

FOR LEASE

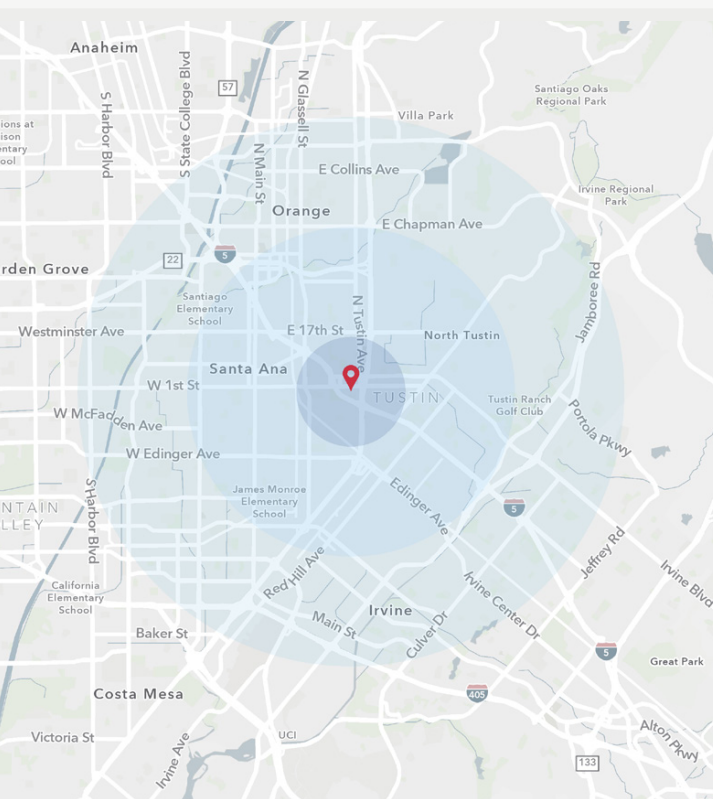
First Point

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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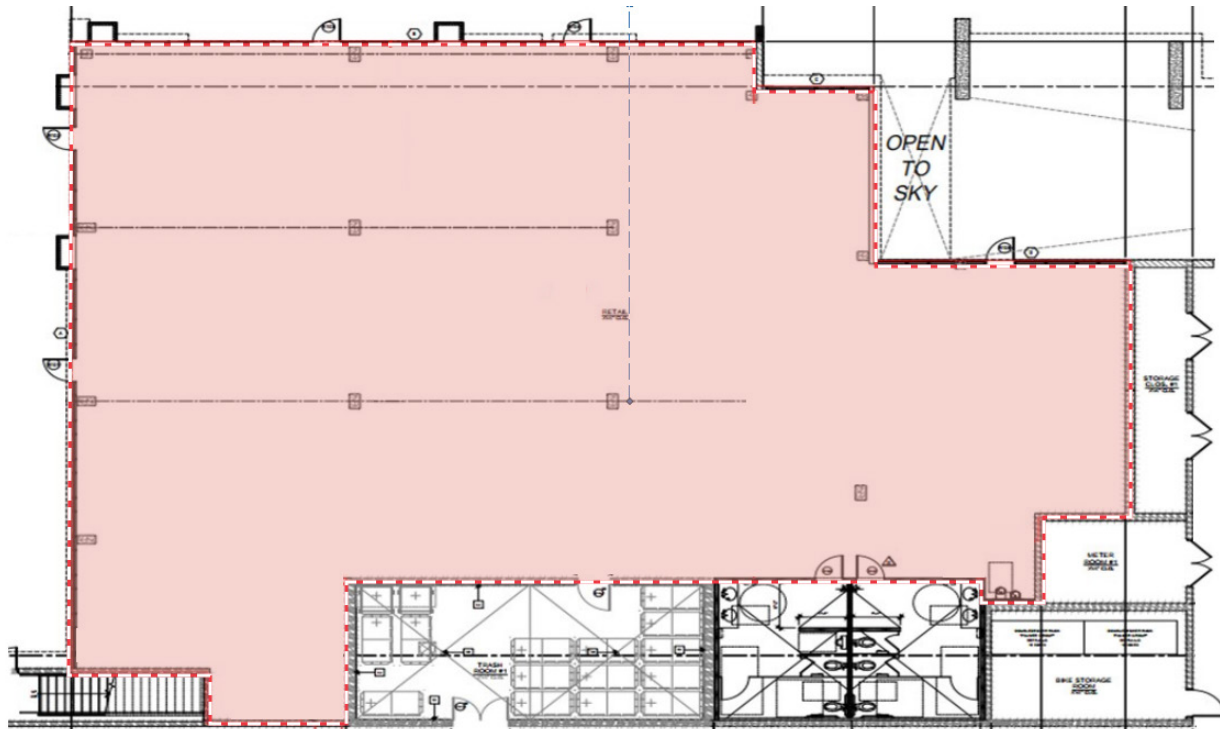
First Point

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SUBJECT AVAILABLE

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



TRAFFIC COUNTS

E. 1st Street

CA-55 Fwy

I-5 Fwy

Source: Costar

approx. 19,400 cpd

approx. 287,300 cpd

approx. 361,800 cpd

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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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