



Medical and Dental Suites for Lease Santa Ana Medical Arts Complex



1125 E. 17th Street, Santa Ana, California 92701

For More Information Contact:

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Tel: (714) 543-3289

HIGHLIGHTS

- Medical and Dental Related Suites available from 1,000 to 30,000 Square Feet
- First Class Tenant Improvement Available with Quick Turnaround
- Visible from the 5 Freeway and Immediate Access to 3 Major Southern California Freeways, 5, 22, 55 and close proximity to 57
- Plenty of Parking with Ratio of 6 per 1,000
- On site Medical Lab, State of the Art Medical Imaging and Radiology and Pharmacy
- Over 50 Different Medical and Dental Practices
- The Lot size approx. 14 acres
- Located next to the Hard Corner of 17th Street and Grand Avenue with the car count of approximately 36,000

North Building

Units Available

- N200 (15,000 SF) Min. 4,000, former ATI College, Trade School ready for occupancy
- N4th & 5th Floor (30,000 contiguous, Min. 1200SF), various Medical spaces can be combined as contiguous space.
- N451- 1200 RSF
- N 356 - 1,450 RSF Former Dental office and expandable to 2,530 RSF, floor plan is attached
- N 357- 1,179 RSF Medical Space, floor plan is attached.

West Building

Units Available

- W237- 1,400 RSF

East Building

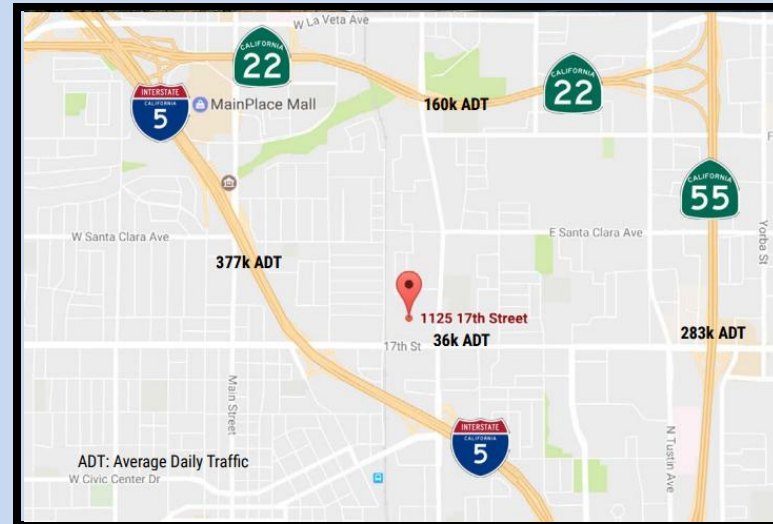
Units Available

- E222-4,076 SF, former urology Center, ready for occupancy



Santa Ana Medical Arts Complex

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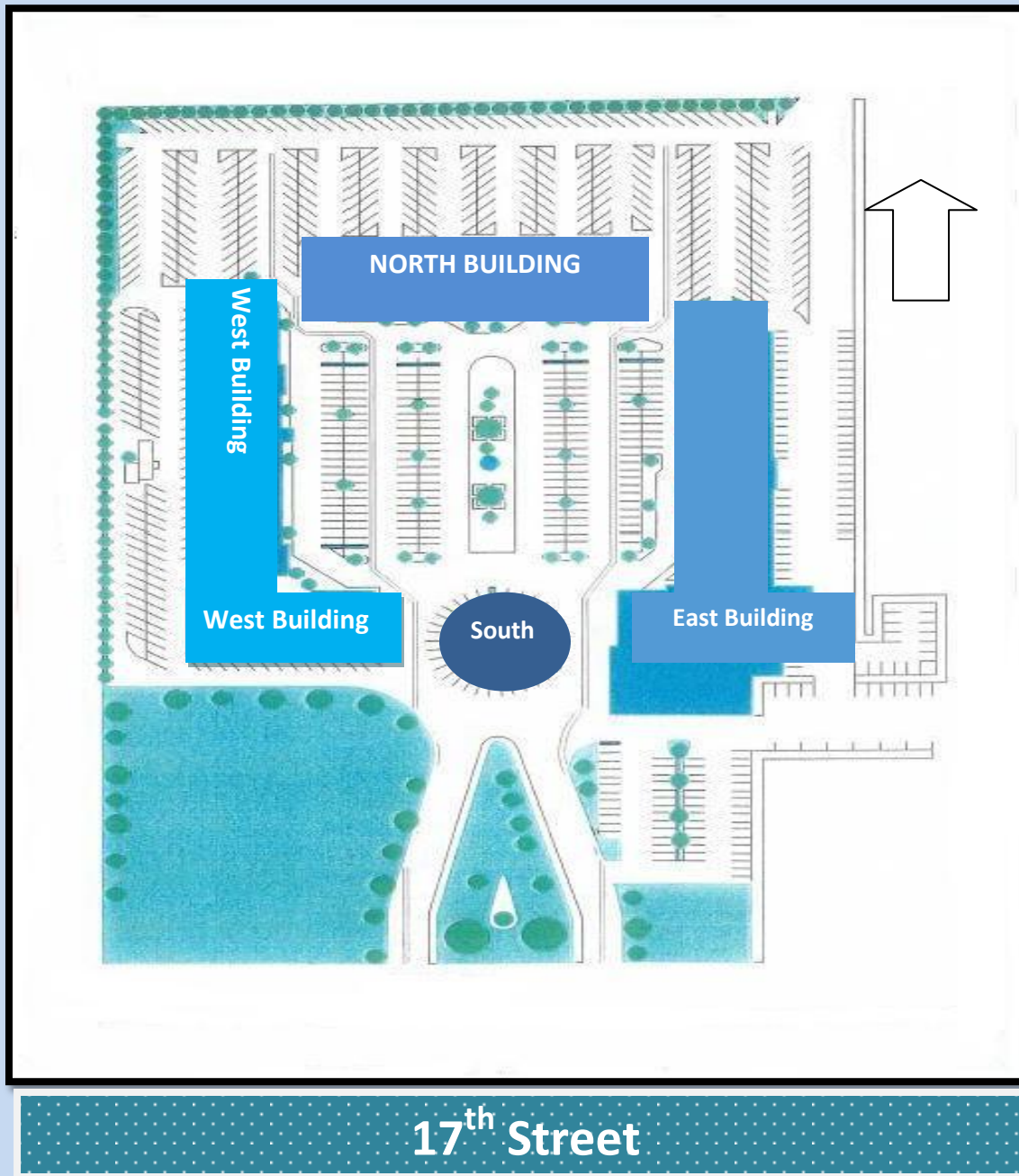
IMMEDIATE OPENINGS:

