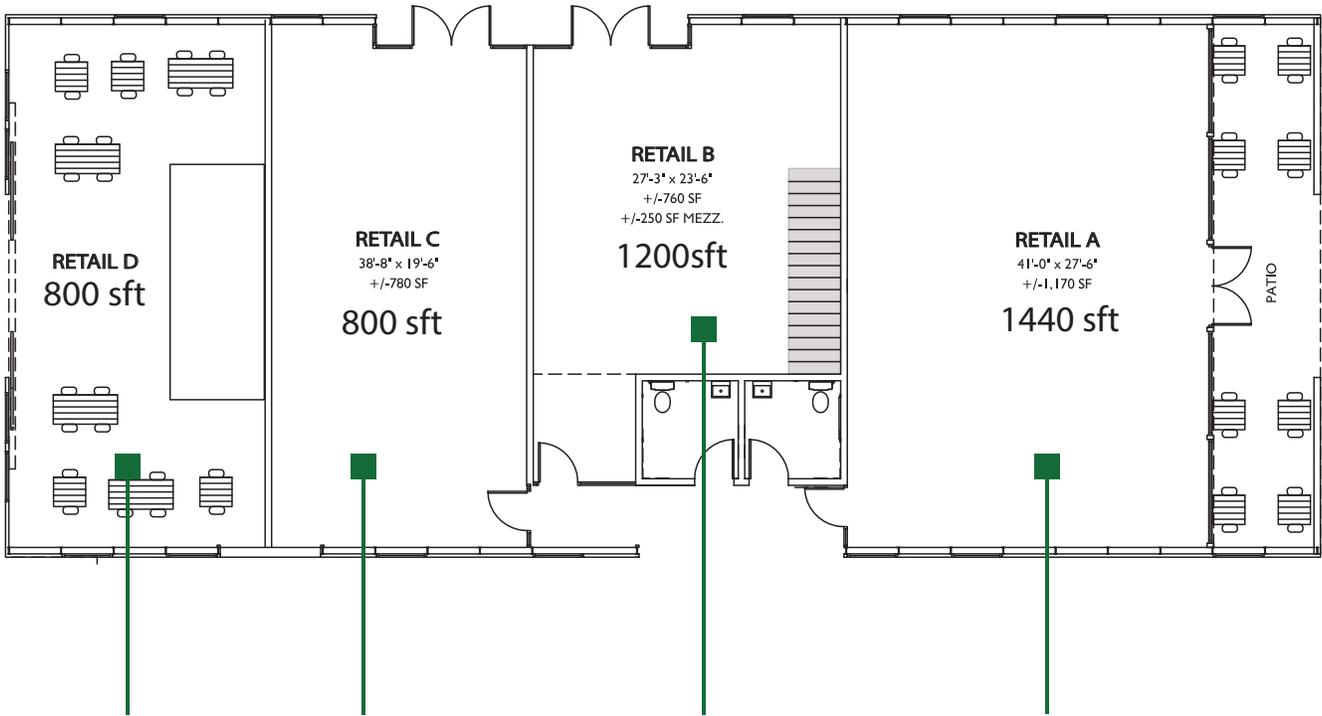


RETAIL * FOOD * MAKER * ARTIST

22,500 sq. ft. parcel with 3 existing buildings that equal 15,500 sq. ft. Less than one mile from 5 Freeway. Major cross streets Santa Ana Blvd. / Grand Ave. Directly across the street from Lennar Corp. Live/ Work Condos. Zoning Change is underway and expected to be approved in late 2007 or early 2008.

- EXCELLENT 5 FREEWAY ACCESS
- RE-ZONING IN PROGRESS
- WITH-IN SANTA ANA RENAISSANCE SPECIFIC PLAN
- ACROSS FROM LIVE/WORK CONDO CONSTRUCTION
- 1/4 MILE FROM TRAIN STATION

730 POINSETTIA ST N, SANTA ANA, CA 92701



BAR

800sqft outdoor bar location features outdoor seating. Seeking a brewery/bar business with an Industrial look that complements an area with multiple cuisine options.

YOGA STUDIO

Yoga Studio (Coming Soon)

