



# Trade School Space Ready for Occupancy

2nd Floor (15,000 RSF) Min. 5,000 RSF, former ATI College, trade school ready for occupancy.

**1125 E. 17<sup>th</sup> Street, Santa Ana, California 92701**

Existing



Proposed North Building



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# Santa Ana Medical Arts Complex

## 1125 E. 17<sup>th</sup> Street, Santa Ana, California 92701

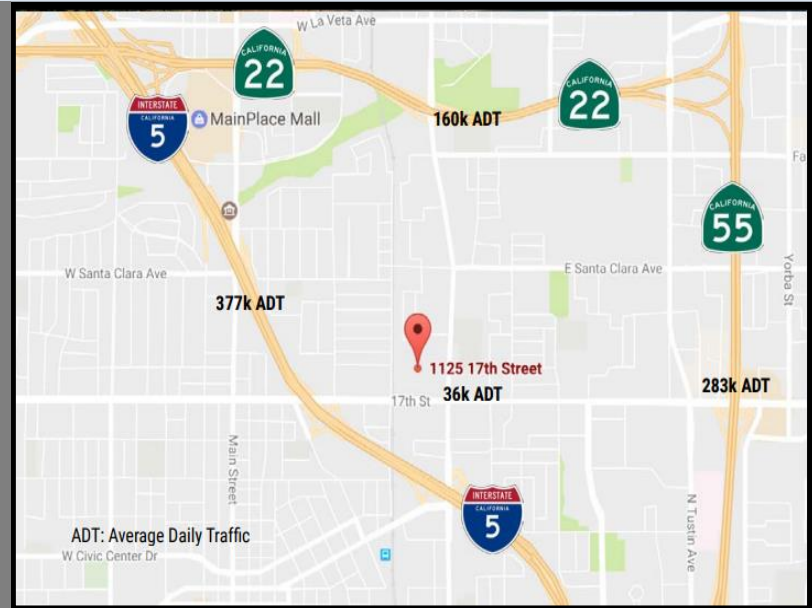
The Santa Ana Medical Arts Complex is a professional and medical campus that currently consists of North Building, West Building, East Building and future perspective of mixed use residential/commercial buildings in front. Located in the heart of Santa Ana, the site offers easy access to 3 major Southern California Freeways, 5, 22, 55; and is within a short distance to the 57 Freeway-with accessible public transportation. The campus is within a very short distance to the Santa Ana Civic Center and other attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin.

### HIGHLIGHTS

- **Major renovation in progress:**
  - Façade of North & West Buildings renovation, including enhancing existing signs, adding greenery to the façade for the updated modern look.
  - Adding New elevator to west Building and introducing elevator lobby.
  - Adding sitting areas in the main court, with new landscaping, new asphalt, new paint on west, east and circle building.
  - Updating the Exiting Monument sign by raising the height and changing the panels and adding solar LED lighting.
  - Enhancing the landscaping in the front and main court.
- **Former ATI college with up to 10 different size classrooms, administration, break room, ADA restrooms and locker area ready for new operation**
- **15,000 RSF divisible to 4,000 RSF. There are more trade school spaces available up to 30,000 RSF.**
- First Class medical and dental tenant improvements available with quick turnaround.
- **Visible from the 5 Freeway and immediate access to 3 major Southern California Freeways, 5, 22, 55 and close proximity to 57 freeway**
- Surface parking with ratio of 5 per 1,000
- On-site full medical lab, state of the art medical imaging, radiology and pharmacy
- **Access to public transportation**
- **Located next to the hard corner of 17<sup>th</sup> Street and Grand Avenue with a car count of approximately 300,000 cars per day.**
- Lot Size of Approximately 14 Acres with Future Perspective of Mixed Use Residential/Commercial Buildings.
- Over 30 Different Medical and Dental Practices.

## Location

The Santa Ana Medical Arts Complex is a 14 acre medical campus that consists of a 5-story building (North Building), Two Wings (West Building and East Building), a 2-Story Center Building (South Building) and a Retail Plaza. The complex is located in the heart of Santa Ana with easy access to 3 major Southern California Freeways (5, 22, 55 Freeways) and within a short distance to 57 Freeway. The campus is within a short distance to the Santa Ana Civic Center, attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin, as well as several restaurants and shops.



### APPROXIMATE DISTANCE & INCOMES (as of 2017)

COMMUNITY	DISTANCE FROM SITE*	HOUSEHOLD INCOME**
Orange	2 miles	\$87,000
Tustin	4 miles	\$74,000
Garden Grove	7 miles	\$63,000
Irvine	9 miles	\$96,000
Placentia	9 miles	\$89,000
Costa Mesa	10 miles	\$75,000
Westminster	10 miles	\$58,000
Fullerton	11 miles	\$72,000
Brea	13 miles	\$90,000
Newport Beach	14 miles	\$119,000
Huntington Beach	16 miles	\$88,000
Lake Forest	16 miles	\$169,000
Mission Viejo	18 miles	\$108,000

