

PARK
ON FIRST

FOR LEASE

High-Visibility Retail in Santa Ana's Civic Core

1660 E FIRST ST, SANTA ANA, CA 92701



Retail opportunity located along E First Street in the heart of Santa Ana. Positioned within close proximity to the Civic Center, courthouse, and surrounding government offices, the property benefits from consistent daytime traffic and strong visibility along a primary corridor.

- Suites delivered in shell condition, allowing for flexible build-out
- High visibility along E First Street with strong daily traffic flow; approximately 32,000 cars per day
- Proximity (2-miles) to Santa Ana Civic Center, courthouse, and government offices
- Situated in a major government employment hub with over 20,000 county and city employees in Santa Ana
- Suitable for retail, medical, and service-oriented uses
- Convenient access to major thoroughfares and surrounding neighborhoods

Park on First | **Retail**

UNIT	
R100	946 RSF Available
R110	2,470 RSF Available
R120	2,602 RSF Available
R130	1,982 RSF Available
R140	2,432 RSF Available

Able to combine up to **5,072 RSF**

Able to combine up to **4,414 RSF**



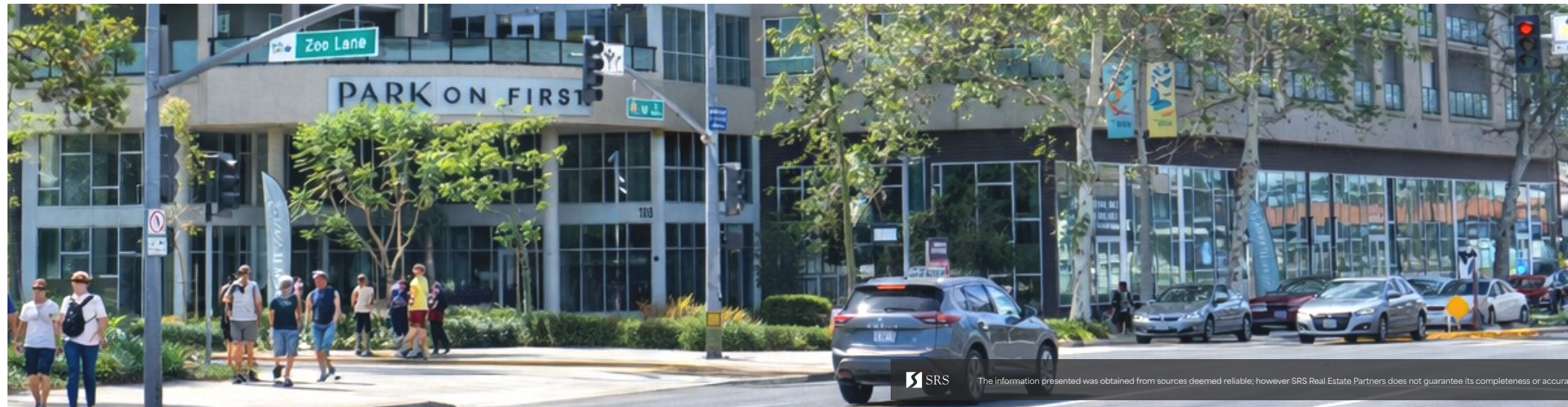
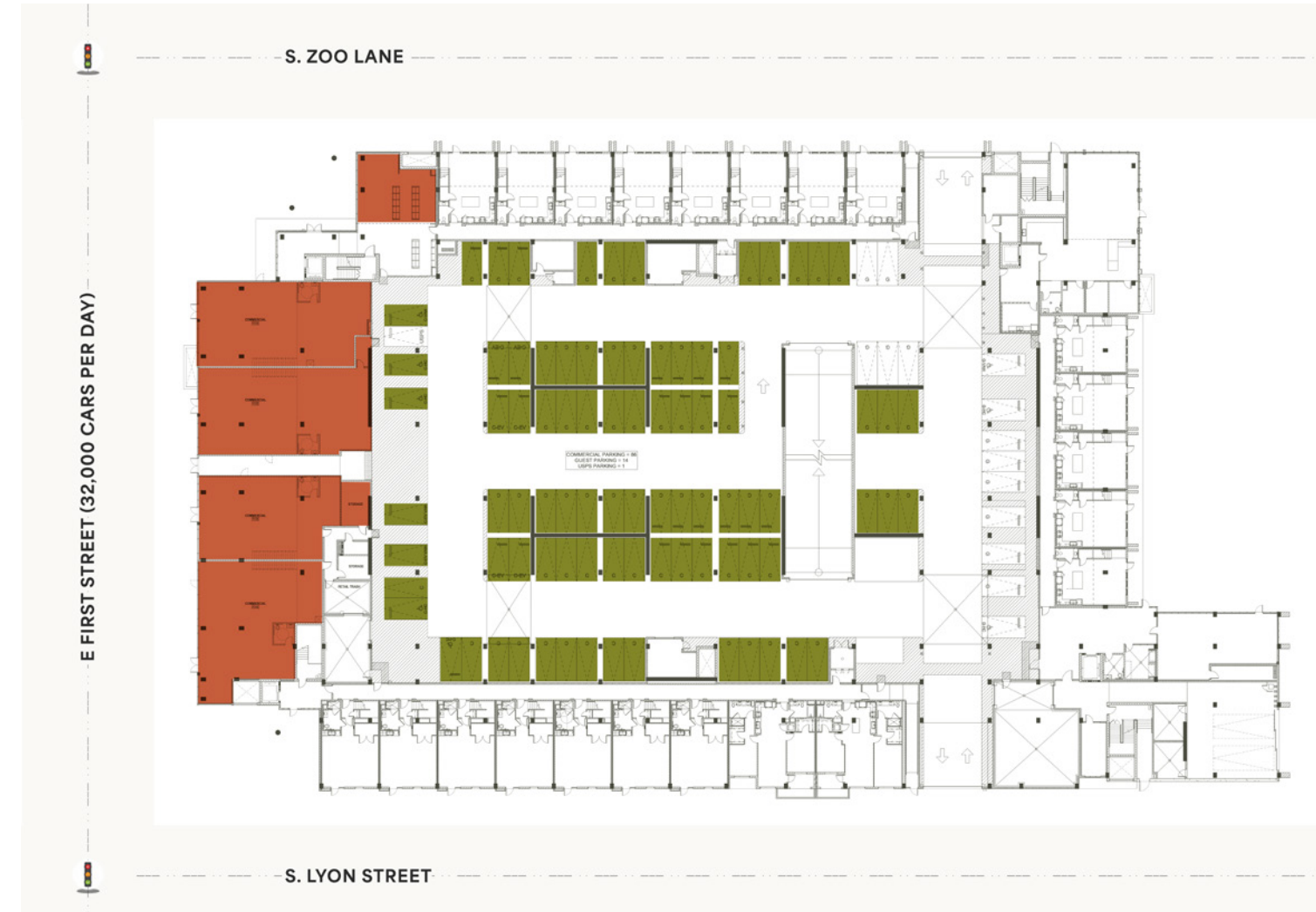
OVERALL SITE PLAN

