SVN VANGUARD
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

5210 WEST FIRST STREET • SANTA ANA

±1,000 SF Retail • Restaurant

TRAVIS DUNN Senior Vice President
949.627.9128 • tdunn@svn.com
DRE# 01390592

ANDREW MILEY Senior Advisor
949.538.2389 • andrew.miley@svn.com
DRE# 2009204

PROPERTY SUMMARY

TOTAL BUILDINGS

±1,000 SF

PARKING

Ample On-Site

TERM

Negotiable

AVAILABLE

Q2 2019

USE TYPE

Retail/ Restaurant

PRICE/SF

$2.50, NNN

SANTA ANA

SANTA ANA IS BOOMING

Many believe the City of Santa Ana, in the coming years, will continue its current growth pattern in an effort to compete with adjacent cities. Santa Ana has made efforts to attract new business and commerce by approving new developments including

- High-end boutique/hotels
- Continuing to convert old office buildings (adaptive reuse) to upscale housing and creative office space
- Converting parking lots and underutilized properties into new ground-up residential projects
- Redeveloping the 3rd/Broadway parking structure into a mixed-use (housing or hotel) project
- Implementing a streetcar connecting the Santa Ana Regional Transportation Center (SARTC) to Downtown (approved by OCTA and planned to open 2019)
- One-Broadway Plaza
- Increased live-work and residential

$72,492

Median Household Income - 2017

SANTA ANA, CA 2017

From U.S. Census and other data sources

+334,136 RESIDENTS

+75,097 HOUSEHOLD UNITS

+163,464 EMPLOYEES

Southern California is experiencing the biggest apartment construction boom in a quarter century.

CoStar projects Southern California is on track to complete 15,000 new apartments this year and 23,000 more in 2018. Developers in the region have added almost 65,000 new homes to the local housing stock since the recovery began in 2012 — a gain of almost 2 percent.

