

FOR LEASE

20,379 SF Freestanding Retail Building



1107 S Harbor Blvd., Santa Ana, CA 92704

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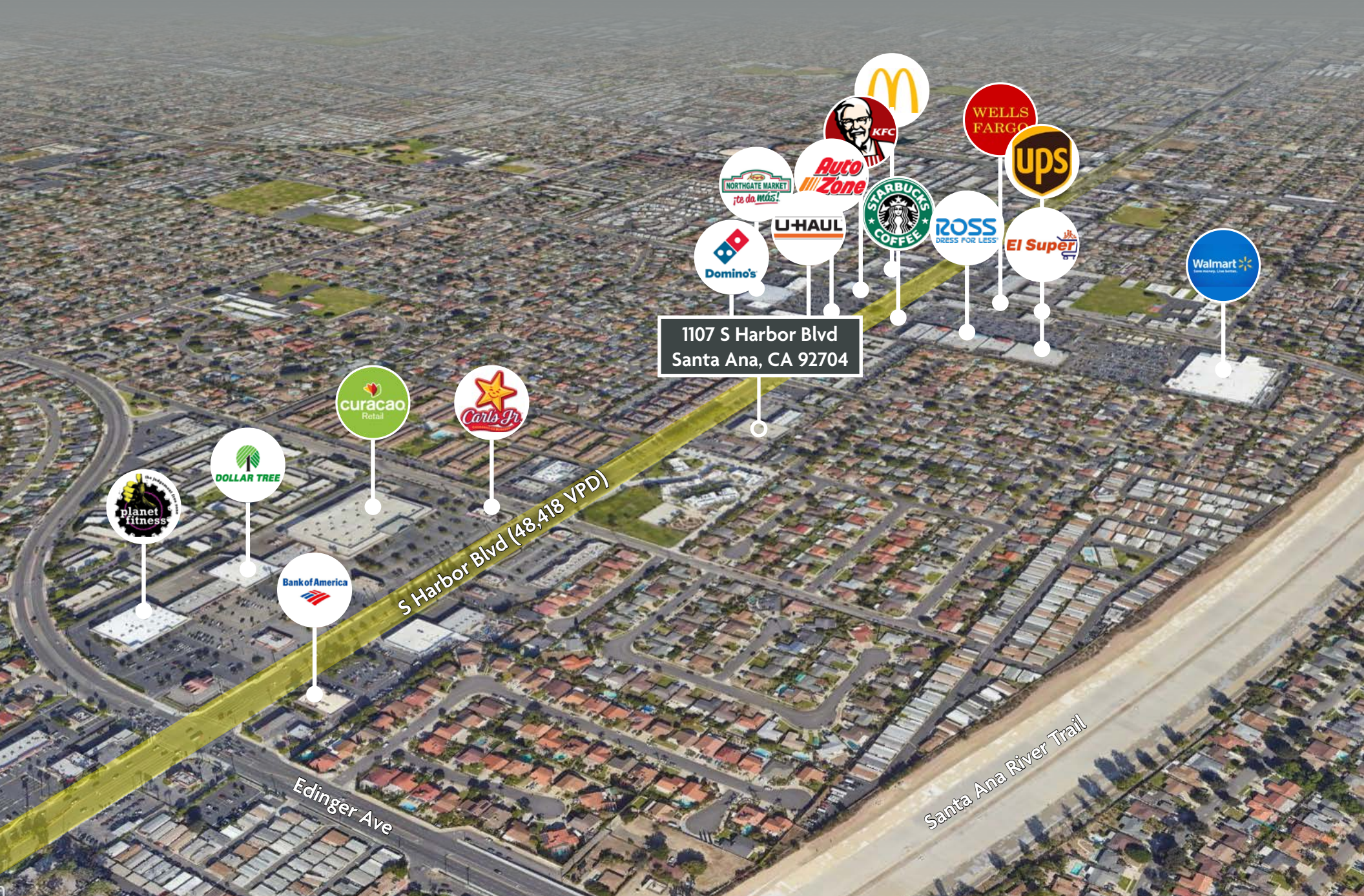
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PROPERTY HIGHLIGHTS

- ◇ 20,379 SF Freestanding Retail Building on a 74,818 SF Lot
- ◇ COM – Commercial Zoning
- ◇ 122 Linear Feet of Street Frontage on Harbor Blvd.
- ◇ Major Street Exposure
- ◇ 57,000 Average Daily Car Count
- ◇ 100% HVAC
- ◇ Built in 1993
- ◇ Gated yard Area in the Back
- ◇ Sprinklered
- ◇ 400 Amps, 277/480 Volt Power
- ◇ Former Pep Boys Location
- ◇ 10 Roll-up Doors
- ◇ Easy Access to the 22 and 405 Freeways
- ◇ Best Priced Retail Space on the Market!!



RETAIL MAP



1107 S Harbor Blvd
Santa Ana, CA 92704



S Harbor Blvd (48,418 VPD)

Edinger Ave

Santa Ana River Trail



DEMOGRAPHICS



**1107 S Harbor Blvd
Santa Ana, CA 92704**

	1 Mile	3 Mile	5 Mile
2022 Total Population	42,661	311,401	748,404
2027 Population	42,278	308,365	743,702
Pop Growth 2022-2027	-0.90%	-0.97%	-0.63%
Average Age	36	37	38
2022 Total Households	9,705	73,007	203,429
HH Growth 2022-2027	-0.80%	-0.91%	-0.48%
Median Household Inc	\$68,913	\$74,274	\$75,652
Avg Household Size	4.3	4	3.5
2022 Avg HH Vehicles	2	2	2
Median Home Value	\$595,981	\$629,711	\$669,826
Median Year Built	1972	1969	1970