

# SECOND GENERATION RESTAURANT FOR LEASE IN SANTA ANA

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



**JOE MANDRACCHIA (818) 697-9377**

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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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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