

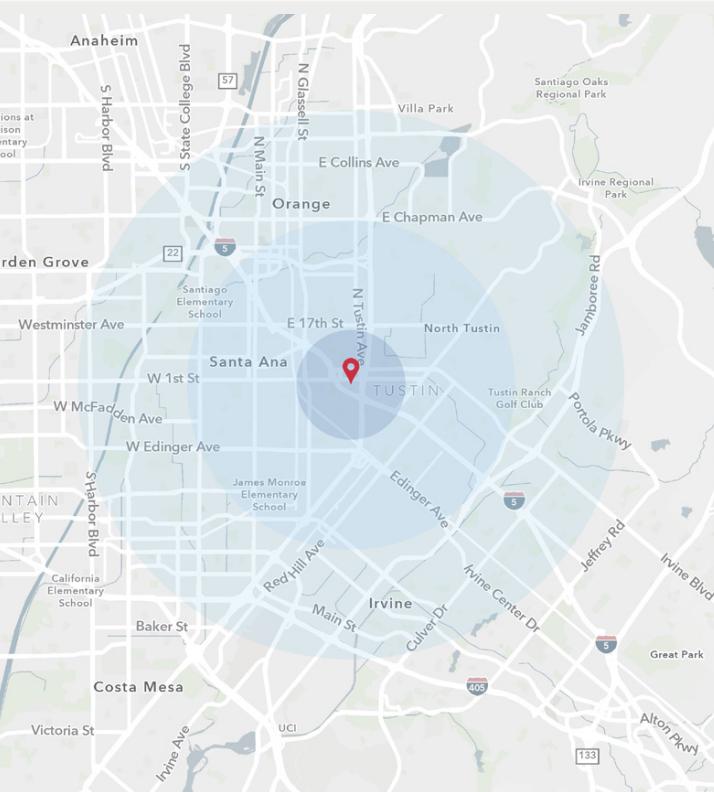
First Point

2112-2116 E 1st St | Santa Ana, CA 92705



Retail/Restaurant/Medical Opportunity

UP TO $\pm 7,205$ SF AVAILABLE (DIVISIBLE)



DESCRIPTION

- Located within strong retail corridor in the heart of Orange County
- Retail/Restaurant/Office/Medical – flexibility with uses
- Dedicated ground floor retail/restaurant parking in attached parking structure
- Strong densities with high average household incomes over \$100k within a 1/3/5 mile radius

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	37,221	251,599	648,327
Avg Household Income	\$100,960	\$129,477	\$143,358
Daytime Population	27,913	139,853	395,248

Source: Esri

TRAFFIC COUNTS

E. 1st Street

approx. 19,400 cpd

CA-55 Fwy

approx. 287,300 cpd

I-5 Fwy

approx. 361,800 cpd

Source: Costar

CONTACT

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Bree Casas

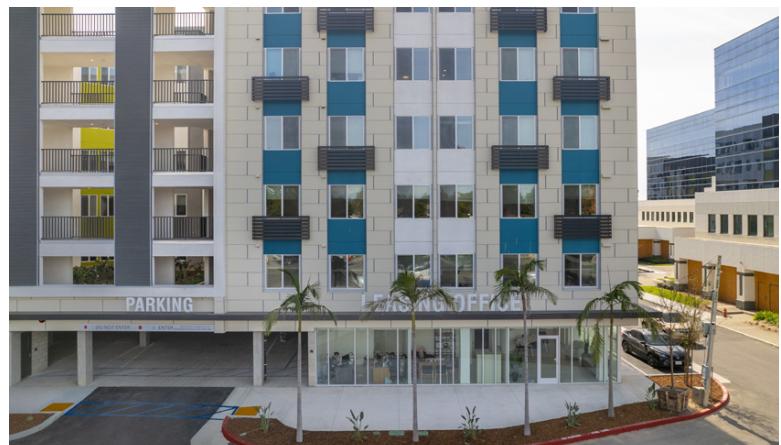
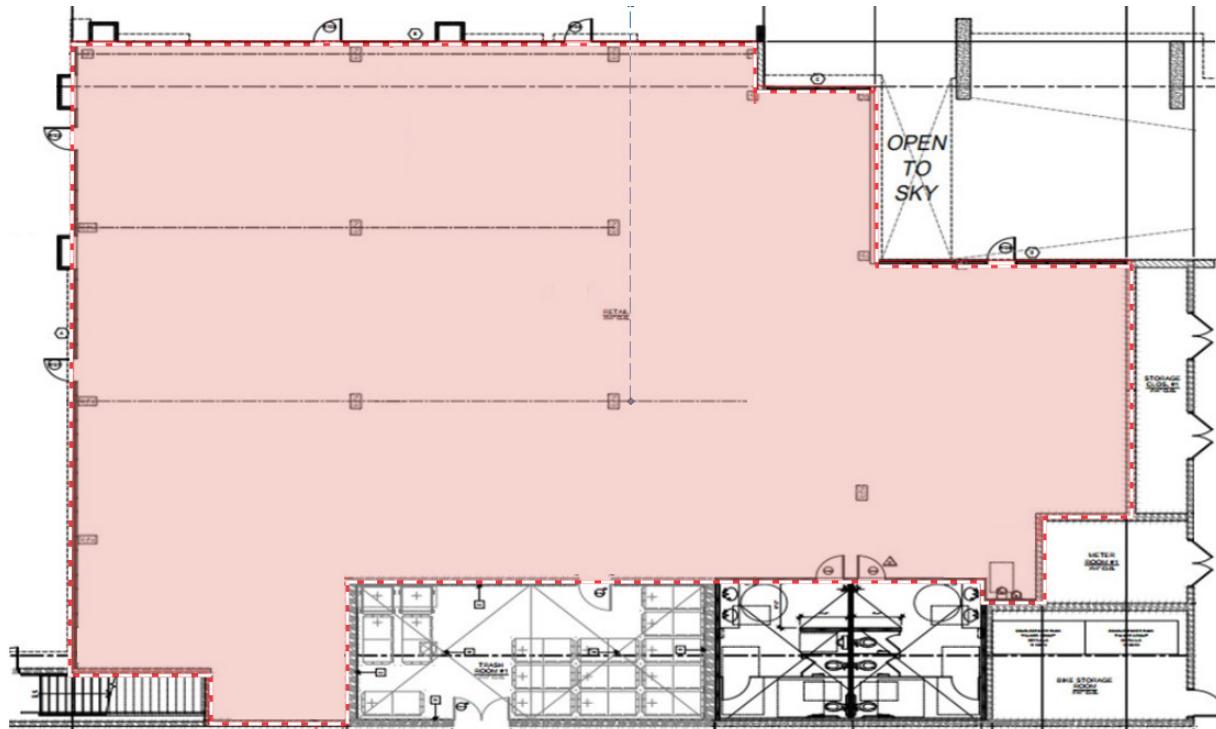
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SUBJECT AVAILABLE

UP TO $\pm 7,205$ SF
GROUND FLOOR
Retail/Restaurant/Medical (Divisible)



TRAFFIC COUNTS

E. 1st Street

approx. 19,400 cpd

CA-55 Fwy

approx. 287,300 cpd

I-5 Fwy

approx. 361,800 cpd

Source: Costar

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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