

RETAIL, WAREHOUSE, & COLD STORAGE SPACE AVAILABLE

1623 W 17TH STREET

SANTA ANA, CA 92706



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# EXECUTIVE OVERVIEW

## PROPERTY DESCRIPTION

PROPERTY ADDRESS: 1623 W 17th Street, Santa Ana, CA

BUILDING AREA: ±18,400 SF + 6,600 Warehouse/Cold Storage

ASKING RENT: CONTACT AGENT

## THE OPPORTUNITY

- Combined 18,400 SF with 6,600 SF of warehouse/Cold Storage
- Located one of the busiest streets in Santa Ana with over 37,000 VPD
- Join National tenants including Target, Smart & Final, CVS Pharmacy, and Big Five
- Excellent monument signage opportunity
- Northgate markets operating until December 31st, 2022
- Abundance of parking







AVAILABLE  
NORTHGATE MARKET STORAGE  
6,000 SF

AVAILABLE  
NORTHGATE MARKET  
11,800 SF



Kindred Hospital  
Santa Ana

ORANGE COUNTY  
Public Works

YOUNGEVITY WHOLESALE

**SUBJECT  
PROPERTY**

OC  
health  
CARE AGENCY

BRISTOL MARKETPLACE  
SHOPPING CENTER

SALLY BEAUTY jamba

PANDA EXPRESS CHINESE KITCHEN CVS pharmacy Starbucks

Smart & Final.

target T BIG 5 SPORTING GOODS

Carl's Jr. ups CHIPOTLE MEXICAN GRILL

SUBWAY Denny's

FURNITURE AVE TACO BELL

MENDEZ FUNDAMENTAL  
INTERMEDIATE SCHOOL

W. 17TH ST.  
± 33,000 vpd

SANTA ANA  
COLLEGE

N. BRISTOL ST.  
± 50,000 vpd



ORANGE COUNTY  
**OC Public Works**

Kindred Hospital  
Santa Ana

MENDEZ FUNDAMENTAL  
INTERMEDIATE SCHOOL

YOUNGVEVITY WHOLESALE

**BRISTOL MARKETPLACE**  
SHOPPING CENTER

OC  
health  
CARE AGENCY

PUERTO MADERO

Zaroo  
EXPRESS  
CARWASH

**SUBJECT  
PROPERTY**



SKECHERS

REXERA  
TRAINING & BUS

W. 17TH ST.  
± 33,000 vpd

SANTA ANA  
COLLEGE

N. BRISTOL ST.  
± 50,000 vpd

Love 2  
Learn  
PRESCHOOL & KINDERGARTEN

McDonald's

KARATE  
SHITORYU

WILLIAM GREEN  
LAW OFFICE

WILSON  
ELEMENTARY  
SCHOOL





## AREA OVERVIEW



**\$105,811**

1-Mile Avg HH  
Income



**±37,639**

Population  
within 1-Mile of  
Subject Property



**±8,092**

Avg Households  
within 1-Mile of  
Subject Property

## SANTA ANA, CA

Situated in the beautiful Orange County, CA, Santa Ana got its name from the nearby Santa Ana Mountains and the infamous Santa Ana winds. The city is home to over 332,000 residents, making it the second-most populous city in Orange County just behind Anaheim. The city has a thriving local economy made up of over 13,000 big corporations and local businesses.

Santa Ana features lots of tourist attractions including the Santa Ana Zoo and the Bowers Museum. A popular spot in the city is Downtown Santa Ana which is a walkable downtown area with an emerging shopping and culinary scene. The city is also home to Santa Ana College, which educates over 28,000 students. The city is strategically located near several freeways and is served by the John Wayne Airport. Santa Ana is an ideal place to be in Southern California due to its proximity to several attractions and its strong local economy.



# ORANGE COUNTY

With a population of over 3,170,000, Orange County is the third most populous county in California. It is the second most densely populated county in the state, second to only San Francisco County. There are thirty-four (34) incorporated cities within the county, there is no defined urban center of Orange County, the majority of the county is comprised of suburban neighborhoods aside from older cities within the County such as Anaheim, Fullerton, Huntington Beach, and Orange which have traditional downtown centers.

- Orange County has one major airport: John Wayne Airport which handles nine (9) million passengers annually through fourteen (14) different airlines.
- Orange County is home to several well-known shopping malls including South Coast Plaza, Fashion Island, Brea Mall, Irvine Spectrum, Downtown Disney, and the Outlets at Orange.
- Orange County is an educational hub containing nine (9) junior colleges, and fourteen (14) four-year universities including Cal State Fullerton, and University of California
- The county is well known for its tourism, it is home to theme parks Disneyland and Knott's Berry Farm, as well as forty (40) plus miles of California beaches/coastline.



