

117 N. Broadway, Santa Ana CA 92701

- **18,750 SF Available for lease**
- ***Incredible lease opportunity located on a busy signalized intersection***
- ***Located in the Heart of Santa Ana***



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Space Highlights:


- **18,750 SF Available For Lease; would be willing to demise the building for the right users**
 - **Example: 11,250 of SF facing N. Broadway & 7500 SF facing Sycamore**
- **Building would include the parking lot next door which has 25 parking stalls**
- **Property is one of few retail spaces in the area with its own parking lot**
- **75 feet of frontage facing North Broadway**
- **Single Story building with warehouse/storage in rear with rear access**
- **Building is a NNN lease, but the triple nets are very low (\$0.0625 per month)**
- **Asking rent is negotiable**

Location Description:

- **Located on the corner of a very busy signalized intersection**
- **Positioned at the entrance of the Downtown Santa Ana Art Walk District**
 - **Art Walk District includes Galleries, Vendors, Live Performances, and several restaurants/bars**
- **Location received a walking score of 98 out of 100 due to the constant foot traffic**
- **Ideal location for a discount store, market, furniture store, and any other use in high traffic areas**
- **Extremely high daily traffic counts at this corner (1st street/North Broadway)**
 - **40k + daily traffic at this intersection**
- **Close proximity to several national retailers & residential communities**
- **Building is walking distance to several government operated buildings that include: City Hall of Santa Ana, Superior Court of Santa Ana, Santa Ana Public Library, US Citizenship & Immigration Services, and Ronald Reagan Federal Building & US Courthouse.**
- **High population density in the area and is expected to continue to rise**
- **Property can be utilized for several types of uses including medical, fitness, office, and retail**

Demographics

Demographic Summary Report

117 N Broadway, Santa Ana, CA 92701						
Building Type: General Retail		Total Available: 18,500 SF				
Secondary: -		% Leased: 0%				
GLA: 18,500 SF		Rent/SF/Yr: \$14.40				
Year Built: 1955						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	70,846		351,734		710,406	
2017 Estimate	69,190		343,499		691,381	
2010 Census	67,260		333,239		658,063	
Growth 2017 - 2022	2.39%		2.40%		2.75%	
Growth 2010 - 2017	2.87%		3.08%		5.06%	
2017 Population by Hispanic Origin	62,765		270,913		413,522	
2017 Population	69,190		343,499		691,381	
White	62,558	90.41%	292,112	85.04%	521,889	75.49%
Black	1,366	1.97%	7,748	2.26%	14,980	2.17%
Am. Indian & Alaskan	1,421	2.05%	6,481	1.89%	10,734	1.55%
Asian	2,542	3.67%	29,058	8.46%	123,306	17.83%
Hawaiian & Pacific Island	141	0.20%	1,418	0.41%	3,316	0.48%
Other	1,161	1.68%	6,683	1.95%	17,157	2.48%
U.S. Armed Forces	23		120		207	
Households						
2022 Projection	14,898		82,194		193,132	
2017 Estimate	14,519		80,121		187,494	
2010 Census	13,968		77,130		176,178	
Growth 2017 - 2022	2.61%		2.59%		3.01%	
Growth 2010 - 2017	3.94%		3.88%		6.42%	
Owner Occupied	3,686	25.39%	35,048	43.74%	91,233	48.66%
Renter Occupied	10,834	74.62%	45,074	56.26%	96,260	51.34%
2017 Households by HH Income	14,519		80,119		187,494	
Income: <\$25,000	4,573	31.50%	16,417	20.49%	32,090	17.12%
Income: \$25,000 - \$50,000	4,540	31.27%	20,406	25.47%	41,159	21.95%
Income: \$50,000 - \$75,000	2,521	17.36%	15,570	19.43%	33,987	18.13%
Income: \$75,000 - \$100,000	1,377	9.48%	11,566	14.44%	27,539	14.69%
Income: \$100,000 - \$125,000	734	5.06%	6,263	7.82%	17,881	9.54%
Income: \$125,000 - \$150,000	232	1.60%	3,955	4.94%	12,059	6.43%
Income: \$150,000 - \$200,000	397	2.73%	3,530	4.41%	11,666	6.22%
Income: \$200,000+	145	1.00%	2,412	3.01%	11,113	5.93%
2017 Avg Household Income	\$51,422		\$69,996		\$83,717	
2017 Med Household Income	\$40,470		\$54,938		\$64,622	

Exterior Photos:



