



FOR SALE/LEASE
± 12,545 SF

3220-3226 W PENDLETON AVE.
Santa Ana, CA 92704

EXCLUSIVE LISTING AGENT:

Steve Crane
First Vice President
P: 949.242.1720 | M: 714.856.2923
steve.crane@daumcommercial.com
CADRE #00844752



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





PROPERTY INFO

3220-3226 W PENDLETON AVE.

Industrial Property | ± 12,545 SF

Features

- Available SF 12,545
- Office SF 982
- Lot Size 24,394 SF
- Fenced Yard
- 25 Parking Spaces
- Cleared Height 16'
- 400/Amps /Phase 3/Wire 4
- 6 Ground Levelled Doors



12,545 SF
AVAILABLE



982
OFFICE SF



16 ft
CLEAR HEIGHT



25
PARKING SPACES

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WEST GROVE VALLEY

WINDSOR VILLAGE NORTH

BELLA VISTA

DAUM COMMERCIAL REAL ESTATE SERVICES



BRIDGE

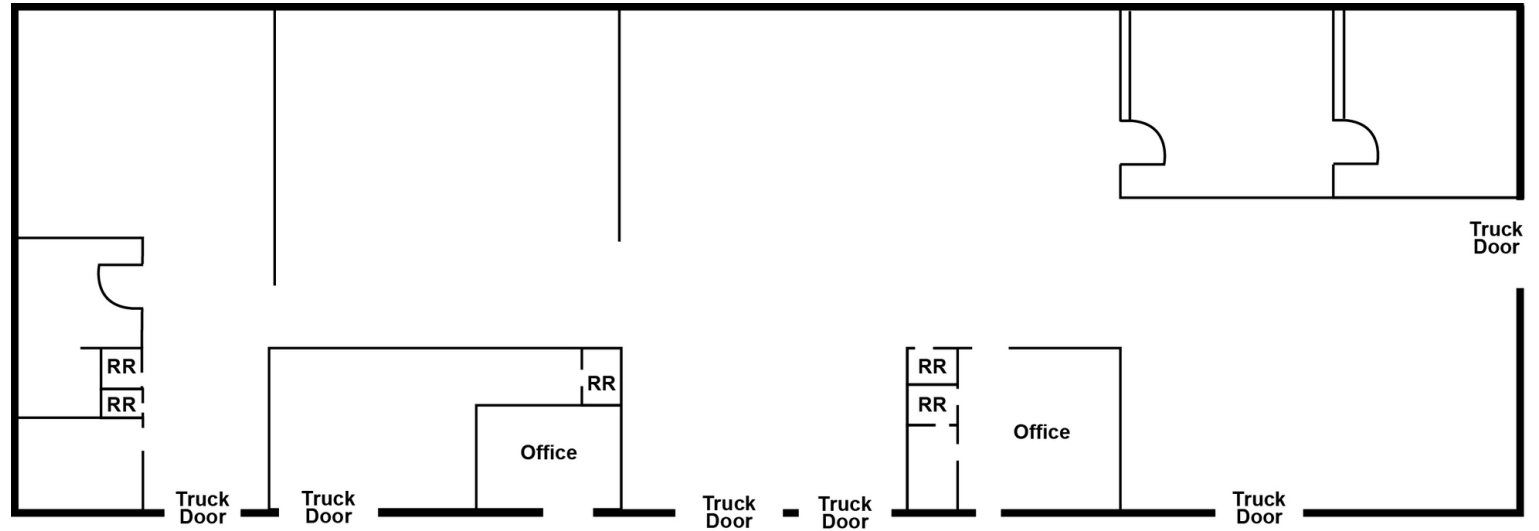
SUBJECT PROPERTY



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FLOOR PLAN



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DAUM
COMMERCIAL REAL ESTATE SERVICES



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DEMOGRAPHICS

SANTA ANA 2022

21,904

PEOPLE

1 MILE

5,561

HOUSEHOLDS

1 MILE

\$100,856

HH INCOME

(ENTER RADIUS)

SANTA ANA 2027

21,657

PEOPLE

5,503

HOUSEHOLD PROJECTION

CONSUMER SPENDING

\$227,227,396

CONSUMER SPENDING

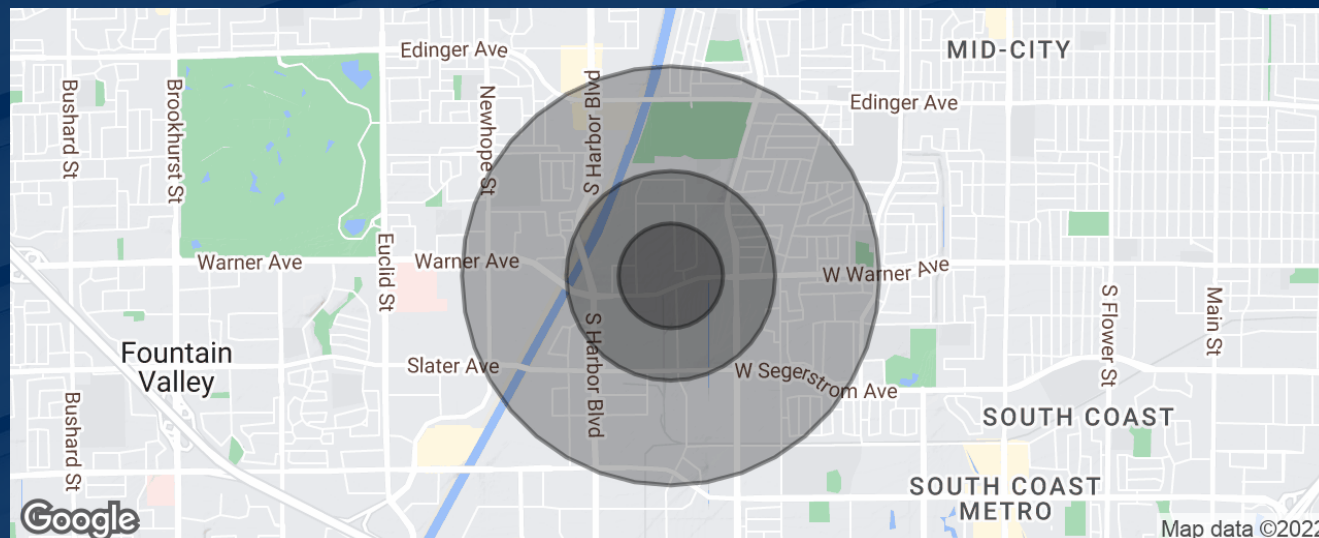
1 MILE | 2022



\$245,202,414

CONSUMER SPENDING

1 MILE | 2027



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