**3RD**

Most Populous County in the Nation



**#2**

Wealthiest County in Southern California



**#1**

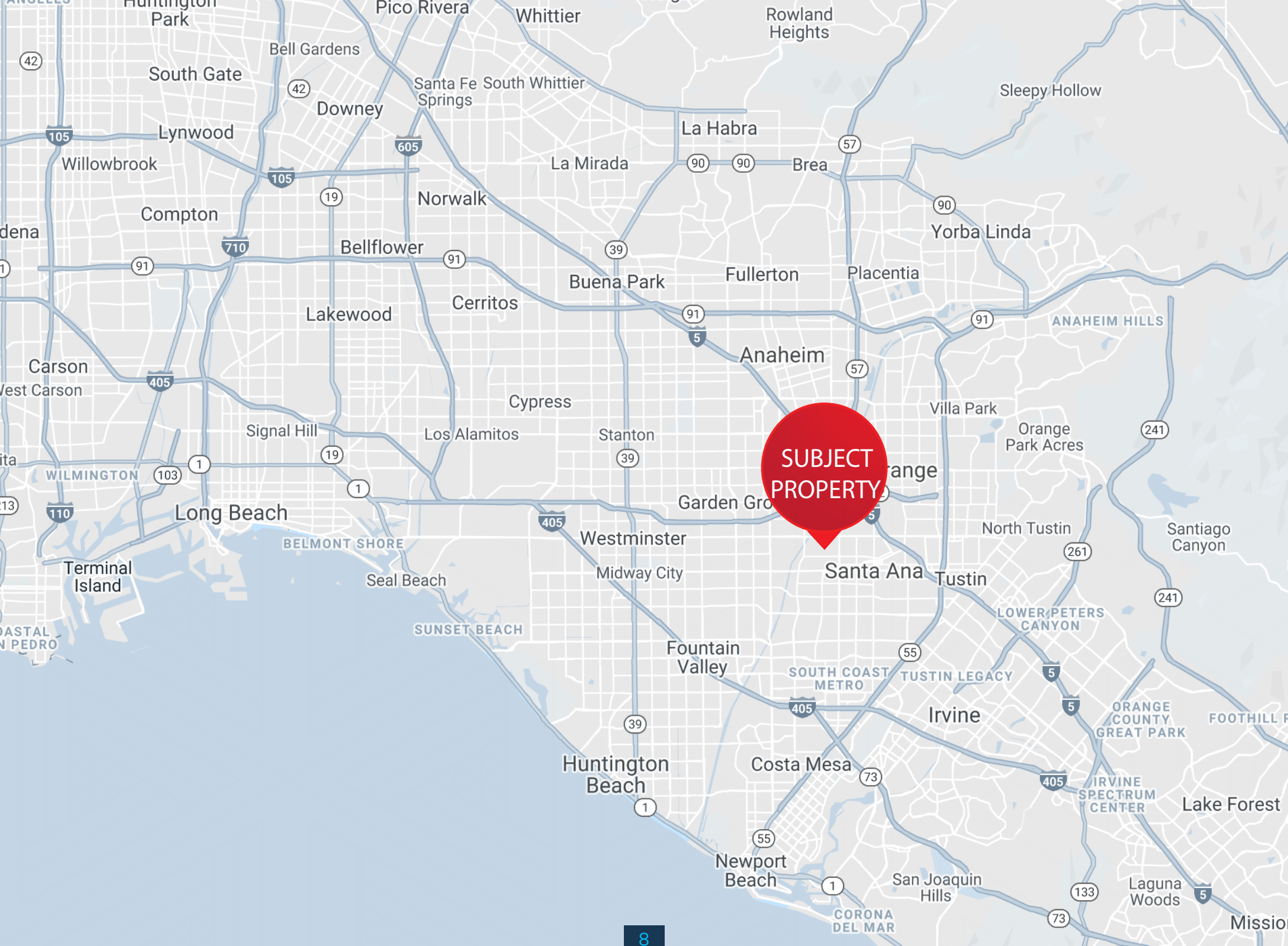
Safest Area in the Nation

# SANTA ANA

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2021 Estimate	37,639	371,097	756,006
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2021 Estimate	8,082	61,547	181,803
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$105,811	\$88,751	\$97,813







## CONFIDENTIALITY & DISCLAIMER AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **1623 W 17th Street, Los Angeles, CA 92706** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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**1623 W 17TH STREET**

**SANTA ANA, CA 92706**

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