Dental
ENT Doctor
Surgery Center
General Practice

Optometry
Cardiology
Physical Therapy
Pediatrics

Podiatry
Nephrology
Ophthalmologists
Trade Schools

Urology
Dialysis
ER/Urgent Care



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Trade Area Information

The Santa Ana Medical Arts Complex is a 14 acre medical campus that consists of a 5-story building (North Building) Two Wings (West Building and East Building) a 2 Story Center Building (South Building) and a Retail Plaza anchored by Subway, Cash Plus and shadow anchored by Taco Bell, CVS and Dollar Tree. The complex is located in the heart of Santa Ana with easy access to 3 major Southern California Freeways, 5, 22, 55 and within a short distance to the 57 Freeway. The campus is within a very short distance to the Santa Ana Civic Center, attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin, restaurants and shops.

APPROXIMATE DRIVE TIMES & INCOMES

COMMUNITY	DRIVE TIME FROM SITE	HOUSEHOLD INCOME
Orange	5 minutes	\$73,000
Tustin	10 minutes	\$66,000
Irvine	11 minutes	\$92,000
Newport Beach	12 minutes	\$107,000
Costa Mesa	13 minutes	\$61,000
Huntington Beach	15 minutes	\$77,000
Westminster	15 minutes	\$56,000
Garden Grove	19 minutes	\$59,000
Fullerton	15 minutes	\$62,000
Brea	18 minutes	\$78,000
Placentia	18 minutes	\$77,000
Lake Forest	20 minutes	\$90,000
Mission Viejo	22 minutes	\$92,000

Santa Ana Medical Arts Complex

Over 50 Medical, Dental and Related Practices and Businesses

Trade Area Map



1. Rounder's MMA and Boxing
2. Metropolitan Veterinary Hospital
3. CVS
4. Walgreens
5. AutoZone
6. Grand Pet Care Center
7. Target
8. Dollar Tree
9. American Tire Depot
10. Wells Fargo
11. Albertson's
12. Bank of America
13. Staples
14. Abercrombie and Fitch
15. AeroPostale
16. Aldo
17. AT&T
18. Best Buy Mobile
19. Champs Sporting Goods
20. Claire's
21. Coach
22. Disney Store
23. Foot Locker
24. Forever 21
25. Guess
26. Gymboree
27. H&M
28. Hallmark
29. JC Penney
30. Kay Jewelers
31. Kevin Jewelers
32. Macy's
33. Payless
34. Victoria's Secret
35. PINK
36. Puppy Store
37. See's Candies
38. Sprint
39. Sunglass Hut
40. T Mobile
41. Zumiez
42. Children's Hospital of Orange County

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NORTH BUILDING

NORTH BUILDING



FIRST FLOOR ENTRANCE



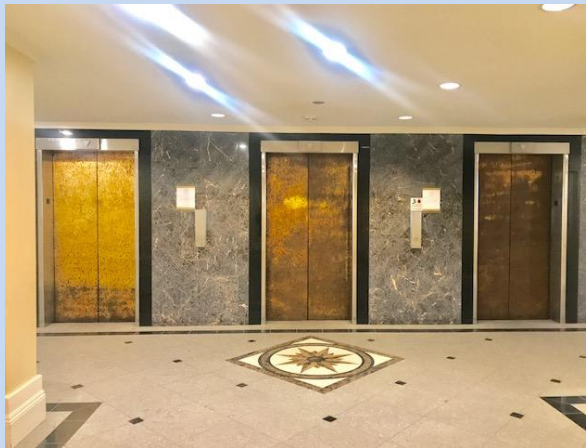
FIRST FLOOR ELEVATORS



FIFTH FLOOR ELEVATORS



FIFTH FLOOR ELEVATOR LOBBY



TYPICAL WAITING ROOM AREA



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SAMPLES OF TENEANT IMPROVEMENT



