



FOR LEASE



UP TO 4,250 SF



\$2.25 PSF



17th St. Central Plaza

501-517 West 17th Street
Santa Ana, California 92706

Property Highlights

- Prominent Street Frontage on Main Corridor
- High Visibility, 42,770 Cars Pass Daily
- Under New Ownership and Management
- Two Suites Available Separately or Combined
- Suite 511 - 2,561 SF
- Suite 515 - 1,689 SF
- Blocks From 5 Freeway & 22 Freeway
- 56 Spaces of Gated Parking (4.34/1000)

OFFERING SUMMARY

LEASE RATE:	\$2.25 SF/month (NNN)
SQ FT AVAILABLE:	UP TO 4,250 SF
Suite 511:	2,561 SF
Suite 515:	1,689 SF
LARGE LOT:	32,234 SF
AMPLE PARKING:	56 SPACES (4.34/1000)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,710	86,658	197,116
Total Population	39,829	326,038	692,730
Average HH Income	\$95,186	\$107,919	\$117,461

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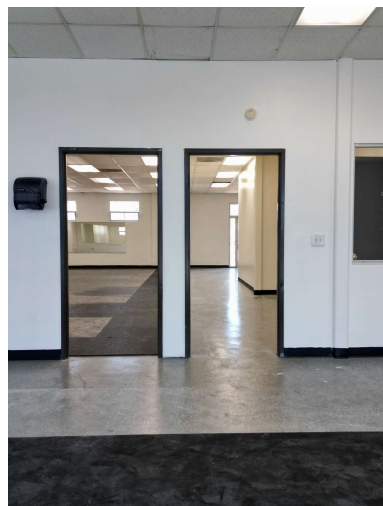
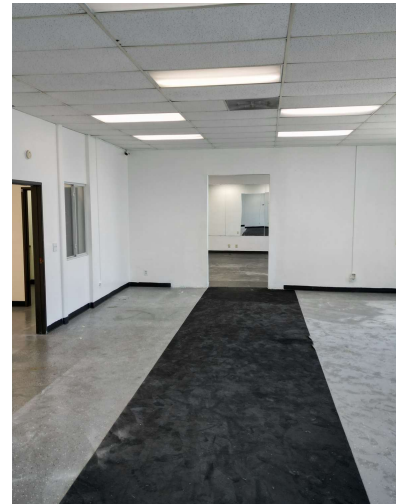
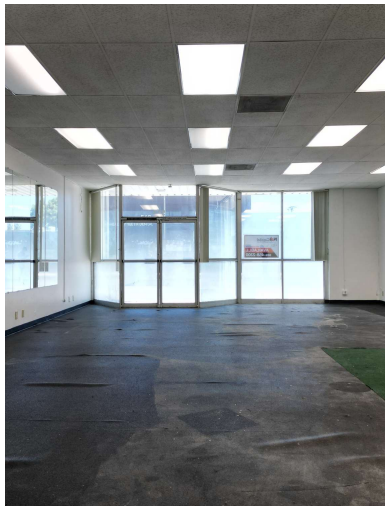
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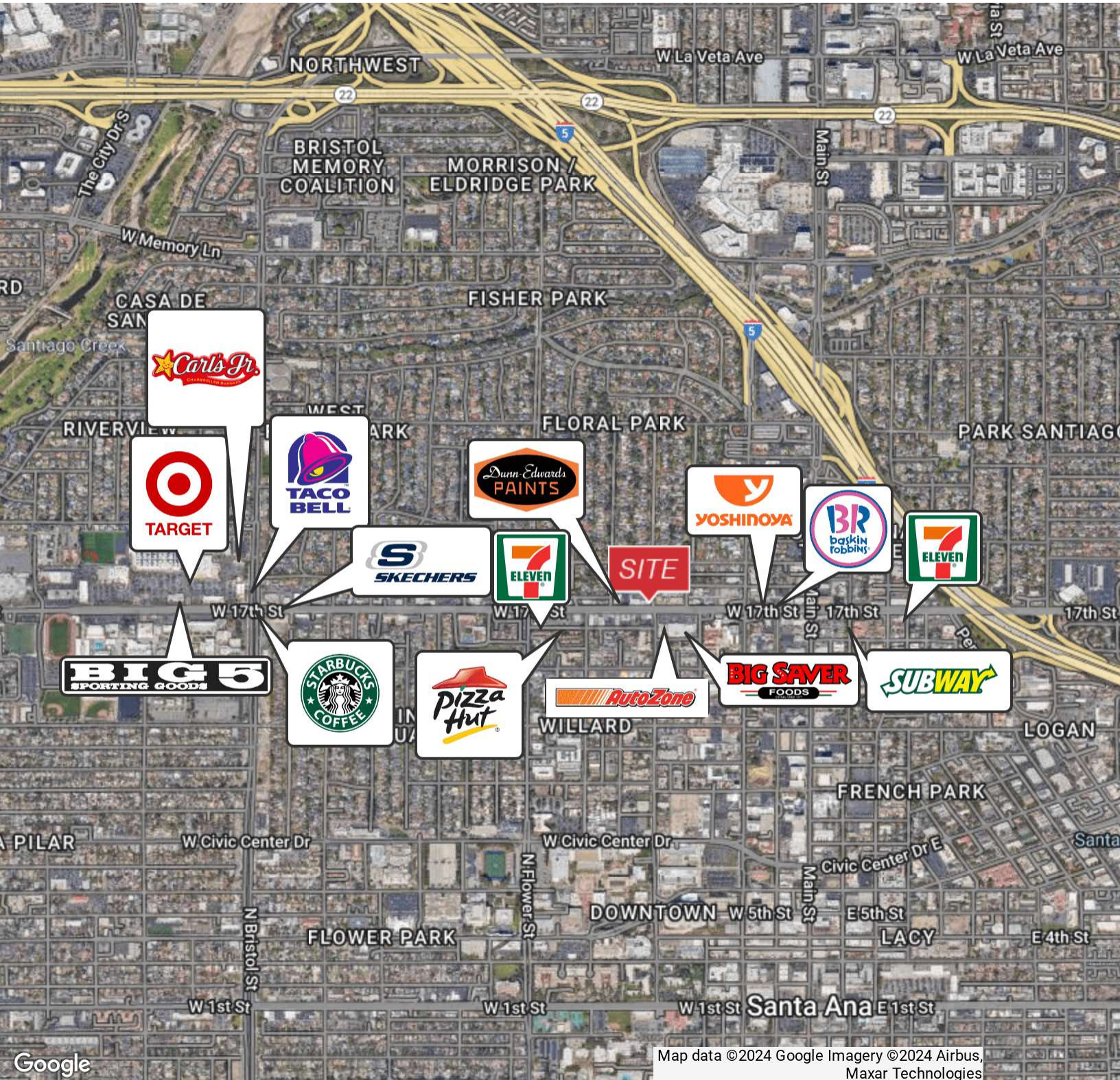
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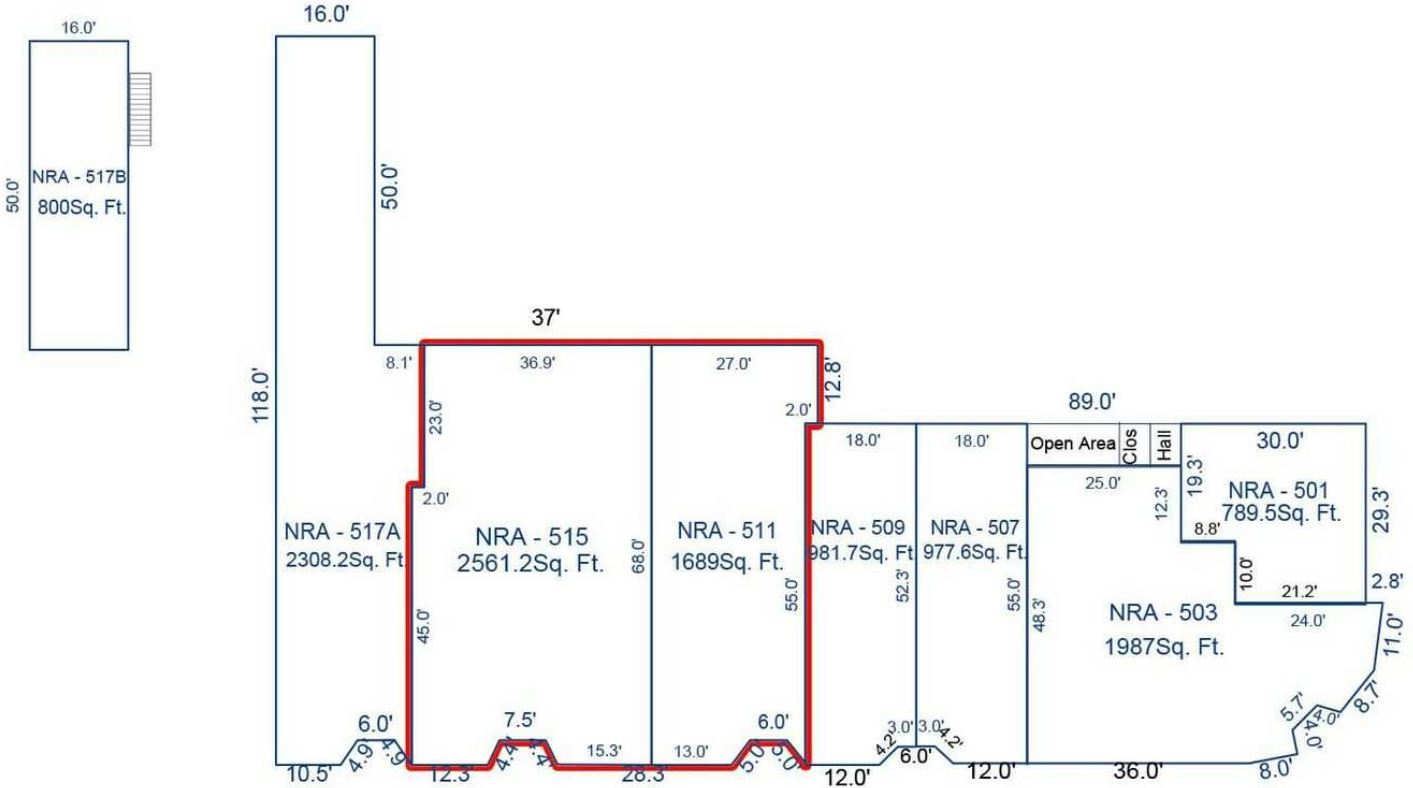
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Ross Street