**BARBER SHOP
NAIL SALON**

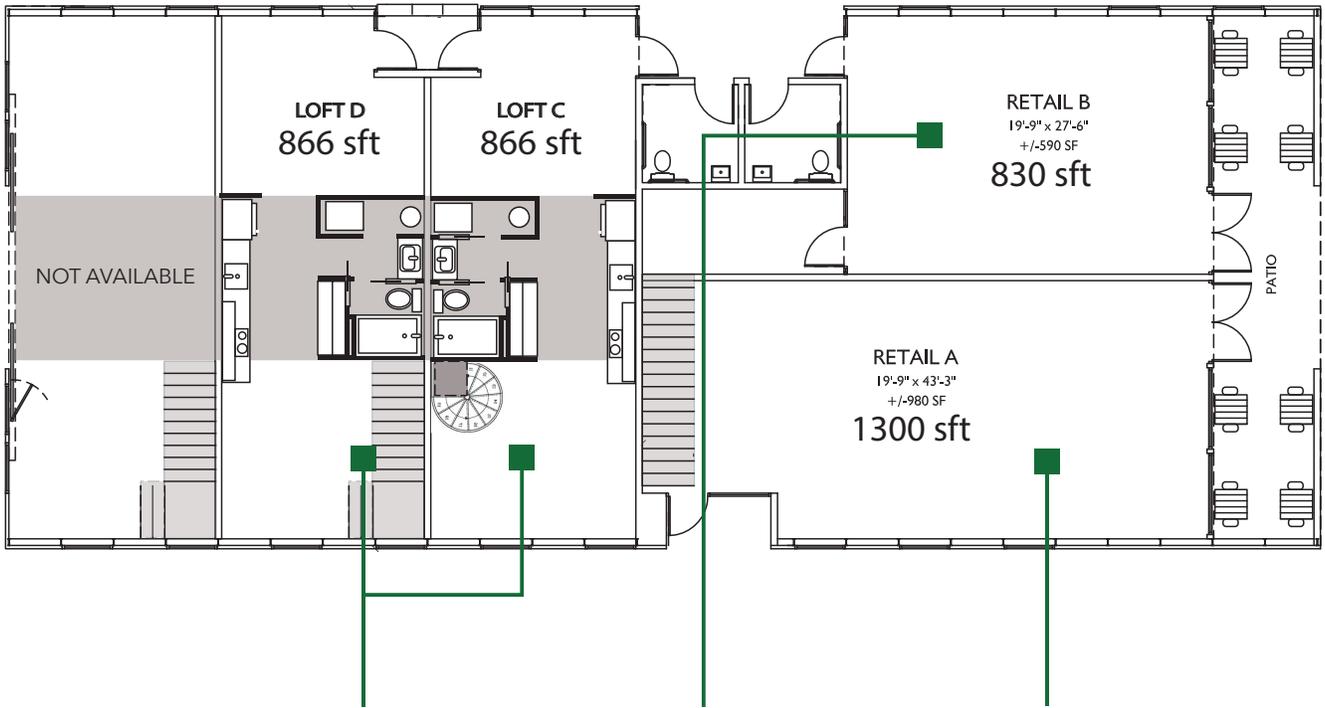
1,200sqft retail location. Seeking businesses with an Industrial look who work within the food, hair, personal brand industries that can add to the feel of the location.

**BREAKFAST
LUNCH RESTAURANT**

1,440sqft restaurant location with private patio and outdoor seating. Seeking a breakfast/brunch concept that can add a little flavor to the old fashioned style of breakfast and lunch. Searching for a business with an Industrial look and feel.



728 POINSETTIA ST N, SANTA ANA, CA 92701



LOFT

This 866sqft unique loft is centrally located, just 2 blocks to the metro and 6 blocks to shopping, entertainment & cafes. Kitchen has stainless steel appliances & plenty of counter space.

COFFEE SHOP
JUICE BAR

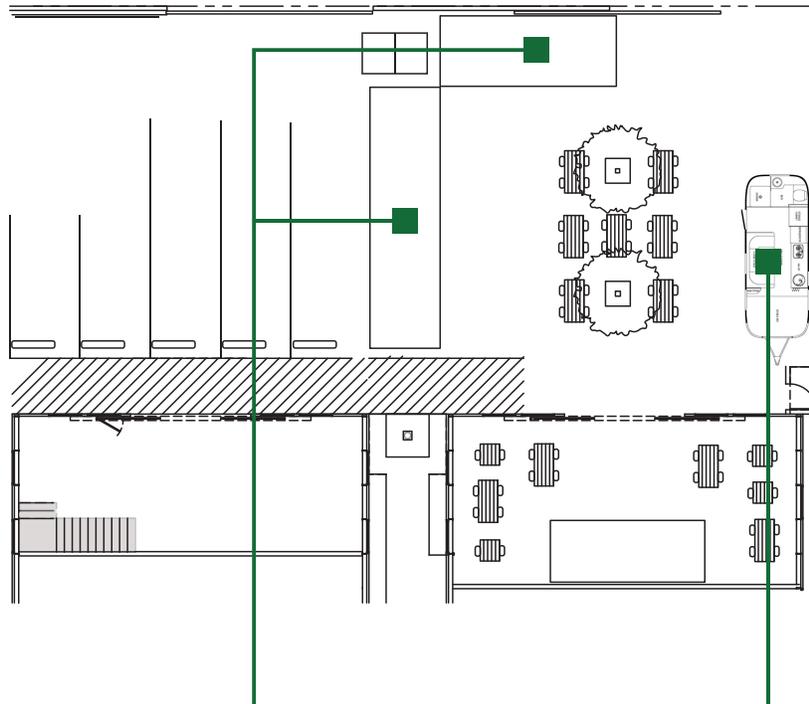
830sqft retail location ideal for businesses that work within the coffee/-juice bar/bakery professions that bring an exciting concept to the location.

