

1940

E 17TH STREET, SANTA ANA

FREESTANDING BUILDING FOR SALE



UNMATCHED OPPORTUNITY TO DESIGN YOUR OWN SPACE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
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PROPERTY FEATURES

- ±9,912 SF Freestanding Building
- Building Street Frontage with Signage
- Unmatched Opportunity to Design Your Own Space
- Private Parking Lot (Additional Parking Potentially Available)
- Flexible Zoning Allowing Possible Medical, Retail, Religious, Daycare, Adult Care Uses and More.
- Great Windowline
- Close Proximity to Restaurants, Parks, Retail, Residential, and Schools
- Direct Access to Major Freeways
- Elevator Served
- ±31,000 Cars Travel on 17th St Per Day
- **ASKING SALE PRICE: \$2,050,000 (\$207/SF)**



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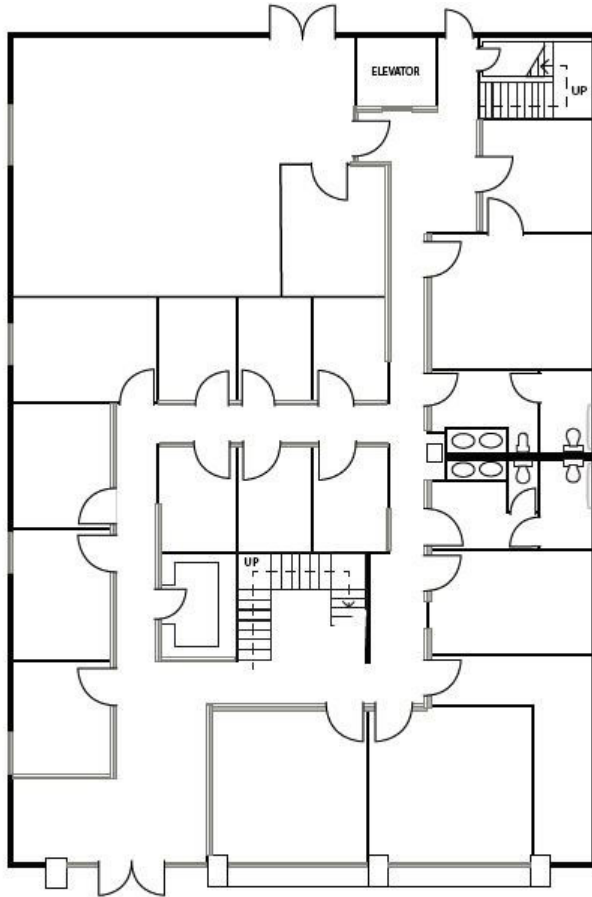


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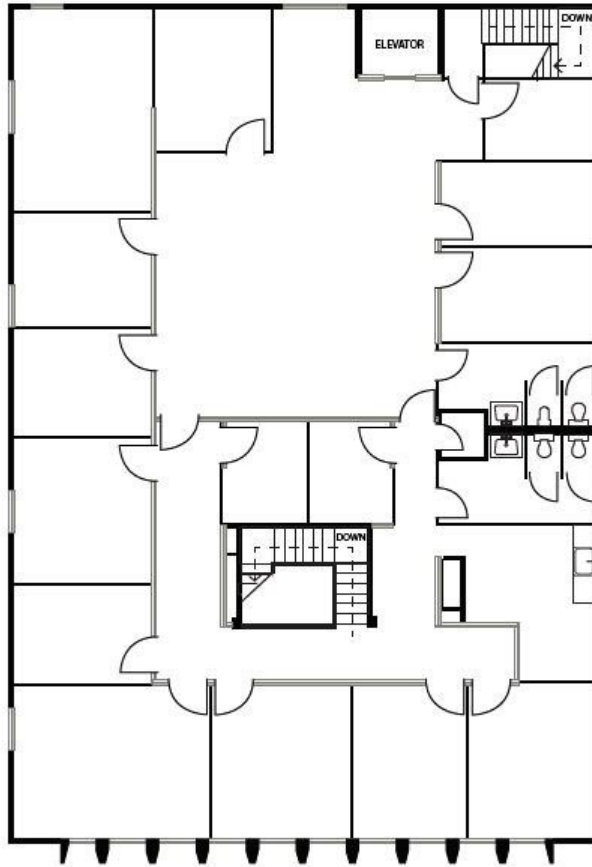


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HYPOTHETICAL FLOORPLAN



FIRST FLOOR ±4,956 SF



SECOND FLOOR ±4,956 SF



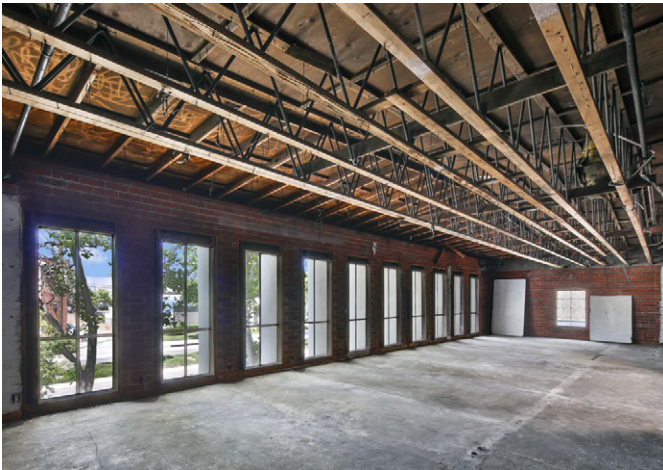
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PROPERTY IMAGES



FIRST FLOOR HYPOTHETICAL RENDERINGS



SECOND FLOOR HYPOTHETICAL RENDERINGS



HOBBY LOBBY



ESPORTA
FITNESS



WELLS FARGO

17TH STREET (±31,000 CARS PER DAY)

SUPERIOR GROCERS



CABRILLO PARK DR