



For Lease

MetroPlace Shopping Center

**1945 E. 17th St
Santa Ana, CA 92705**

High-Visibility Retail & Ground Lease Opportunity Fronting E. 17th St

RETAIL AVAILABLE

±1,776 SF

Est Demographics

	1 MILE
Population	25,321
Avg Household Income	\$144,003
Daytime Population	23,626
	3 MILE
Population	269,587
Avg Household Income	\$139,639
Daytime Population	138,428
	5 MILE
Population	615,642
Avg Household Income	\$151,448
Daytime Population	349,861

Source: 2026 esri



About the Property

- ±1,776 SF retail space available
- Ground lease pad opportunity fronting E. 17th St
- Surrounded by Target, In-N-Out, Chick-fil-A, Raising Cane's, Starbucks and other national retailers
- High visibility location along E. 17th St with ±42,000 CPD and convenient access to I-5 freeway

Traffic Counts

E. 17th St	±42,000 CPD
Tustin Ave	±31,000 CPD

Source: CoStar

Contact

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