\* Source: Google Maps

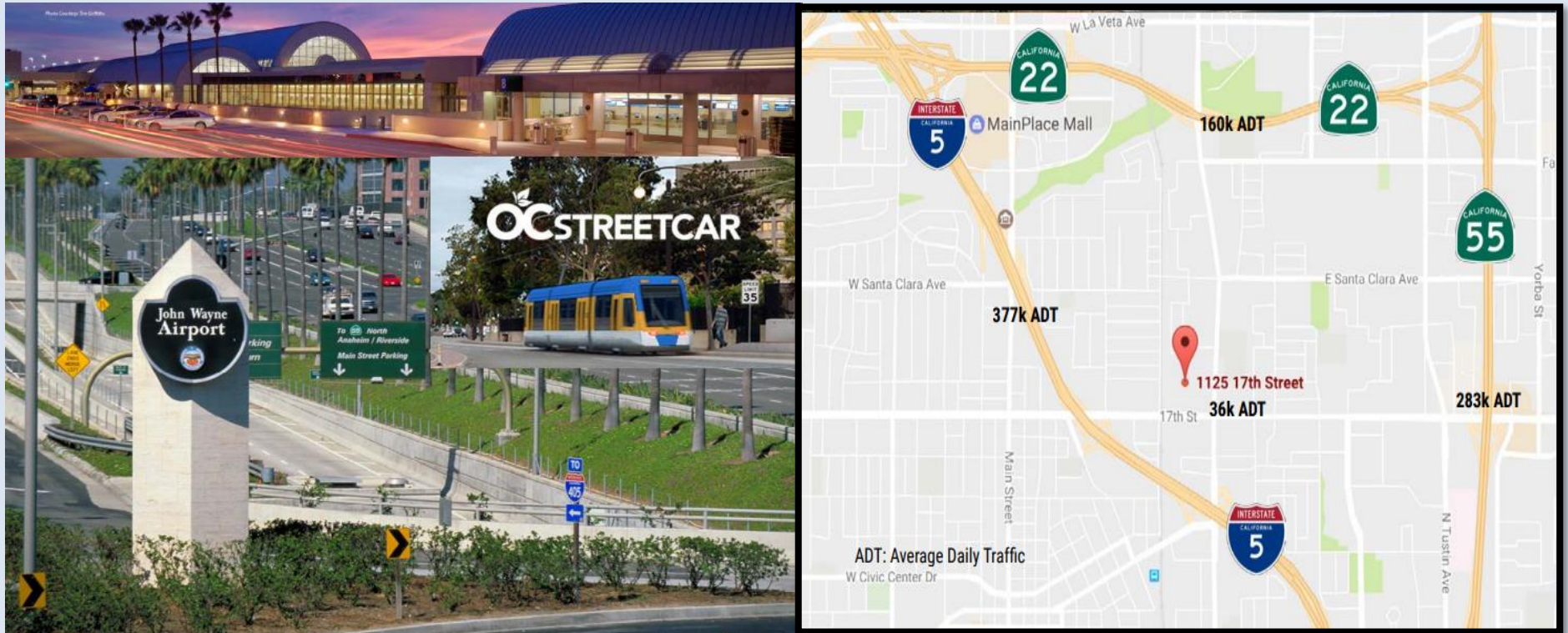
\*\*Source: [www.point2homes.com](http://www.point2homes.com)

## Area Amenities



1. Rounder's MMA and Boxing
2. Metropolitan Veterinary Hospital
3. CVS
4. Walgreens
5. AutoZone
6. Grand Pet Care Center
7. Target
8. Express logistics
9. American Tire Depot
10. Wells Fargo
11. Albertson's
12. Bank of America
13. Staples
14. Abercrombie and Fitch
15. AeroPostale
16. Aldo
17. AT&T
18. Best Buy Mobile
19. Champs Sporting Goods
20. Claire's
21. Coach
22. Disney Store
23. Foot Locker
24. Forever 21
25. Guess
26. Gymboree
27. H&M
28. Hallmark
29. JC Penney
30. Kay Jewelers
31. Kevin Jewelers
32. Macy's
33. Payless
34. Victoria's Secret PINK
35. Puppy Store
36. See's Candies
37. Sprint
38. Sunglass Hut
39. T Mobile
40. Zumiez
41. St. Joseph Hospital
42. Children's Hospital of Orange County
43. Blend Barbershop
44. Hood Cake
45. Dunkin Donuts
46. Star Bucks
47. El Gavilan
48. Popeye's

## Transportation



The Santa Ana Regional Transportation Center (SARTC), also known as The Depot, is located 1 mile from the site and is the focal point of transportation in Orange County. It combines Amtrak, Metro link, Orange County Transit Authority, intercity and interstate bus transportation, and airport and taxi services all in one location. The SARTC provides easy access to cities across the county, state, and country. The SARTC has a commuter bicycle locker program with a solar powered bike hut where monthly and annual members can store their bikes in an enclosed and secure room for the day or a short duration. John Wayne Airport is located 7.8 miles (approximately 10-minute drive) from the site and is Orange County's international airport. It is the only commercial airport in Orange County serving over 10 million passengers in 2016. John Wayne Airport plays a unique and crucial role in the Orange County community.

