# SUBLEASE AVAILABLE

## CENTRE ON SEVENTEENTH | 2232 17TH STREET, SANTA ANA



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## **AVAILABLE: 2,343 SF End Cap**

ANCHORED BY:







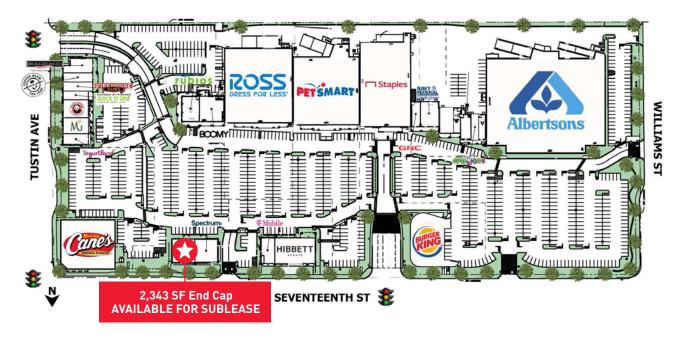


## SUBLEASE AVAILABLE - Centre on Seventeenth | 2232 17th Street, Santa Ana

## 2,343 SF END CAP | AVAILABLE FOR SUBLEASE

#### **FEATURES:**

- △ Albertson's, Petsmart, Staples and Ross anchored center
- △ The space has a fully built out kitchen with a 10' line
- △ The predominant power center serving the North Tustin market
- Excellent visibility along Seventeenth Street
- Close proximity to 55 Freeway
- △ Large Daytime Population- 68,000 employees in 2-miles
- △ Strong Traffic Counts- approximately 50.000 CPD at intersection of Seventeenth Street and Tustin Avenue



#### For additional information, please contact:

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#### 2025 DEMOGRAPHICS:



## POPULATION

1 Mile 3 Miles 5 Miles



#### AVERAGE HH INCOME

1 Mile \$136,546 22,800 267.216 3 Miles \$132.593 610.973 5 Miles \$148,350



### **DAYTIME POPULATION**

1 Mile 26.065 3 Miles 137.909 5 Miles 362,762

Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography