



LEASING BROCHURE

# Santa Ana Centre

230 N Harbor Boulevard, Santa Ana, CA 92703

Retail Opportunity  
**GROCERY AND PHARMACY ANCHORED CENTER**

Available / 1,086 SF / 1,650 SF / 1,980 SF (Divisible)

OWNED BY





## GROCERY AND PHARMACY ANCHORED CENTER

### Santa Ana Centre

230 N Harbor Boulevard, Santa Ana, CA 92703

#### OPPORTUNITIES

Retail Space Available

1,086 SF & 1,650 SF

1,980 SF (Divisible: 880 SF - 1,100 SF)



Up to  
1,980 SF  
Available

4 - 880 SF

3 - 1,100 SF

H&R BLOCK

SUBWAY

2 - 1,650 SF

Cancun Juice  
FRESH MEX GRILL

1 - 1,086 SF

W. 1ST ST (APPROX. 33K CPD)

HARBOR BLVD (APPROX. 51K CPD)



Tenant Directory Total GLA: 111,704 SF

|   | TENANT                              | (SF)   |
|---|-------------------------------------|--------|
|   | 1 Northgate Gonzales Market         | 45,365 |
|   | 5 CVS                               | 22,880 |
|   | 8 WSS                               | 10,200 |
|   | 14 Burger King                      | 3,555  |
|   | 16 La Michoacana                    | 2,000  |
|   | 17 Marco's Pizza                    | 1,094  |
| 1 | 18 Available                        | 1,086  |
|   | 20 EZ Auto License                  | 1,080  |
|   | 24 Children's Dental Fun Zone       | 3,120  |
|   | 27 Popeye's                         | 2,620  |
|   | 30 Cancun Juice Fresh Mexican Grill | 1,550  |
| 2 | 31 Available                        | 1,650  |
|   | 32 Subway                           | 1,100  |
|   | 33 Main T Outlet                    | 3,300  |
|   | 36 H&R Block                        | 880    |
|   | 37 RA Threading                     | 605    |
|   | 38 T&K Nails                        | 1,375  |
| 3 | 39 Available                        | 1,100  |
| 4 | 40 Available                        | 880    |
|   | 41 AT&T                             | 1,980  |
|   | 42 DoEx                             | 990    |
|   | 43 Mayra's Beauty Salon             | 1,100  |
|   | 44 Dr. Shah                         | 1,100  |

Able to Combine up to 1,980 SF

## Retail Space Available

1,086 SF & 1,650 SF

1,980 SF (Divisible: 880 SF - 1,100 SF)

### OVERVIEW

- High volume grocery/drug anchored center in West Santa Ana at an 80k+ CPD intersection
- New owner (TA Realty) plans 2025 upgrades
- Abundant parking + convenient access
- Strong densities with average household incomes in the range of \$100k/year

### 2024 DEMOGRAPHICS

|                      | 1 Mile   | 3 Miles   | 5 Miles   |
|----------------------|----------|-----------|-----------|
| Population           | 54,914   | 342,424   | 696,676   |
| Avg Household Income | \$94,466 | \$103,453 | \$113,950 |
| Daytime Population   | 15,826   | 140,229   | 442,019   |

Source: Esri

### TRAFFIC COUNTS

1st Street / approx. 33,000 cars per day

S Harbor Boulevard / approx. 51,800 cars per day

Newhope Street / approx. 26,100 cars per day

CA-22 Freeway / approx. 246,300 cars per day

Source: Costar



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MORE INFORMATION, CONTACT

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