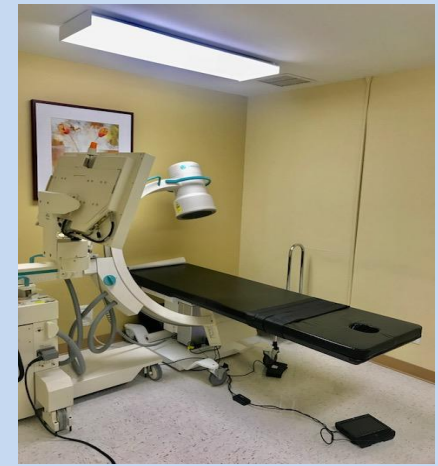
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EAST BUILDING



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WEST BUILDING

VIEW FROM WEST BUILDING

W233

W233



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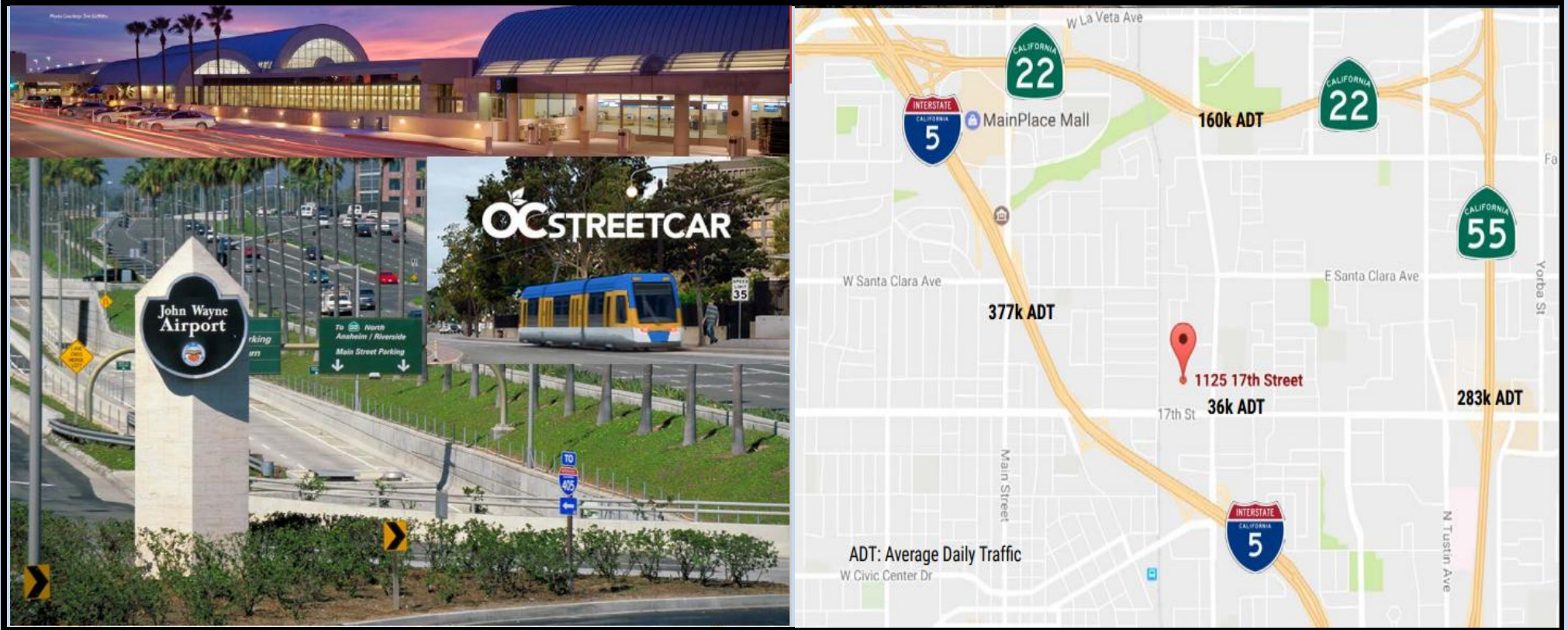
W248



