



FOR LEASE RETAIL | RESTAURANT | OFFICE | MEDICAL SPACE AVAILABLE
710-810 S. HARBOR BOULEVARD | SANTA ANA, CA 92704

AARON GUIDO

CA REAL ESTATE LIC #01924254
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA

CA REAL ESTATE LIC #02031360
949.608.4886
DANIEL@CBM1.COM

1590 N. BATAVIA ST. #4
ORANGE, CA 92867
CBM1.COM

CBM
CENTERS
BUSINESS
MANAGEMENT

NEW MEDICAL SPACE RANGING FROM ±1,200-2,400 SQFT

710-810 S. HARBOR BOULEVARD | SANTA ANA, CA 92704



FEATURES + AMENITIES

- ONE OF ORANGE COUNTY'S MOST DENSELY POPULATED RESIDENTIAL NEIGHBORHOODS -- AND THE COMMUNITY IS STILL GROWING!
- BUILT-OUT PEDIATRICS OFFICE DPACE, IDEAL FOR DOCTORS SEEKING TO BUY THEIR OWN BUILDING IN THE FUTURE
- EXTREMELY BUSY SHOPPING CENTER ANCHORED BY HIGH VOLUME SALES NORTHGATE MARKET AND KFC
- AMPLE PARKING; APPROX. 441 SPACES
- LOCATED AT SWC OF HARBOR + MCFADDEN, A SIGNALIZED INTERSECTION WITH APPROX. 45,000 CARS PER DAY
- NEAR A VERY ACTIVE BUSLINE
- HIGHLY WALKABLE LOCATION --78 WALKSCORE
- MULTIPLE POINTS OF INGRESS + EGRESS



DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	43,798	310,625	776,525
AVG HH INCOME	\$73,491	\$80,976	\$84,919

EXCLUSIVELY REPRESENTED BY

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NEIGHBORING RETAILERS

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SITE PLAN

710-810 S. HARBOR BOULEVARD | SANTA ANA, CA 92704



ADDRESS	TENANT NAME	APPROX SF
710	TUTTI FRUTTI FROYO	1200
714	AVAILABLE — MEDICAL/ OFFICE/RETAIL	1200 — 2400
720	T-MOBILE	2400
724	QUAN VUI COFFEE SHOP	2800
738	SOCAL GAS CO	1200
740	BARBERSHOP	1080
742	METRO PCS	1020
744	CHECK INTO CASH	1020
748	OPTOMETRY	1500
750	MONEY TRANSFER	1080
752	CHARLEYS PHILLY STEAKS	1235
754	WATER	1170
756	DENTAL	1495
762	KFC	3155
770	NORTHGATE MARKET	45000
776	DOLLAR STORE	6000
788	NAIL SALON	1000
790	LA MICHOACANA ICE CREAM	1150
792	SKIN CARE	1100
794	DENTAL	1250
796	HAIR SALON	1000
798	FREEWAY INSURANCE	1350
800	BOOST MOBILE	1110
802	PANDA STIX RESTAURANT	1500
804	LITTLE CAESAR PIZZA	1200
810	AUTOZONE	6000
APPROX SF TOTAL		90415
TOTAL REGULAR PARKING		425
TOTAL PARKING		441

AERIAL OVERVIEW

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AERIAL DETAIL


710-810 S. HARBOR BOULEVARD | SANTA ANA, CA 92704

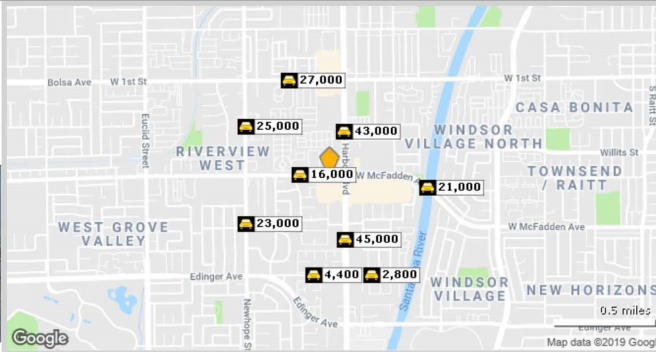



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DEMOGRAPHICS + TRAFFIC COUNTS