West 17th St
42,770 Cars Pass Daily

LEASE INFORMATION

Lease Rate:	\$2.25 SF/Month	Lease Type:	NNN, \$0.49 SF/Month
Total Available Space:	4,250 SF	Lease Term:	3-10 Years

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
511 W 17th St, Santa Ana	Available	1,689 SF	NNN	\$2.25 SF/month	AVAILABLE FOR VARIETY OF USES!
515 W 17th St, Santa Ana	Available	2,561 SF	NNN	\$2.25 SF/month	AVAILABLE FOR VARIETY OF USES!

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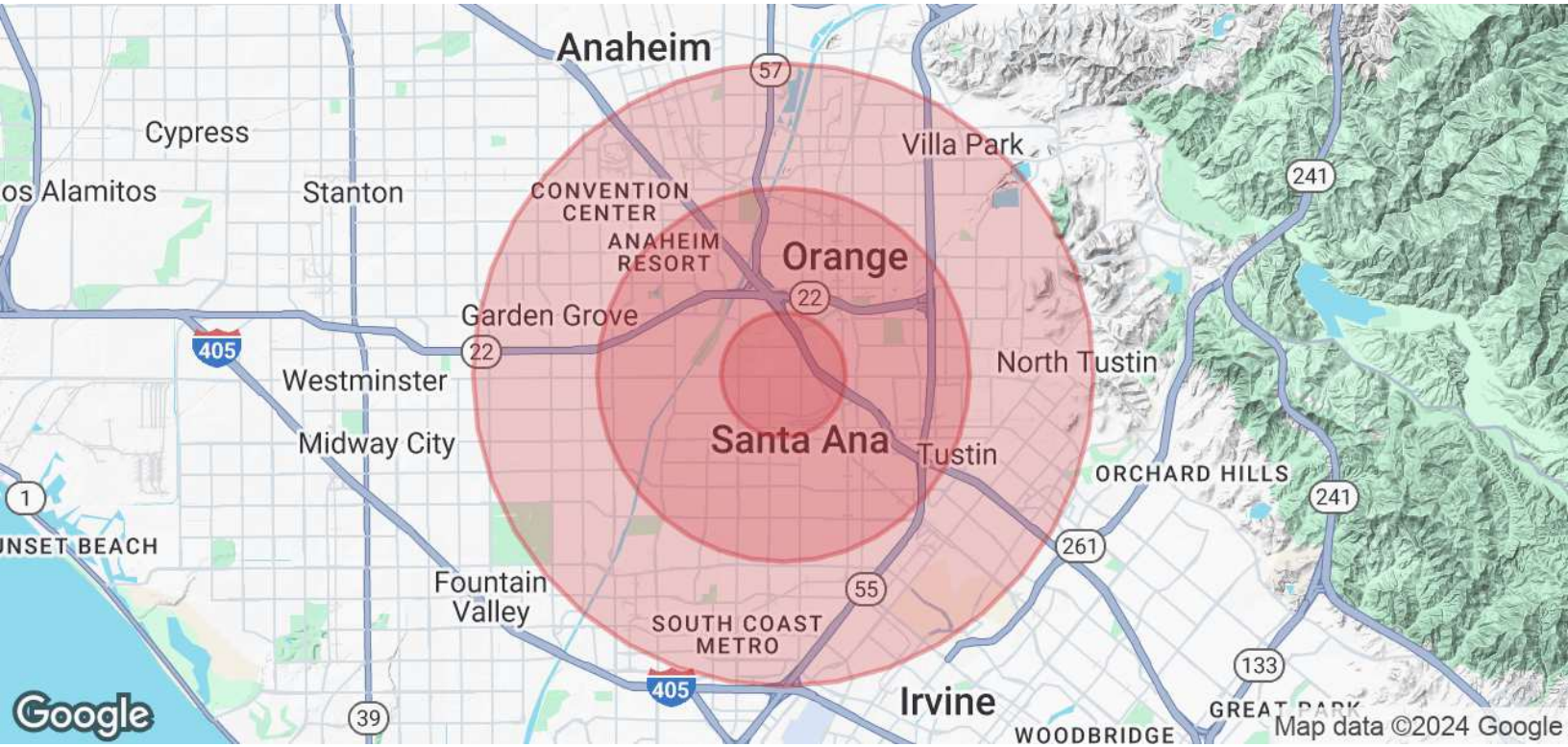
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	39,829	326,038	692,730
Average Age	36	36	38
Average Age (Male)	35	36	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,710	86,658	197,116
# of Persons per HH	3.7	3.8	3.5
Average HH Income	\$95,186	\$107,919	\$117,461
Average House Value	\$849,769	\$708,129	\$766,904

Demographics data derived from AlphaMap

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