W248

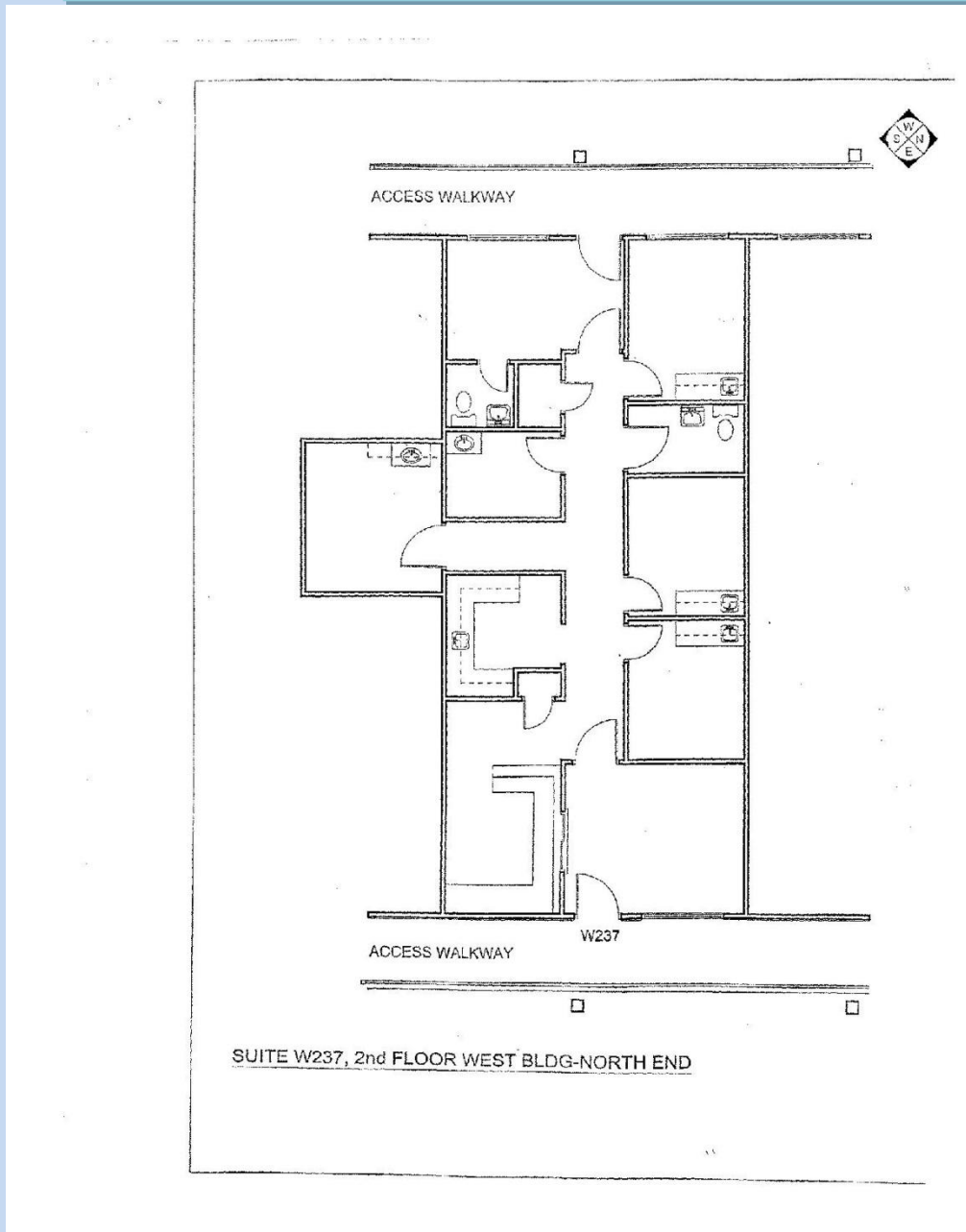


TRANSPORTATION

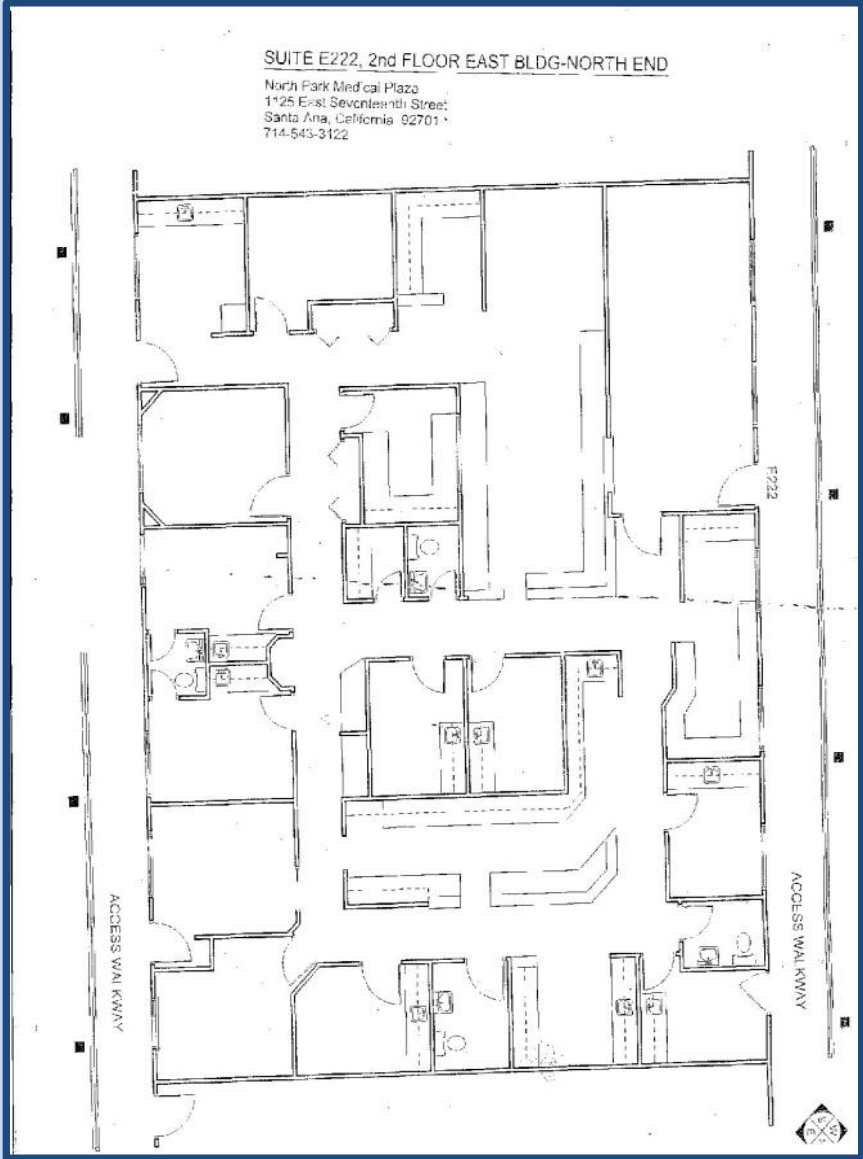


The Santa Ana Regional Transportation Center (SARTC), also known as The Depot, is located 1 mile from the site and is the focal point of transportation in Orange County. It combines Amtrak, Metro link, Orange County Transit Authority, intercity and interstate bus transportation, and airport and taxi services all in one location. The SARTC provides easy access to cities across the county, state, and country. The SARTC has a commuter bicycle locker program with a solar powered bike hut where monthly and annual members can store their bikes in an enclosed and secure room for the day or a short duration. The Santa Ana Regional Transportation Center is the planned eastern terminus of the Orange County Streetcar, a 4-mile (6.4 km) streetcar line to Garden Grove that as of 2016 is being designed and is scheduled to open in 2020. The John Wayne Airport (JWA) is located 7.8 miles (10-minute drive) from the site and is Orange County's international airport. It is the only commercial airport in Orange County serving over 10 million passengers in 2016. John Wayne Airport plays a unique and crucial role in the Orange County community