Retail
Restaurant
Office Opportunity

946 RSF up to 5,072 RSF

Designated Retail
Parking

86 Spaces



DEMOGRAPHICS

*Source: Esri

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	44,514	275,033	659,699
2030 Population	46,469	277,756	666,985
Median Age	32.4	35.0	35.8
Average Family Size	3.89	3.80	3.63
Total Daytime Population	41,374	283,546	742,460
Workers	19,349	148,978	426,486
Residents	22,025	134,568	315,974

2025 INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$76,014	\$96,499	\$105,535
Average Household Income	\$95,930	\$126,623	\$137,860

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White Alone	17.9%	25.7%	27.8%
Black Alone	1.5%	1.5%	1.7%
American Indian/Alaska Native Alone	3.5%	3.1%	2.2%
Asian Alone	5.6%	8.9%	19.5%
Pacific Islander Alone	0.2%	0.3%	0.3%
Other Race	52.2%	42.1%	31.6%
Two or More Races	19.0%	18.5%	16.9%
Hispanic Origin (Any Race)	83.2%	70.9%	55.2%

SURROUNDING AREA OVERVIEW

- SANTA ANA CIVIC CENTER (~1 MILE)**
 One of the largest civic centers in California, anchored by the Orange County Superior Court, County Administration Building, and multiple federal and municipal offices, generating significant daily foot traffic
- ORANGE COUNTY SUPERIOR COURT (~1 MILE)**
 Major regional courthouse driving consistent weekday traffic from legal professionals, jurors and visitors
- RONALD REAGAN FEDERAL BUILDING & U.S. COURTHOUSE (~1 MILE)**
 Federal employment hub supporting a stable daytime workforce
- CALTRANS DISTRICT 12 (~1-2 MILES)**
 Major regional transportation agency supporting a stable daytime workforce
- SANTA ANA COLLEGE (25,000+ STUDENTS | ~1.5 MILES)**
 Downtown Santa Ana (DTSA) (WALKABLE / ~0.5-1 MILE)
- CHOC CHILDREN'S HOSPITAL (~334 BEDS)**
 Leading pediatric hospital and Level I trauma center serving Orange County, supporting a significant daytime workforce and visitor base
- ST. JOSEPH HOSPITAL (460+ BEDS | 53-BED EMERGENCY CARE CENTER)**
 Major regional medical center generating strong daily employment and patient traffic



Immediate access to the I-5, SR-55, and SR-22 freeways, with combined traffic volumes exceeding 500,000+ vehicles per day, providing exceptional regional connectivity and visibility

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FOR MORE INFORMATION CONTACT

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