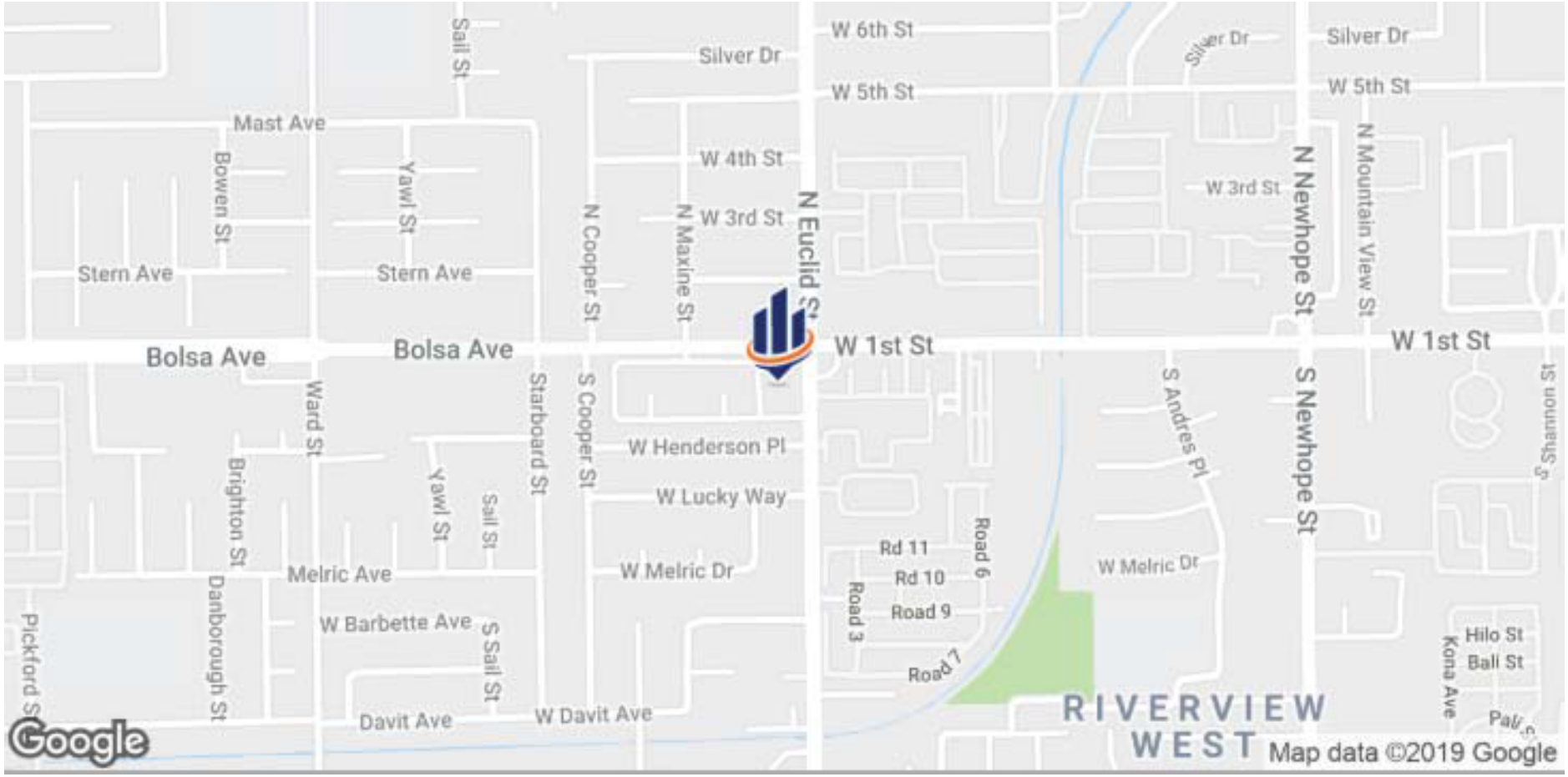
OCGO Local Tax Dollars at Work

OC STREETCAR

CONSTRUCTION 2018-2021

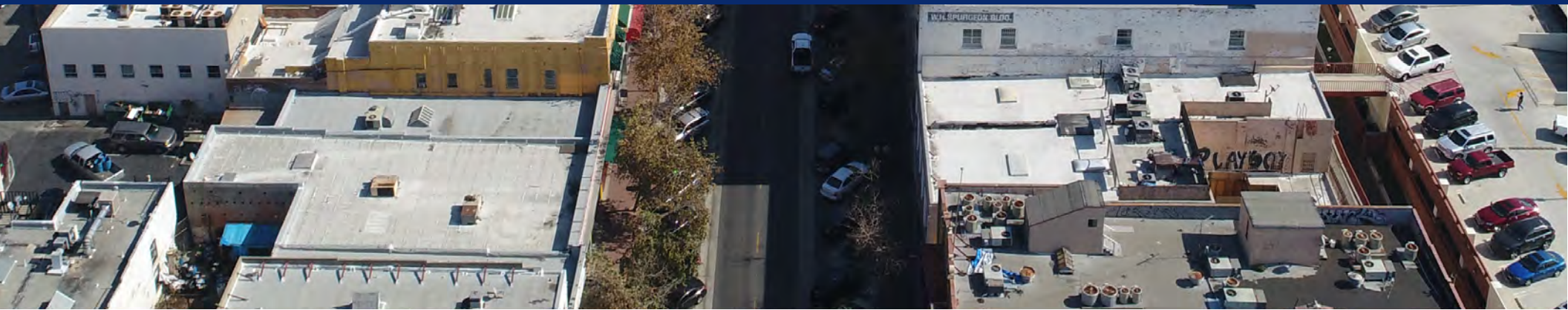
To complement Orange County's Metrolink service, passengers need a way to get to their final destination after getting off a train. Through Transit Extensions to Metrolink, a Measure M program (now called OC Go) intended to broaden the reach of Orange County's backbone rail system to key employment, population, and activity centers, the cities of Santa Ana and Garden Grove developed a fixed guideway project that would address this need.

LOCATION MAP



TRAVIS DUNN
Senior Vice President
+1 949 627 9128
tdunn@svn.com
CA LIC 01390592

ANDREW MILEY
Senior Advisor
+1 949 538 2389
andrew.miley@svn.com
CA LIC 2009204

Although SVN Vanguard has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representa-tions or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. SVN Vanguard shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans are subject to change. All logos displayed are for identification purposes only and may be trademarks of their respective companies.

SVN® VANGUARD
COMMERCIAL REAL ESTATE ADVISORS