

AVAILABLE

FORMER MEDICAL & BANK SPACE
SUITE 1201

FOR LEASE
North Park Retail Plaza



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NORTH PARK PLAZA RETAIL CENTER

- **Suite 1201:** Former Bank & Medical Space, custom built for Bank with existing vault and Medical Office improvement, high ceiling Front Unit with perfect visibility with easy freeway access, **currently 3,872 square feet, room to expand to 4,372 contiguous spaces.**
- **Suite 1221:** Former Real Estate, Tax Prep & Check cashing Office location, custom built Two offices and Open space, Tile flooring, sink and bathroom. Currently approximately **1,289 square feet, room to expand to 2,189** contiguous.
- Located within the freeway triangle of 5, 22, 57 and 55 Freeways
- On 17th Street major street with Approx. 110,000 cars per day
- Fantastic retail location with huge monument sign and one large building sign in top of the door.
- Gateway to a 15-acre medical and professional campus , 2 trade schools and over 50 medical and dental practices with approximately 5,000 to 10,000 visitors per day
- Excellent street visibility and surface parking
- Total adult population within 5 mile radius: Approximately 666,397
- A very busy daytime population and activity



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



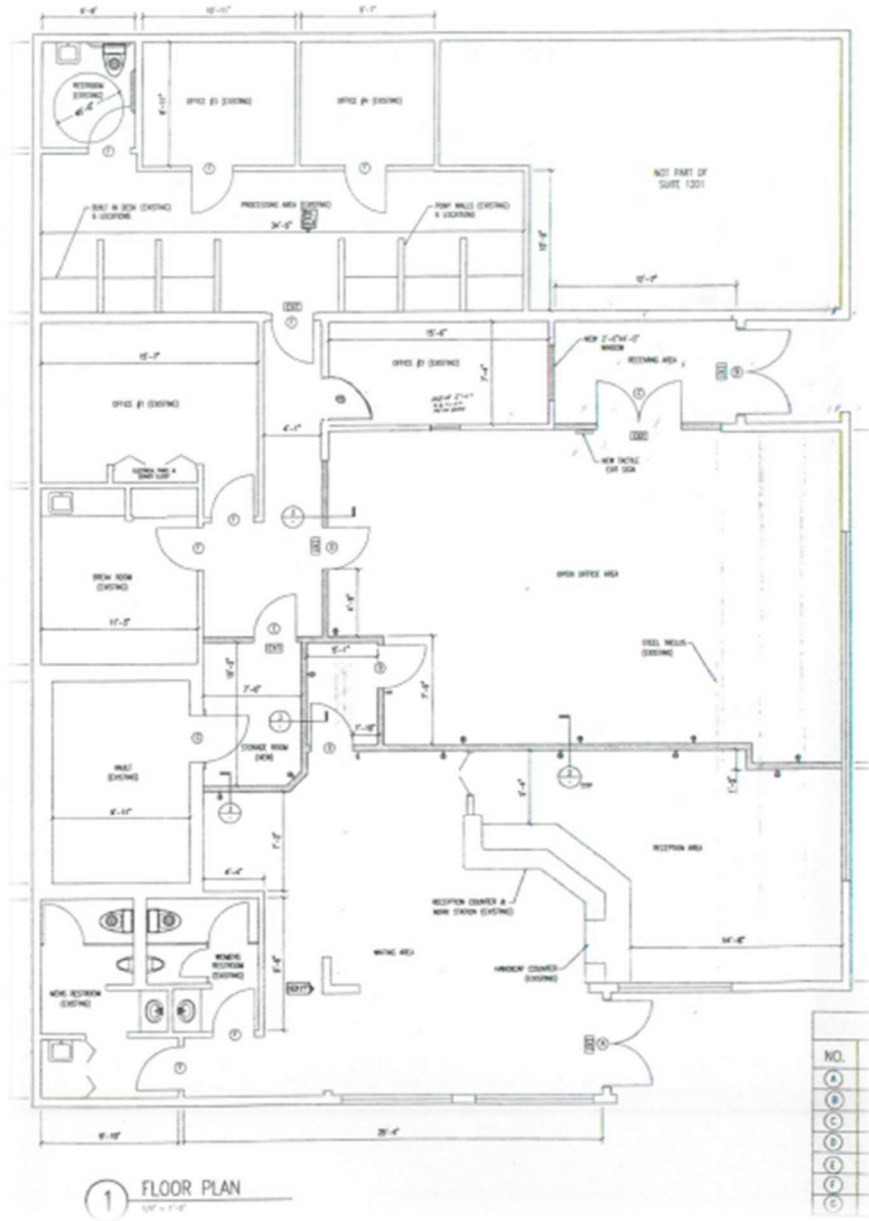
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1221-1223

East 17 ST plan

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1201 E. 17th Street, Santa Ana, CA 92701



1201 E. 17TH STREET ENTRY DOOR



1201 E. 17TH STREET , VAULT & EXAM ROOM

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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.