

FOR LEASE

METROPLACE SHOPPING CENTER

*±1,500 SF Former Nail Salon
for Lease in Santa Ana, CA*

1935 E 17TH ST, STE B



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CENTER HIGHLIGHTS

Established high performing shopping center located along 17th Street, one of Santa Ana's most highly trafficked retail corridors

Outstanding demographics with high daytime population counts and average household incomes of \$100,000+ within a 5 mile radius

Convenient signalized ingress/egress with ample parking and multiple signage opportunities

Immediate proximity to CA-55 freeway, one of Orange County's main thoroughfares

Monument signage available



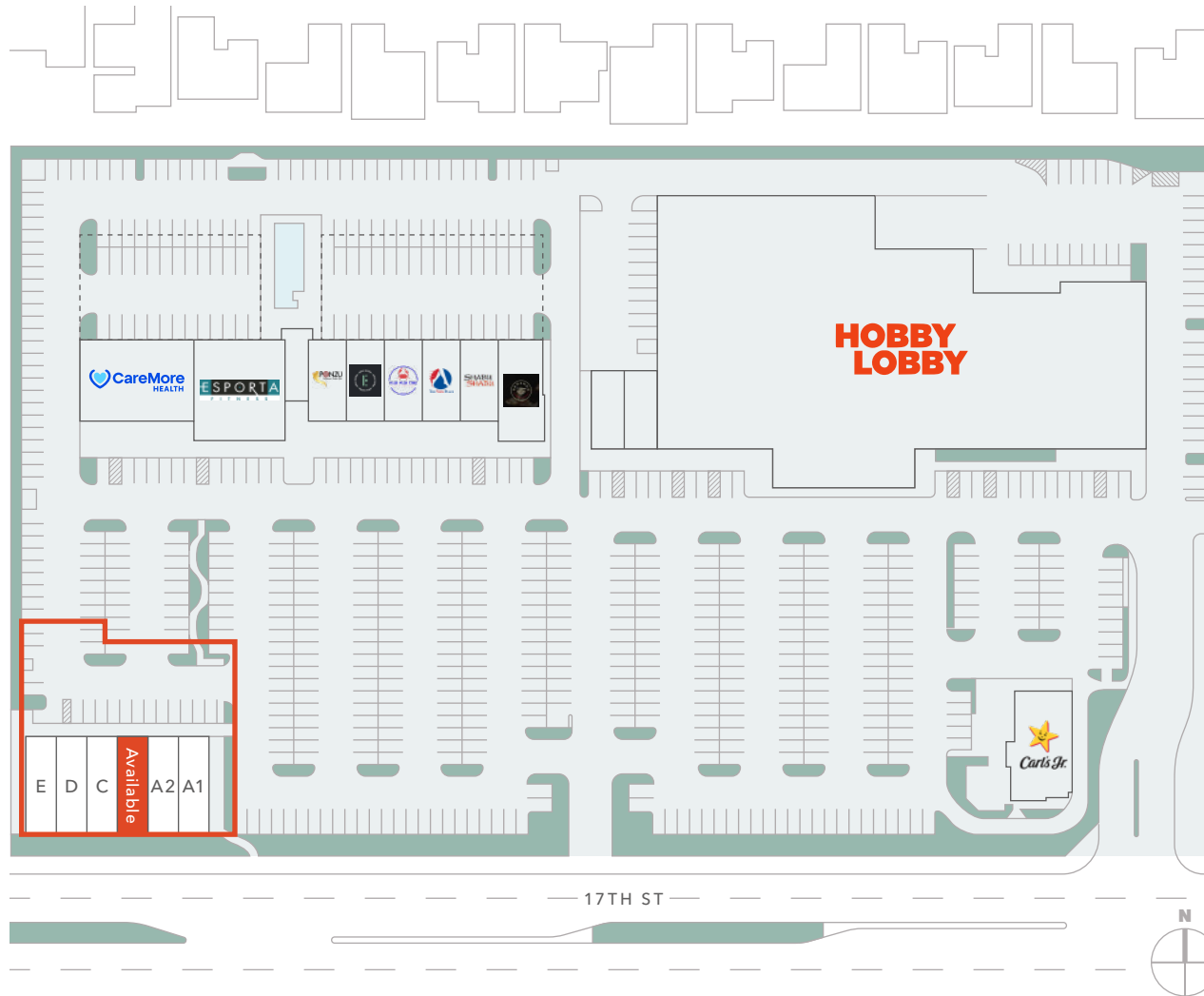
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SITE PLAN



1935 E 17TH ST OVERVIEW

Suite	Tenant	Size (SF)
A1	Enchanted Coffee Bar	±1,524
A2	El Yaqui Taco	±1,476
B	Available	±1,500
C	Mochinut	±1,406
D	Dream Massage	±915
E	BBW Glamour	±1,283

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LOCATION HIGHLIGHTS

Co-Tenants include Hobby Lobby, Carls Jr., Phenix Salons, Shabu Shabu Bar, Ramenos Ramen, and many more

Area retailers directly across the street include Albertson's, Burger King, Staples, PetSmart, Ross, Rubio's, Coffee Bean & Tea Leaf, Panda Express, and Raising Canes

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	24,324	270,836	613,753
2029 PROJECTED POPULATION	25,744	270,763	606,356
AVERAGE HH INCOME	\$139,486	\$131,347	\$146,327
MEDIAN HH INCOME	\$109,679	\$104,086	\$115,002

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