



FOR LEASE: **Socal Drive-Thru QSR Re-Development Opportunity**

# 2,196 SF Pad Drive-Thru on 0.65 Acres

SWC of E. Dyer Ave & Pullman St | Santa Ana, CA 92705

## PROPERTY HIGHLIGHTS

- Well positioned in the path of growth around Tustin Legacy and surrounding higher-density planned projects
- Strong mix of employment and residential demographics in immediate area
- Close proximity to CA-55 – over 300 CPD
- Existing drive thru building at the signalized corner of Dyer and Pullman
- **Please do not disturb existing occupant; Deliverable 4/1/2024 or possibly sooner**

## DEMOGRAPHICS

EST. 2023	1 MILE	3 MILE	5 MILE
Population	3,922	241,919	639,782
Average Household Income	\$136,021	\$120,866	\$132,105
Daytime Population	30,656	233,372	464,622

## TRAFFIC COUNT

E. Dyer Ave	approx. 44,600 cars per day
CA 55 Freeway	approx. 302,000 cars per day

\*Source: Esri & Costar Traffic Counts

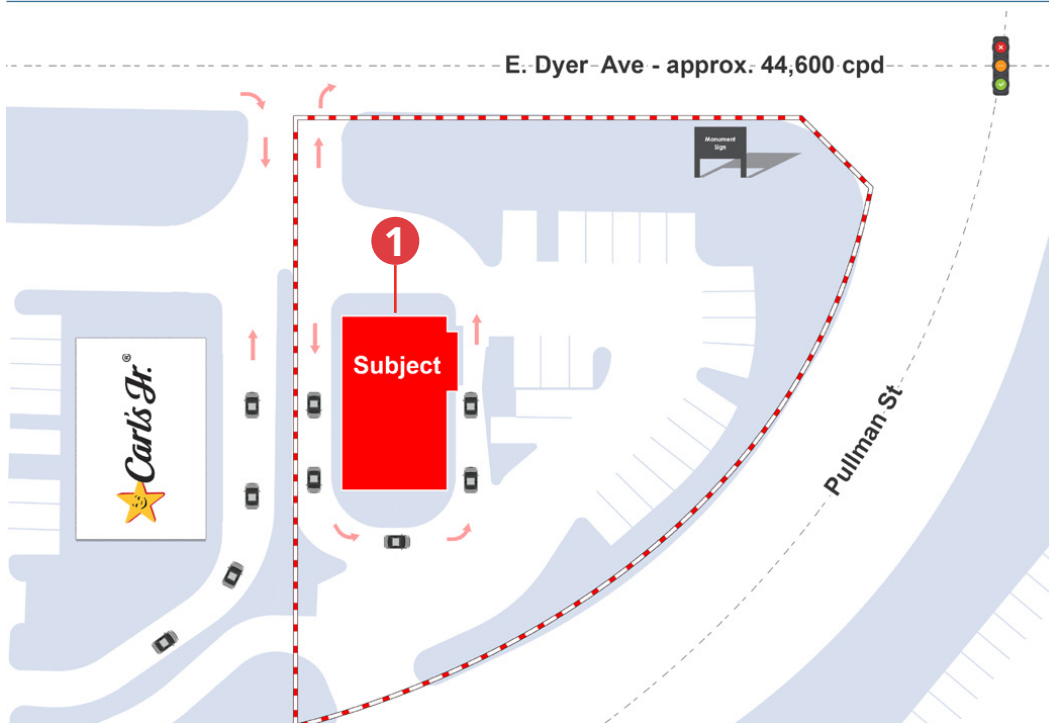




# Site Plan & Surrounding Trade Aerial



SEC E. Dyer Ave & Pullman St | Santa Ana, CA 92705



**1**

**PAD DRIVE-THRU**

2,196 SF

Available

**Please Do Not Disturb**

0.65 Acres of Land

APN: 430-172-04

Parking Spaces: 22

FOR LEASING INFORMATION:

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