SUITE W 237, WEST BUILDING

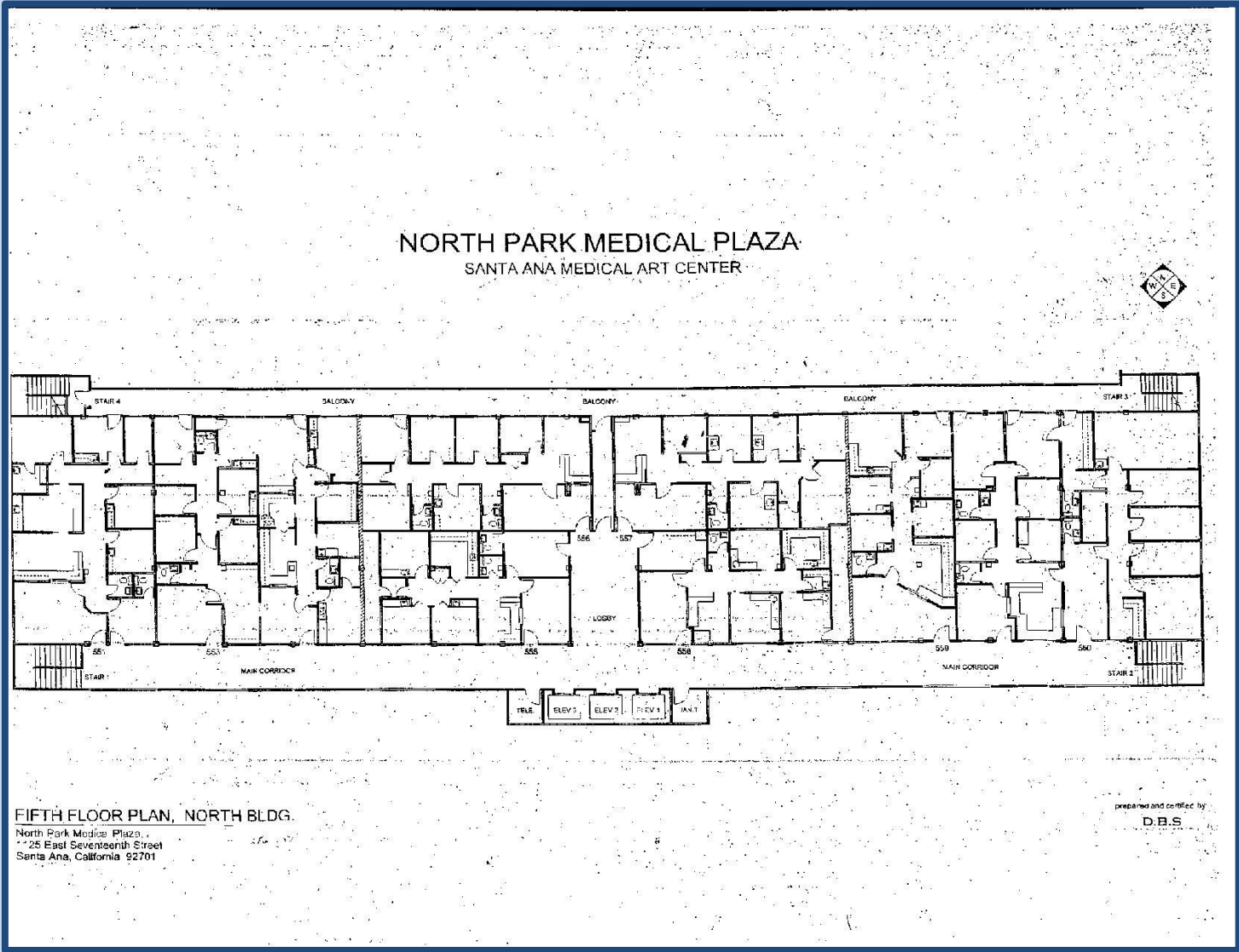


SUITE E222, EAST BUILDING



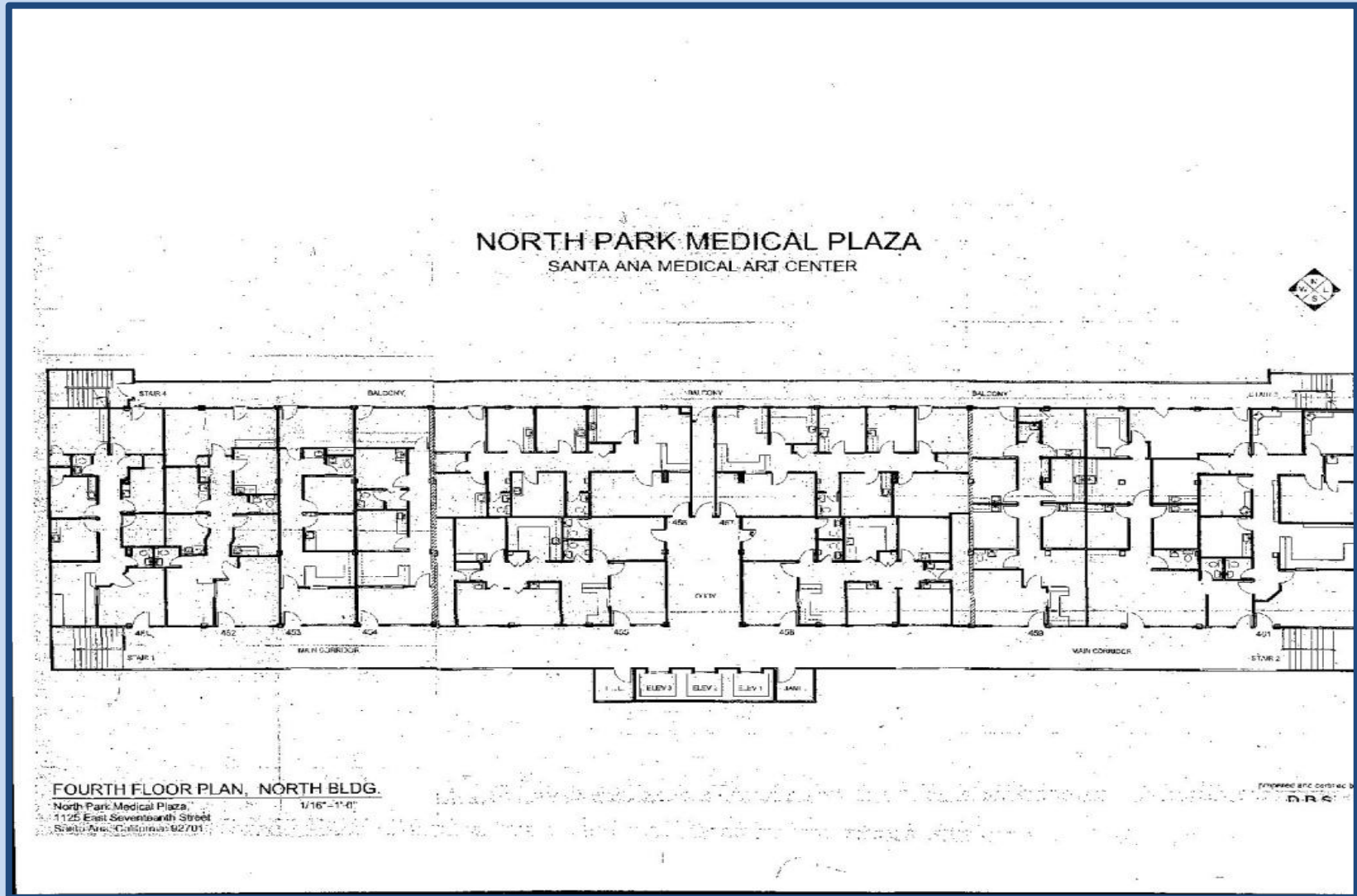
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FIFTH FLOOR PLAN, NORTH BUILDING

