



FOR LEASE RESTAURANT SPACE AVAILABLE IN SANTA ANA STRIP CENTER

2525 WESTMINSTER AVENUE | SANTA ANA, CA 92706

MICHAEL NITTI

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1517 S. SEPULVEDA BLVD | LOS ANGELES, CA 90025

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RESTAURANT SPACE AVAILABLE IN SANTA ANA STRIP CENTER

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FEATURES + AMENITIES

- MONUMENT SIGNAGE AVAILABLE
- EXCELLENT STREET EXPOSURE
- LARGE PARKING LOT WITH CONVENIENT ACCESS
- MULTIPLE POINTS OF EGRESS/INGRESS ON BOTH 17TH ST & ONE POINT ON N. FAIRVIEW STREET
- FORMER PIZZA RESTAURANT, PHARMACY, AND MINI MART AVAILABLE
- SPACES DELIVERED BROOM SWEEPED, CLEAN, AND TURNKEY READY TO LEASE
- PROFESSIONALLY MANAGED
- JOIN SERVICE-ORIENTED TENANTS DRAWING LOYAL & LOCAL PATRONS
- SIGNALIZED INTERSECTION
- EXTREMELY BUSY INTERSECTION
- MAJOR NEIGHBORING RETAILERS, STATER BROTHERS, AUTOZONE,
- PRIME SANTA ANA JUST MINUTES DRIVE FROM SANTA ANA COLLEGE AND THE ORANGE COUNTY HEALTHCARE AGENCY
- DENSE & DIVERSE POPULATION DEMOGRAPHICS

NEIGHBORING RETAILERS

DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	29,127	255,995	689,453
AVG HH INCOME	\$97,687	\$87,844	\$90,518

EXCLUSIVELY REPRESENTED BY

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UNIT INTERIOR

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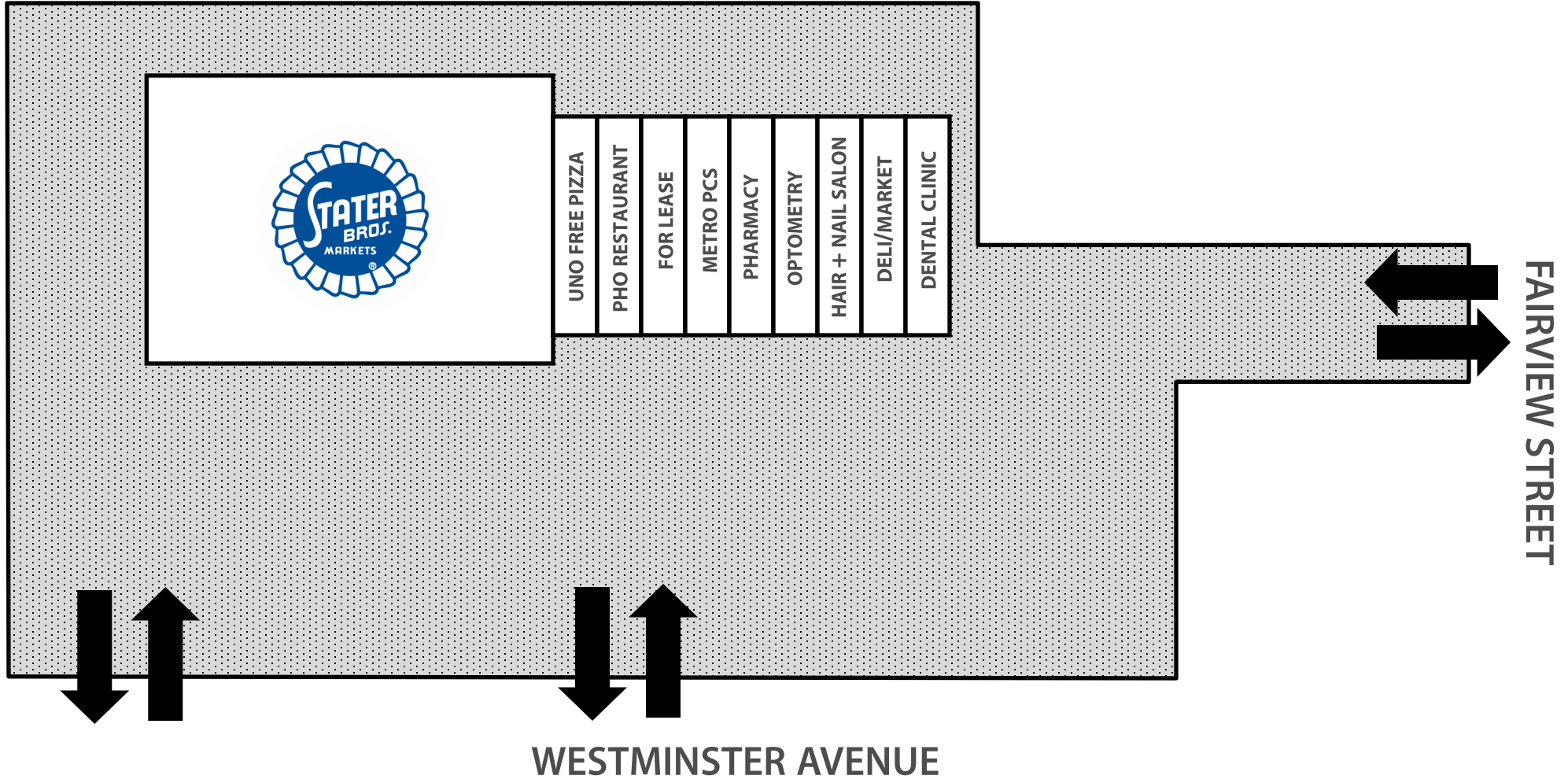
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SITE PLAN

