

7 Service Bays - Signalized Corner

FOR LEASE - AVAILABLE NOW

TIRE SHOP for 35 years !!

**Corner of Main Street & Borchard
1402 S Main Street, Santa Ana, CA**

The shop has a large mezzanine which makes use of the space much more efficient. All of the service bays face the street, so you have maximum visibility & exposure. The site has prominent building signage as well as a large monument sign. The parking lot features double loaded parking, so it can handle lots of cars or large vehicles like motor homes. A portion of the building is subleased to a Muffler shop and that can be added to the lease space - \$12,000/mo for the whole building, and tenant will pay expenses directly..



**Large Monument Sign, Long Street Frontage
\$8,075 / month NNN (+\$1,325)
(Tire store space)**

Bldg Size = 5,600 Sq.Ft. Current Tire store space is 3,773 Sq.Ft. plus mezzanine

please contact Southland Equities at (949) 706-0500 or ronbeard@seproperties.com