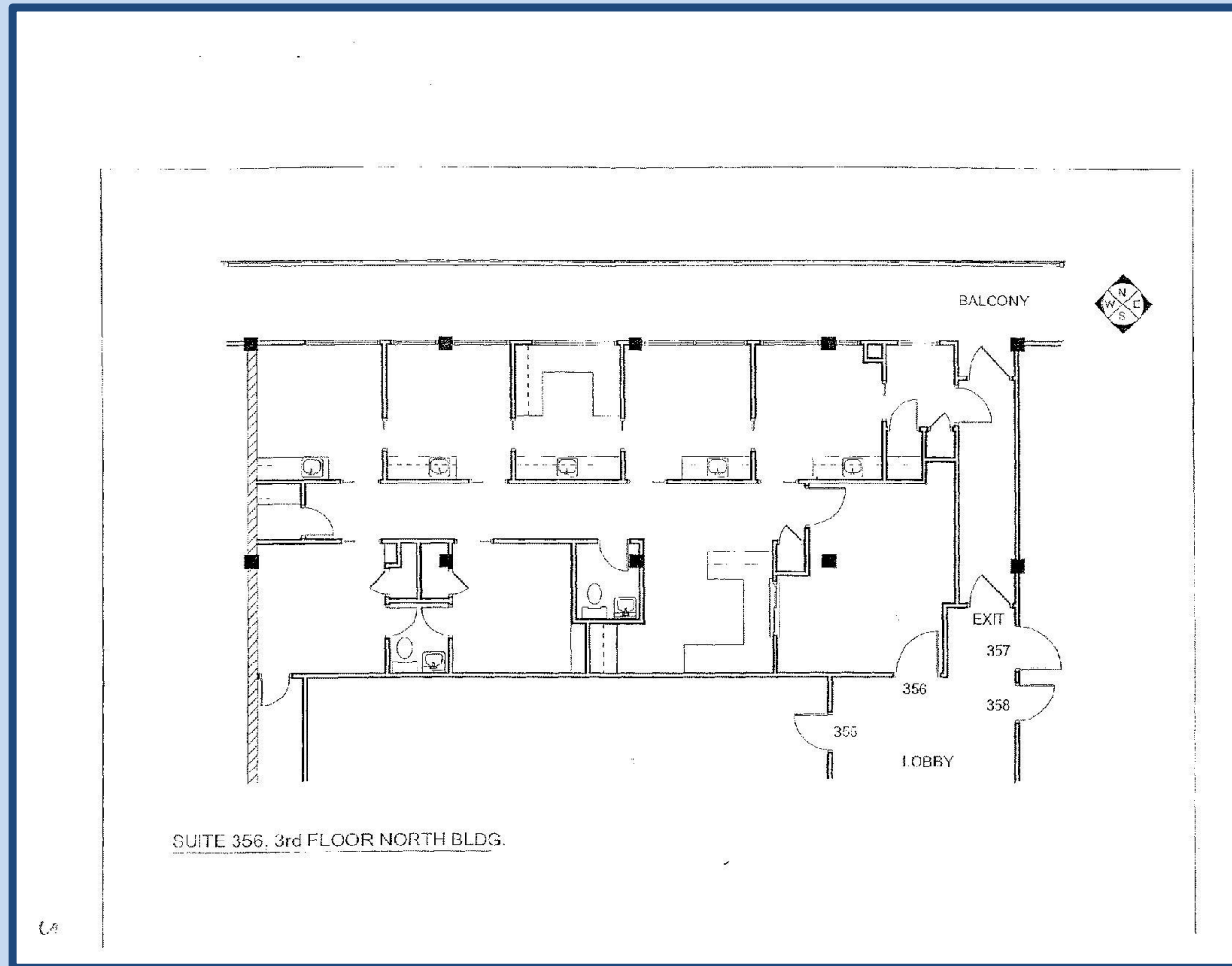


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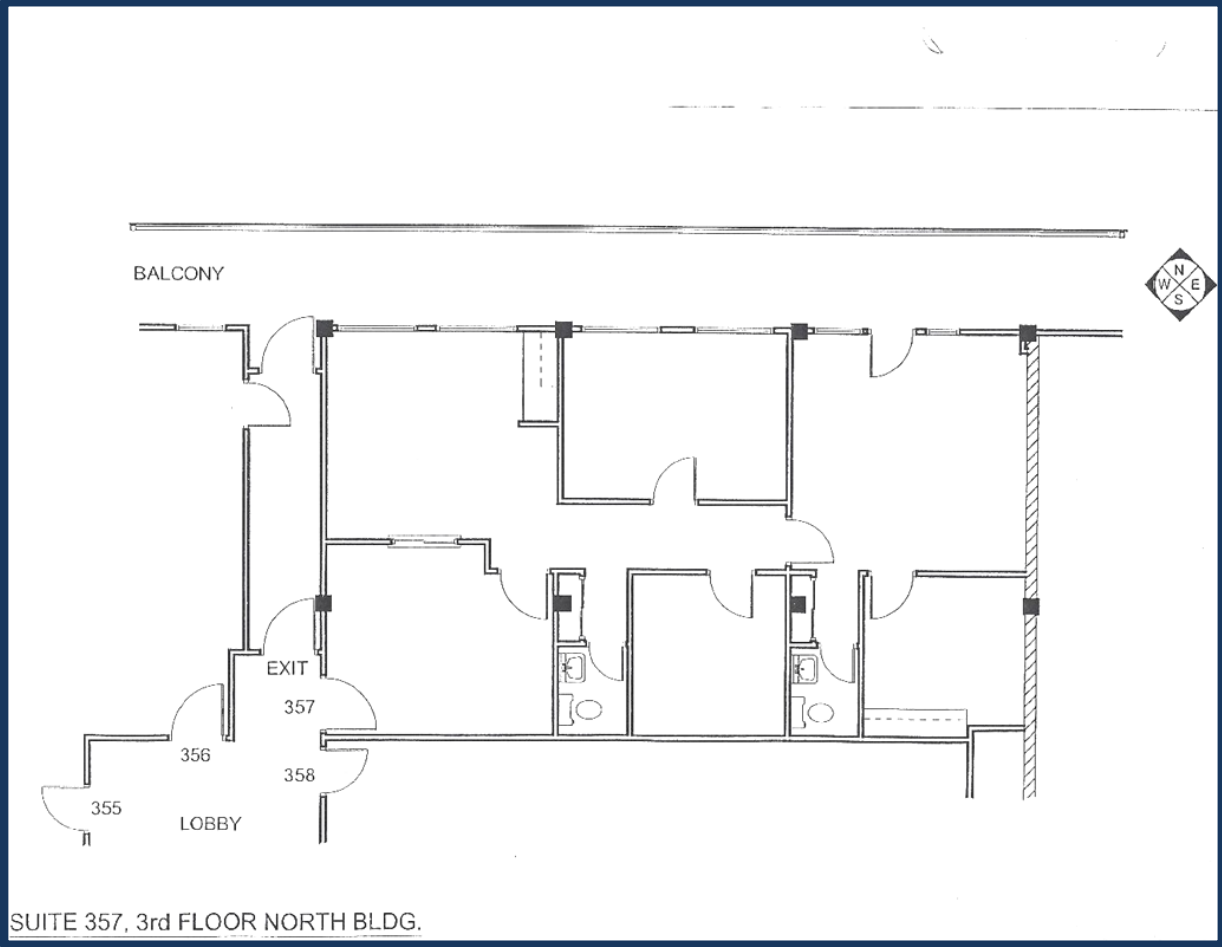
4TH FLOOR PLAN, NORTH BUILDING