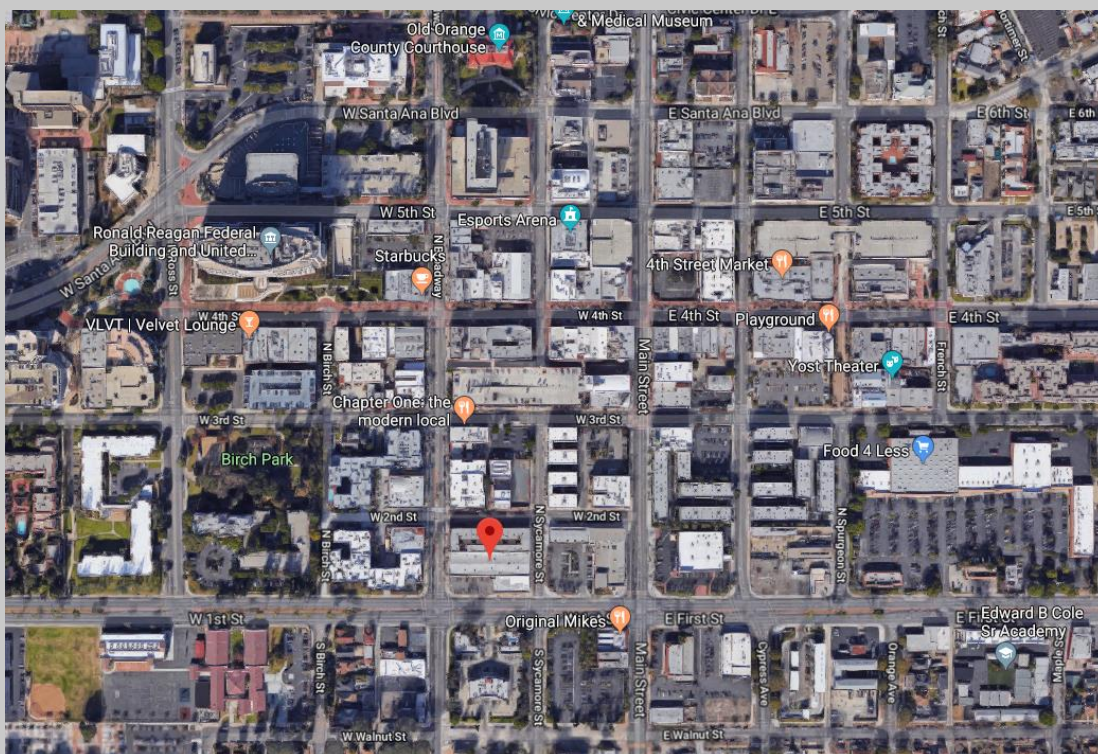
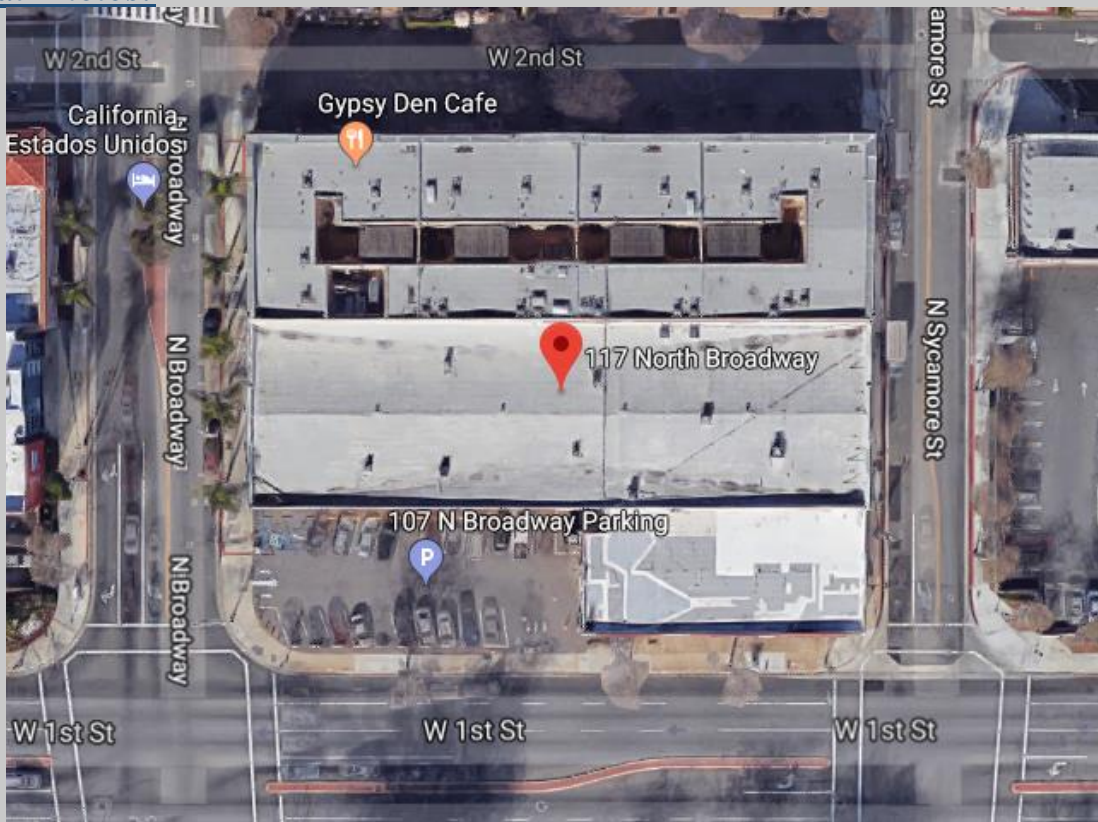
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Interior Photos:



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Aerial Photos:



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Aerial Photos Continued:



For more information please contact:

Justin Heller

Manager

(818)-974-2170

Justin@hellerdev.com

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