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AERIAL PHOTO

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DEMOGRAPHICS

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	33,338		362,925		795,093	
2019 Estimate	32,796		357,776		780,501	
2010 Census	32,044		352,962		752,366	
Growth 2019 - 2024	1.65%		1.44%		1.87%	
Growth 2010 - 2019	2.35%		1.36%		3.74%	
2019 Population by Hispanic Origin	24,573		244,938		454,440	
2019 Population	32,796		357,776		780,501	
White	25,178	76.77%	265,341	74.16%	549,630	70.42%
Black	560	1.71%	7,246	2.03%	16,205	2.08%
Am. Indian & Alaskan	567	1.73%	5,856	1.64%	11,548	1.48%
Asian	5,734	17.48%	70,271	19.64%	180,612	23.14%
Hawaiian & Pacific Island	156	0.48%	1,729	0.48%	3,919	0.50%
Other	601	1.83%	7,333	2.05%	18,587	2.38%
U.S. Armed Forces	22		43		200	
Households						
2024 Projection	7,190		85,416		209,255	
2019 Estimate	7,069		83,994		204,969	
2010 Census	6,890		81,995		195,652	
Growth 2019 - 2024	1.71%		1.69%		2.09%	
Growth 2010 - 2019	2.60%		2.44%		4.76%	
Owner Occupied	4,080	57.22%	38,785	46.18%	97,893	47.76%
Renter Occupied	2,989	42.28%	45,209	53.82%	107,075	52.24%
2019 Households by HH Income						
Income: <\$25,000	1,034	14.63%	14,275	17.00%	33,115	16.16%
Income: \$25,000 - \$50,000	1,627	23.02%	20,314	24.19%	45,303	22.10%
Income: \$50,000 - \$75,000	1,547	21.88%	17,109	20.37%	41,060	20.03%
Income: \$75,000 - \$100,000	1,170	16.55%	11,432	13.61%	28,631	13.97%
Income: \$100,000 - \$125,000	569	8.05%	7,886	9.39%	20,709	10.10%
Income: \$125,000 - \$150,000	391	5.53%	4,920	5.86%	12,541	6.12%
Income: \$150,000 - \$200,000	434	6.14%	4,533	5.40%	13,098	6.39%
Income: \$200,000+	297	4.20%	3,524	4.20%	10,512	5.13%
2019 Avg Household Income	\$79,553		\$77,124		\$82,139	
2019 Med Household Income	\$63,737		\$59,484		\$64,028	