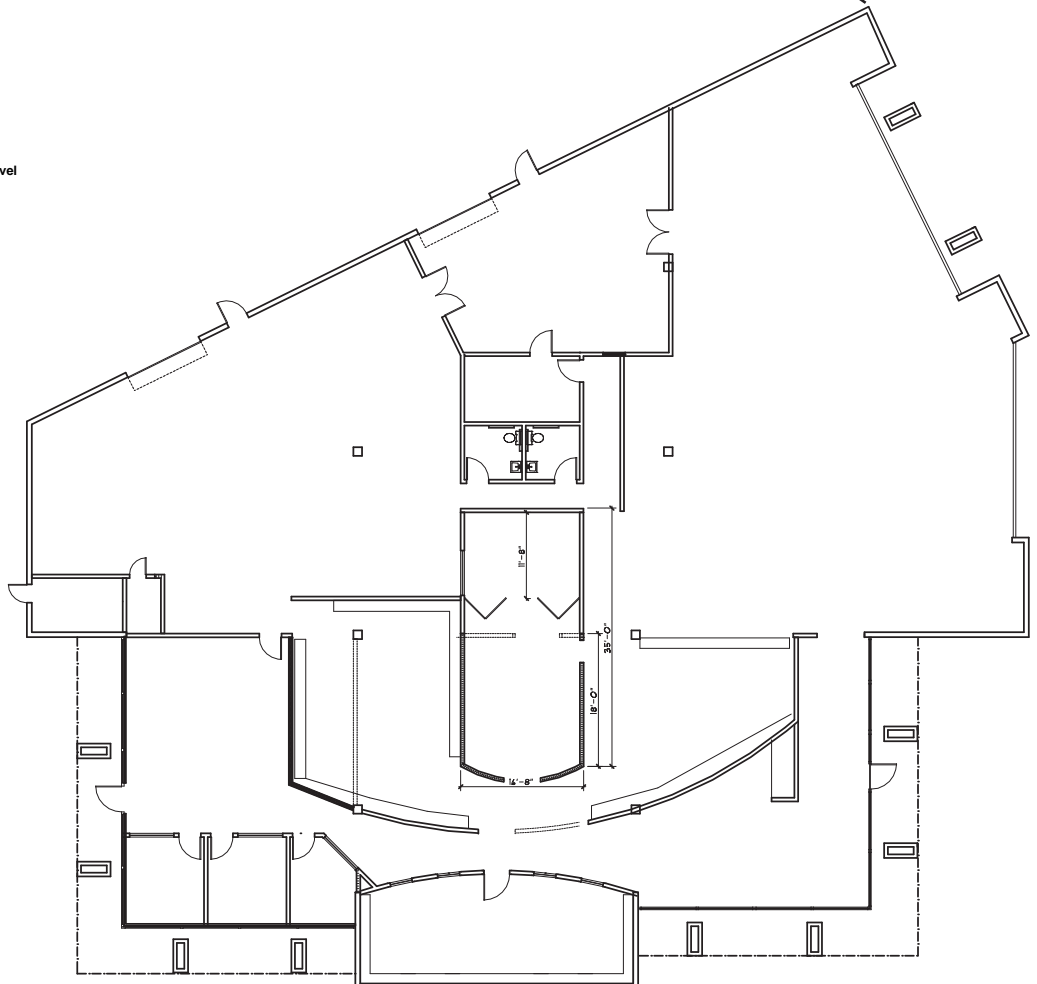
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CURRENT FLOORPLAN



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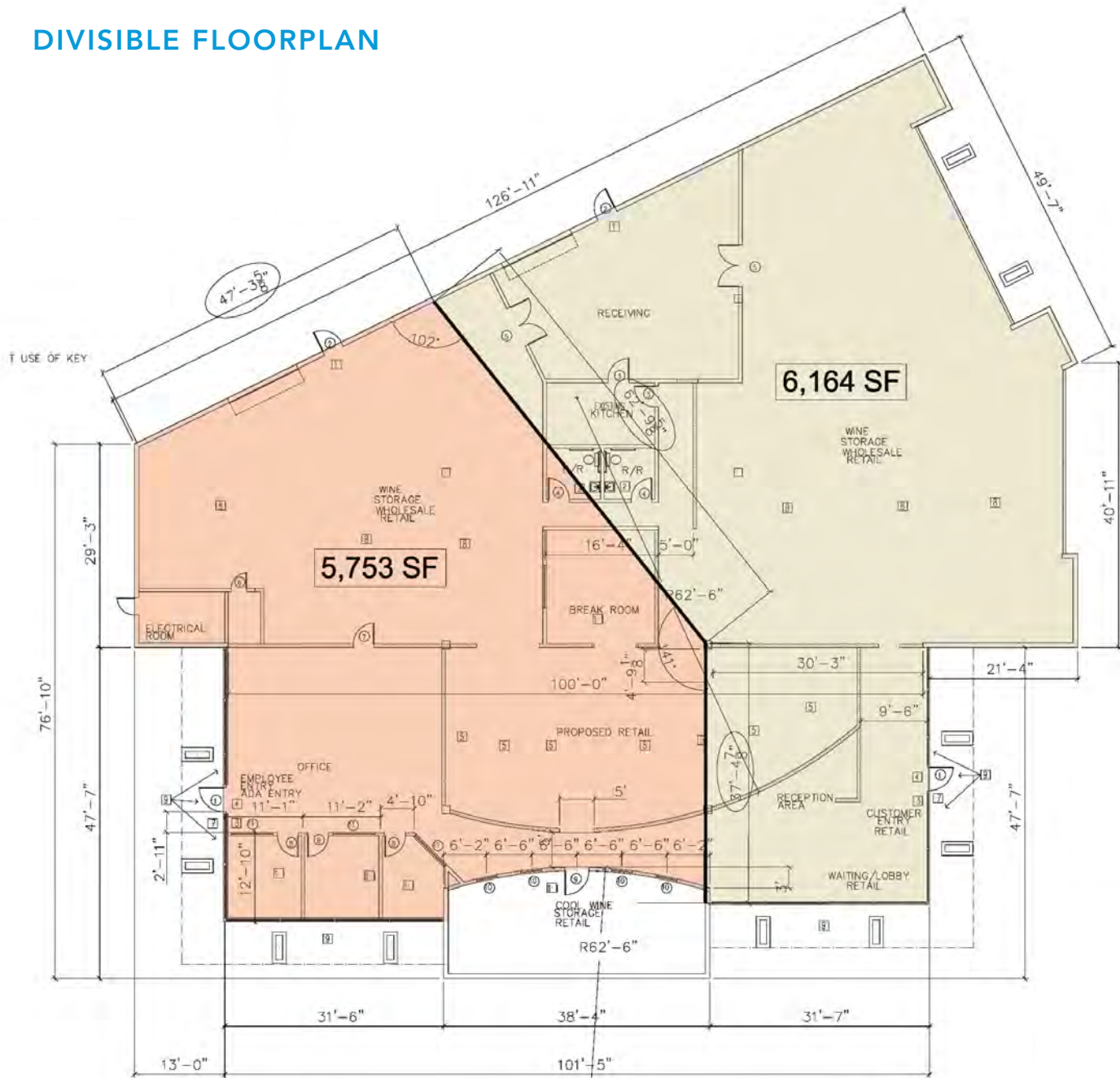
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DIVISIBLE FLOORPLAN



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