Property Photos

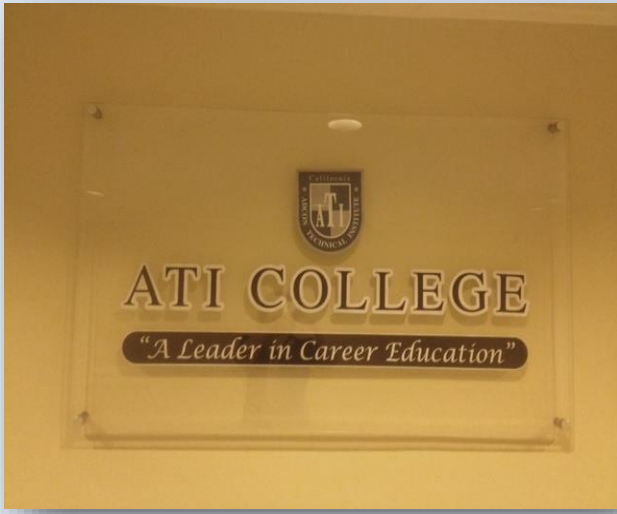
**Existing**



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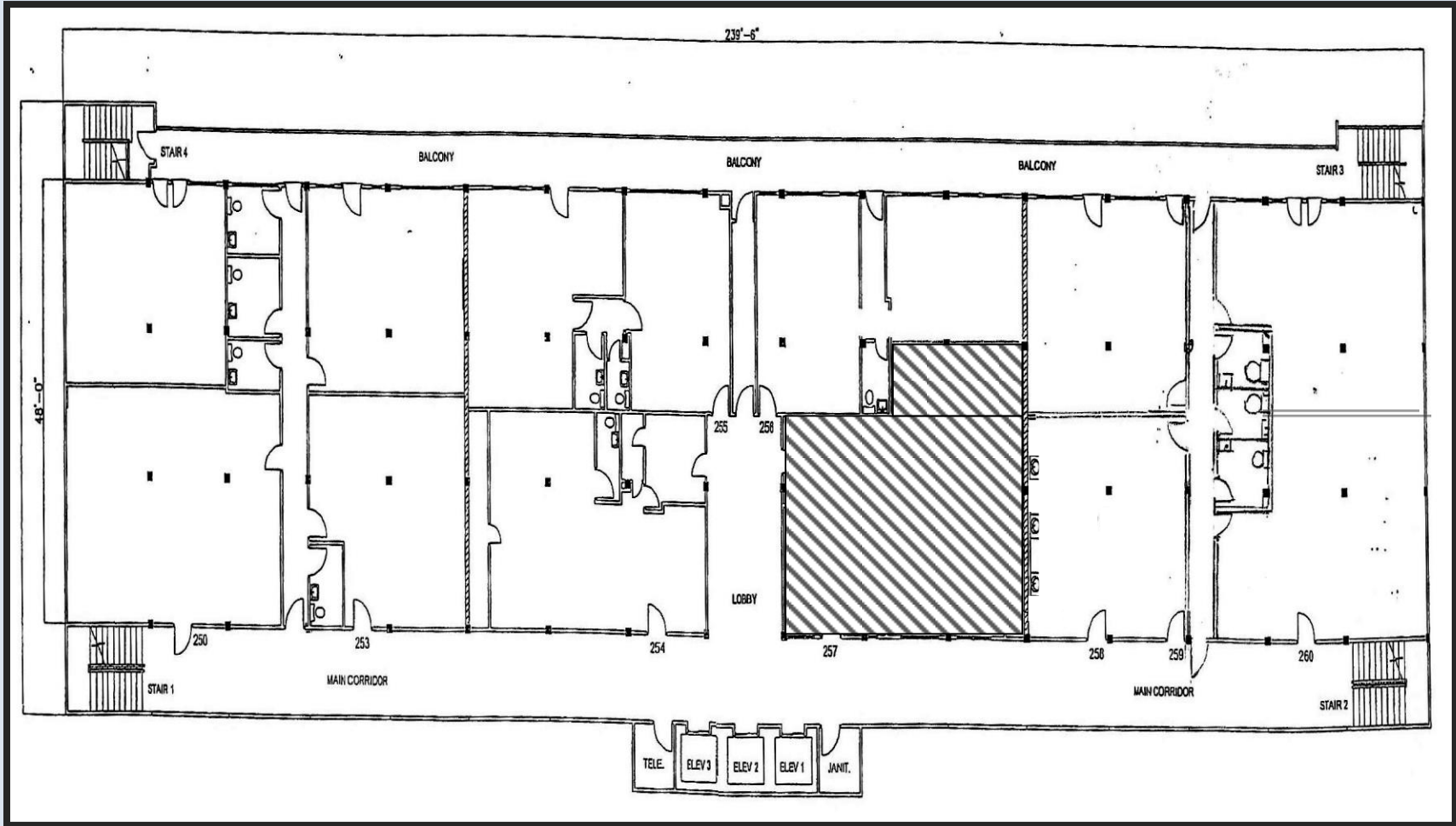




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# Floor plan



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