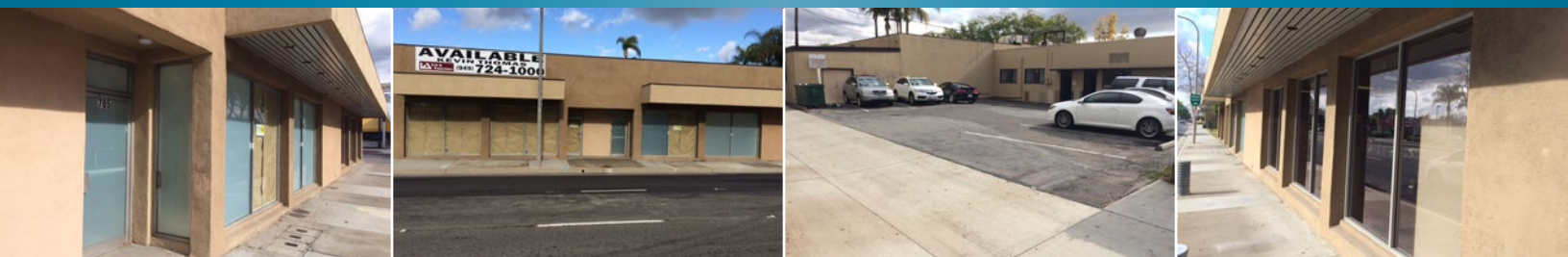




available for lease

705 & 707 W. 17TH STREET SANTA ANA, CA



Property Features:

- Attractive multi-tenant corner retail building
- Adjoining, vibrant Floral Park residential community
- Close to revitalized Downtown Santa Ana
- Accessible from 4-way signal at Flower Street
- Parking in rear
- Refurbished restrooms in common, or private
- Traffic Count: 43,000 cars/day (est.)
- Anchor tenant (Players Club) at site for 20+ years
- Best value for the area, psf

Availability:

- Units are completely “white-boxed” and ready for tenant improvements
- Divisible from 2,150 SF to 835 SF
- Prominent signage
- Tenant improvements available based on good credit

For more information, please contact:

KEVIN THOMAS

☎: 949.724.4732

✉: kthomas@lee-associates.com

BRE #: 01183029

Social Media Service:

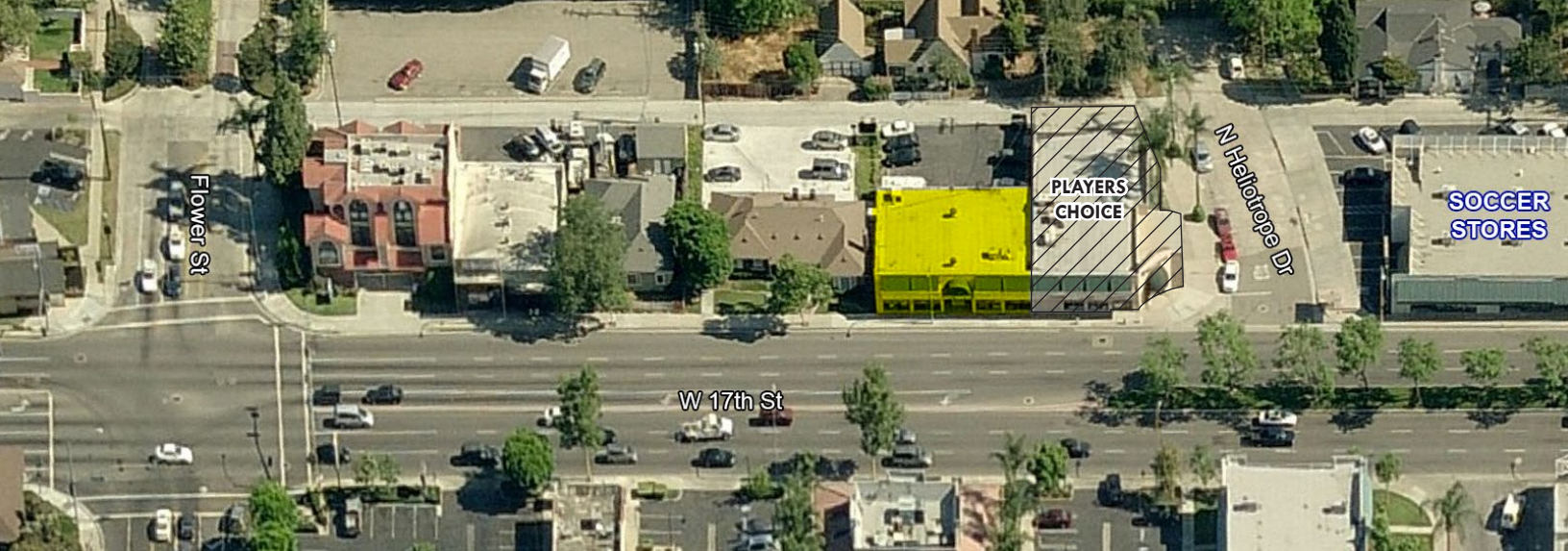
Businesses today need a social media presence to thrive and grow. Our property manager will help tenants understand their social media choices and assist tenants with any of the following:

1. Creation/claiming of a Yelp page, with various options for monitoring, responding, or promoting.
2. Creation of a Facebook page and/or Instagram account, if applicable. Photos to be provided by Lessee.
3. Creation of a one page informational web site, if applicable (no shopping cart feature), various options available.
4. For the first 90 days, up to 12 content posts monthly on Facebook & Instagram with photos, offers and/or headlines provided by lessee.

(Please note there are certain costs the lessee will need to pay to vendors outside of landlord relationship to initiate these accounts and activate these social media tools. Landlord will credit up to \$500, based on social media choices, against the twelve month of rent due for leases of two years or more).



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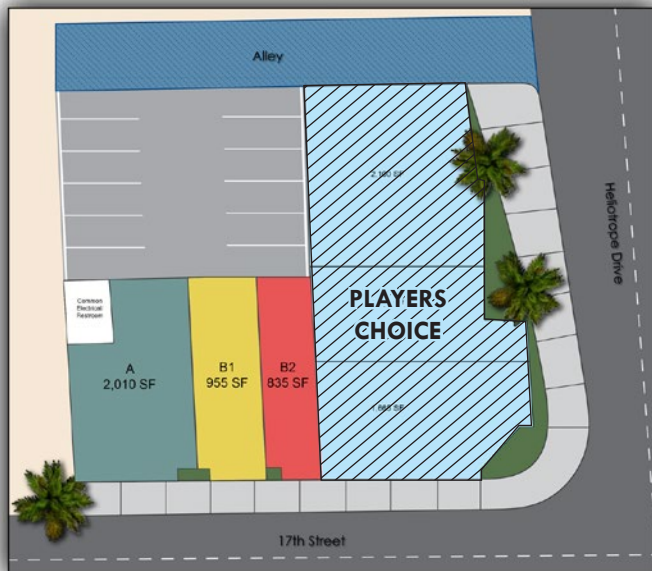
Option A



Option B



Option C



Option D



DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.