SUITE 356, 3RD FLOOR PLAN, NORTH BLG.

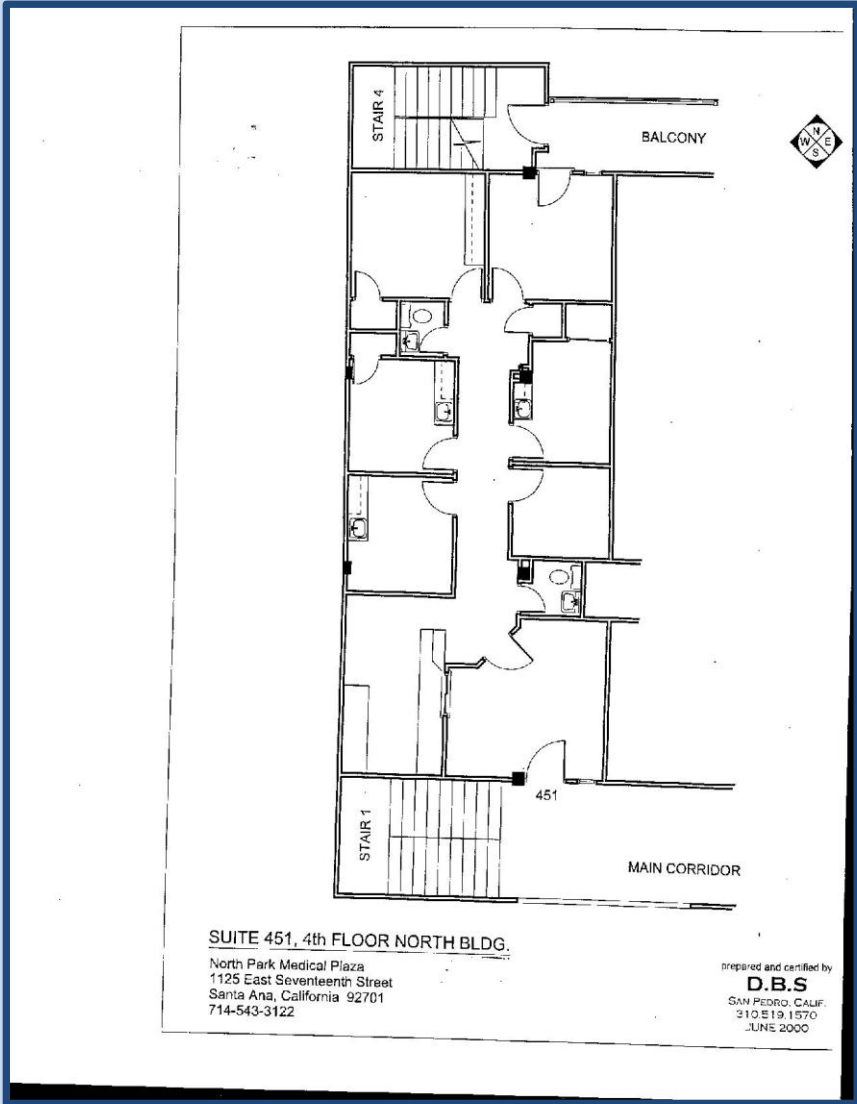


SUITE 357, 3RD FLOOR PLAN, NORTH BLDG.



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SUITE 451, 4TH FLOOR PLAN, NORTH BUILDING



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