

For Sublease Retail Space

2016 W. 17th Street, Santa Ana, CA 92706

KWP
REAL ESTATE



Available

Size: ±2,500 SF
Rent: \$2.50 PSF/Mo., NNN
Term Through: 10/31/2031

Features

- ▶ Located in the immediate vicinity of Santa Ana College and sports fields
- ▶ On-site parking
- ▶ Located at the signalized corner of W. 17th Street and King Street

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



CVS




Carl's Jr.

 **AutoZone**



BIG 5
SPORTING GOODS



**&Smart
&Final**



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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	9,141	34,988	163,916
2030 Projected Population	8,991	34,229	159,410
2020 Census Population	8,716	34,492	168,566
2010 Census Population	9,395	36,271	172,434
Projected Annual Growth 2025 to 2030	-0.3%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.3%
2025 Median Age	33.9	34.6	34.1
Households			
2025 Estimated Households	1,973	7,978	39,393
2030 Projected Households	1,971	7,956	39,064
2020 Census Households	1,940	7,887	39,543
2010 Census Households	1,913	7,708	37,540
Projected Annual Growth 2025 to 2030	-	-	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.3%
Race & Ethnicity			
2025 Estimated White	25.1%	25.8%	26.7%
2025 Estimated Black or African American	1.4%	1.4%	1.8%
2025 Estimated Asian or Pacific Islander	17.7%	20.6%	18.9%
2025 Estimated American Indian or Native Alaskan	2.6%	2.3%	2.5%
2025 Estimated Other Races	53.2%	49.9%	50.1%
2025 Estimated Hispanic	66.8%	62.1%	62.4%
Income			
2025 Estimated Average Household Income	\$123,341	\$121,457	\$106,946
2025 Estimated Median Household Income	\$106,833	\$104,132	\$89,006
2025 Estimated Per Capita Income	\$26,714	\$27,833	\$25,861
Education			
2025 Estimated High School Graduate	23.6%	25.6%	25.3%
2025 Estimated Some College	18.6%	18.4%	16.0%
2025 Estimated Associates Degree Only	5.5%	5.5%	5.4%
2025 Estimated Bachelors Degree Only	11.1%	11.5%	12.8%
2025 Estimated Graduate Degree	5.3%	4.2%	4.9%
Business			
2025 Estimated Total Businesses	97	827	4,988
2025 Estimated Total Employees	682	6,869	59,145
2025 Estimated Employee Population per Business	7.0	8.3	11.9
2025 Estimated Residential Population per Business	93.8	42.3	32.9