LUNCH/DINNER
RESTAURANT

1,300sqft restaurant location features a 250sqft mezzanine with outdoor seating. Seeking a lunch/dinner concept with unique and eccentric food that can add to the industrial feel of the area.



730 POINSETTIA ST N, SANTA ANA, CA 92701



CONTAINER RESTAURANT

Seeking a start-up or unique idea within the food industry that would like to test drive their full-flavored menu.

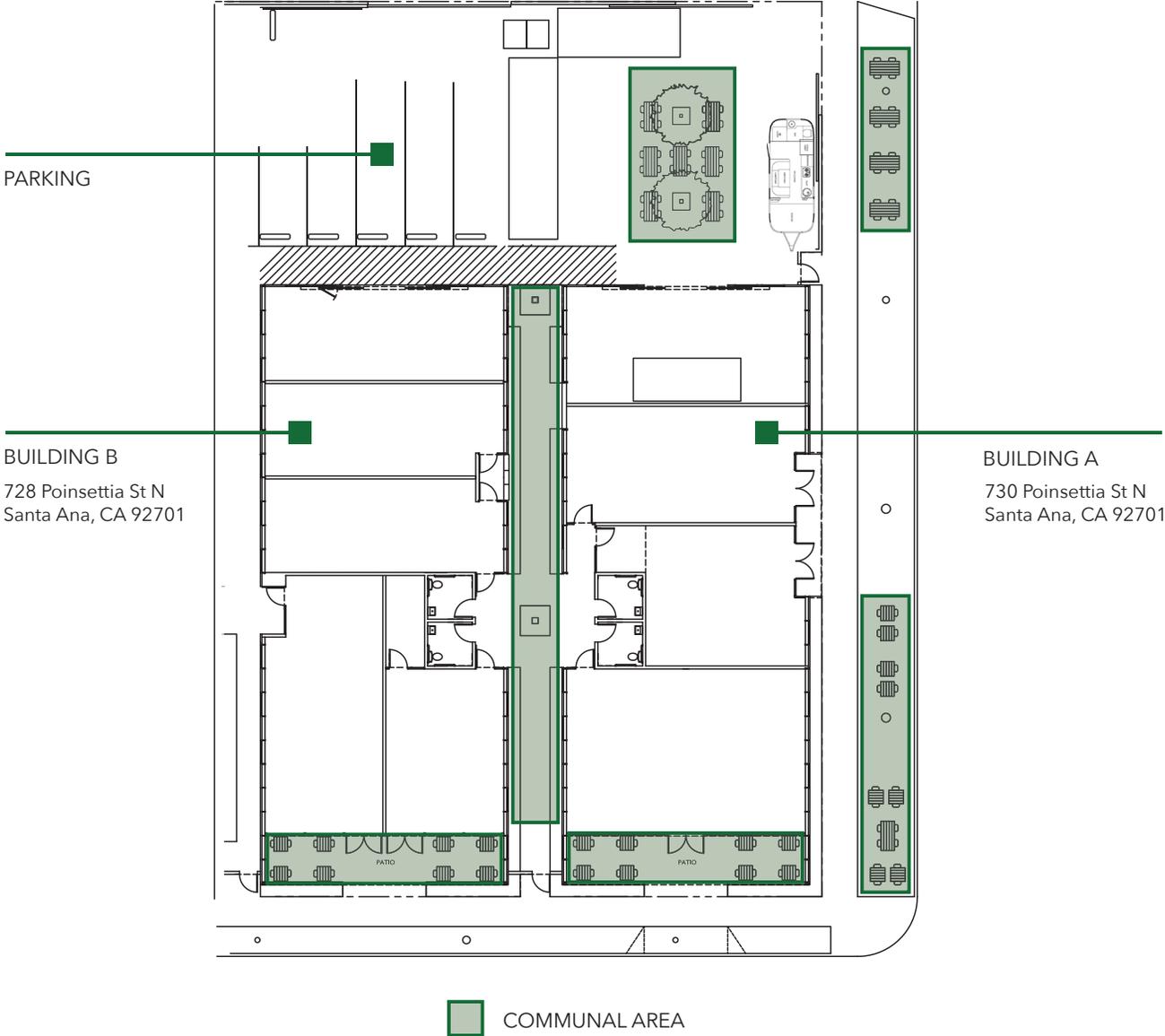
FOOD TRUCK RESTAURANT

Gourmet food truck that will change from month to month. Located right outside the bar area with street plug in already in place.



730 Poinsettia St N, Santa Ana, CA 92701

SITE FLOOR PLAN



MONARCH CAPITAL
REALTY

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