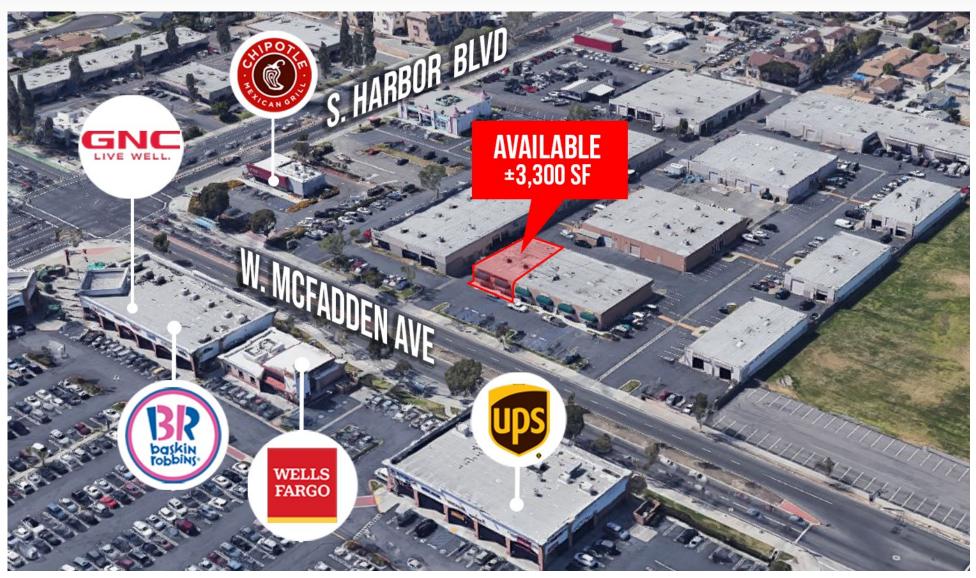
SECOND GENERATION RESTAURANT FOR LEASE IN SANTA ANA

3647 W. McFadden Ave., Santa Ana, CA 92704





JOE MANDRACCHIA (818) 697-9377

jman@illicre.com · DRE#02004032

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PROPERTY FEATURES

- Approx. 3,300 SF available for lease
- Landlord will not lease to a restaurant that is open to the public

ONLY GHOST KITCHENS OR CATERERS

- Landlord is open to a different use retail, office, etc.
- Built out kitchen with a lot of equipment
- End-cap unit with great visibility on McFadden

AREA AMENITIES

- Huge traffic count on Harbor and McFadden
- Located near an intersection with dozens of national retailers including El Super, Ross, Starbucks, Chipotle, McDonald's, and much more
- Convenient access to the 405 FWY and 22 FWY
- Very dense area surrounding the shopping center

DEMOS	1 mile	3 mile	5 mile
Population	49,120	325,242	764,533
Avg. HH Income	\$81,733	\$90,776	\$94,764
Daytime Pop.	37,790	255,042	603,267
Traffic Count	± 64,458 cars per day		







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