710-810 S. HARBOR BOULEVARD | SANTA ANA, CA 92704

Santa Ana Plaza						
738-776 S Harbor Blvd, Santa Ana, CA 92704						
Building Type: General Retail		Total Available: 0 SF				
Secondary: -		% Leased: 100%				
GLA: 90,415 SF		Rent/SF/Yr: -				
Year Built: 1989						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	43,382		314,257		791,118	
2019 Estimate	43,798		310,625		776,425	
2010 Census	49,010		311,576		747,455	
Growth 2019 - 2024	-0.95%		1.17%		1.89%	
Growth 2010 - 2019	-10.63%		-0.31%		3.88%	
2019 Population by Hispanic Origin	28,733		189,201		415,699	
2019 Population	43,798		310,625		776,425	
White	29,597	67.58%	208,157	67.01%	534,593	68.85%
Black	681	1.55%	5,248	1.69%	15,094	1.94%
Am. Indian & Alaskan	874	2.00%	4,734	1.52%	10,857	1.40%
Asian	11,573	26.42%	84,513	27.21%	191,973	24.73%
Hawaiian & Pacific Island	187	0.43%	1,417	0.46%	3,977	0.51%
Other	886	2.02%	6,557	2.11%	19,931	2.57%
U.S. Armed Forces	0		25		284	
Households						
2024 Projection	9,797		72,979		214,959	
2019 Estimate	9,918		72,068		210,452	
2010 Census	11,269		72,058		200,339	
Growth 2019 - 2024	-1.22%		1.26%		2.14%	
Growth 2010 - 2019	-11.99%		0.01%		5.05%	
Owner Occupied	5,241	52.84%	39,077	54.22%	102,281	48.60%
Renter Occupied	4,677	47.16%	32,991	45.78%	108,171	51.40%
2019 Households by HH Income	9,918		72,069		210,452	
Income: <\$25,000	1,765	17.80%	11,571	16.06%	33,625	15.98%
Income: \$25,000 - \$50,000	2,439	24.59%	15,923	22.09%	45,937	21.83%
Income: \$50,000 - \$75,000	2,262	22.81%	15,094	20.94%	40,407	19.20%
Income: \$75,000 - \$100,000	1,225	12.35%	9,892	13.73%	28,674	13.62%
Income: \$100,000 - \$125,000	864	8.71%	7,250	10.06%	21,444	10.19%
Income: \$125,000 - \$150,000	444	4.48%	4,398	6.10%	13,517	6.42%
Income: \$150,000 - \$200,000	587	5.92%	4,549	6.31%	14,444	6.86%
Income: \$200,000+	332	3.35%	3,392	4.71%	12,404	5.89%
2019 Avg Household Income	\$73,491		\$80,976		\$84,919	
2019 Med Household Income	\$57,308		\$63,312		\$65,333	

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Building Type: General Retail						
Secondary: -						
GLA: 90,415 SF						
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Total Available: 0 SF						
% Leased: 100%						
Rent/SF/Yr: -						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W McFadden Ave	S Shannon St	0.03 W	2017	16,000	MPSI	.14
2 S Harbor Blvd	Bali Hi Ln	0.04 S	2017	43,000	MPSI	.26
3 S Harbor Blvd	Harbor Blvd	0.05 S	2017	45,000	MPSI	.31
4 S Newhope St	W Kent Ave	0.02 S	2012	21,979	MPSI	.46
5 S Newhope St	W Kent Ave	0.02 S	2017	23,000	MPSI	.46
6 Lilac Ave	Mount Tahat Ct	0.01 W	2017	4,400	MPSI	.48
7 S Newhope St	New Britain Cmn	0.02 N	2017	25,000	MPSI	.50
8 W McFadden Ave	S Susan St	0.09 NW	2017	21,000	MPSI	.50
9 Lilac Ave	Carleton St	0.01 W	2017	2,800	MPSI	.52
10 W 1st St	S Shannon St	0.02 E	2017	27,000	MPSI	.54