

For Sale

Multi – Tenant Retail Center

13912 Ponderosa St. Santa Ana, CA 92705

Highlights –

- Prime Location
- All Tenants are Month to Month with Below Market Gross Leases
- Perfect for Renovation or New Development
- Long Term Tenants that want Leases
- Close Proximity to 55 Freeway and Tustin St
- New In N Out Burger and Chick-Fil-A Being Built Across the Street
- Irreplaceable Monument Pylon Signage



For Sale: \$2,900,000

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DRE License #00661121

EXCLUSIVELY LISTED BY:



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OFFERING SUMMARY

SALE PRICE: \$2,900,000.00 (\$297.47 per square foot)

MARKET: City of Santa Ana

PROPERTY LOCATION:

The subject property is located at 13912 Ponderosa St, and is on the North East side of Ponderosa St and 17th St in the County of Orange. It is surrounded by other National, Regional Tenants, apartments and residential properties. The subject property was built in 1960 and contains approximately 9,749 square feet of building on a lot size of approximately 30,594 square feet according to the County Tax Assessor. The property currently consist of 7 Tenants. The property is being developed across the street to the West with Chick-Fil-A and In N Out Burger is also located in the County of Orange.

DESCRIPTION: Multi-Tenant Retail Strip Center

APN: 396-313-03

YEAR BUILT: 1960

BUILDING SIZE: 9,749 Square Feet (9,992 Square Feet Per Property Profile)

LOT SIZE: 30,534 Square feet

ZONING : Commercial (C-1)

FINANCING: Cash or Cash to New Financing

TOPOGRAPHY: Generally flat

CONSTRUCTION: Wood Frame Stucco

PARKING: 35 parking spaces + 2 ADA Compliant Parking Spaces

SEWER: Septic

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



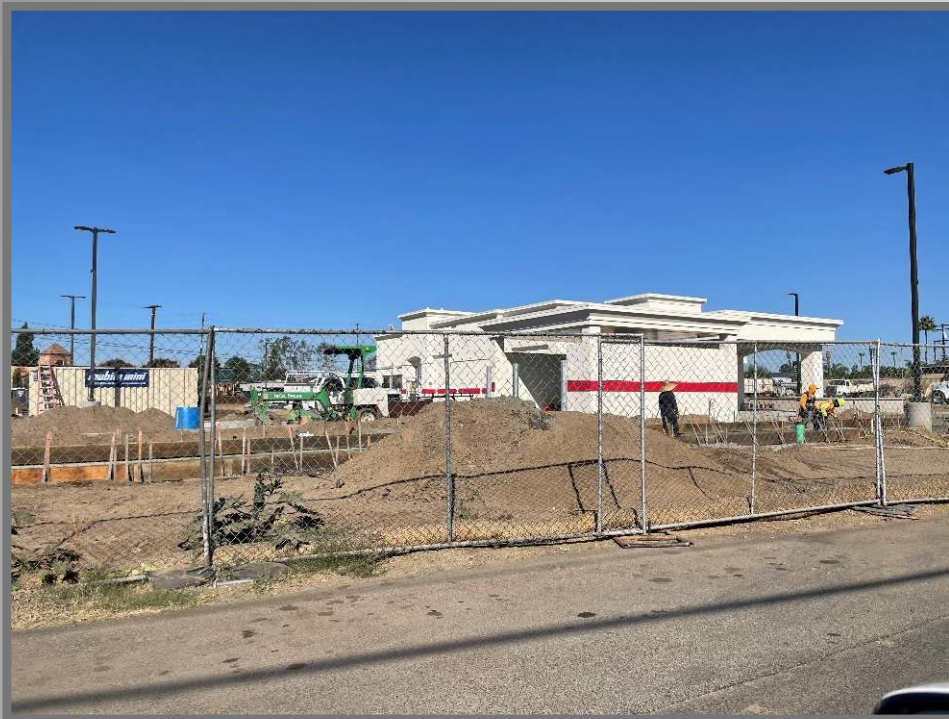
FINANCIAL SUMMARY

Tenants	Unit	SF	Current Rent	Projected Rent	Expenses	Amount
Nail Salon	A	794	\$950.00	\$1,588.00	Water	\$490/mo
Massage	B	718	\$825.00	\$1,436.00	Exterminator	\$65/mo
Scarlett's Luxuries	C	784	\$1,000.00	\$1,568.00	Gas	\$210/mo
Massage	D	759	\$825.00	\$1,518.50	FOG Program/ Sanitation	\$55/mo
VACANT	E	728	Projected \$1,092.00	\$1,456.00	Trash	\$617/mo
Tropical Blossoms	F	970	\$1,000.00	\$1,940.00	Parking Lot Cleaning	\$100/mo
Pharos Tattoos	G	1,224	\$1,500.00	\$2,448.00	Septic Tank	\$280/mo
Ander's Catering	H,I,J	2,234	\$2,400.00	\$4,468.00	Insurance	\$268/mo
Fathers Bar	K,L	1,538	\$1,800.00	\$3,076.00	Day Porter	\$50/mo
					Business License	\$33/mo
					Property Taxes	\$27,000/year
Totals: Per Property Profile:		9,749	\$11,392.00	\$19,498.00	Total Expenses:	\$52,995.00 Per Year
			x12	X12		
		9,992	\$136,704.00	\$233,976.00		
		\$297.47psf	2.88 CAP	- \$2,900,000	6.24 CAP	- \$2,900,000

*Current Net Operating Income: \$136,704.00 - \$52,995 = **\$83,709.00**

*Projected Net Operating Income: \$233,976.00 - \$52,995 = **\$180,981.00**





New In N Out Burger and Chick-Fil-A
Being Built Across the Street



1 701-707 W 17th St

Santa Ana, CA 92706 - Civic Center Area Submarket
9,212 SF Retail Storefront Retail/Office Building Built in 1955
Property is for sale at \$2,395,000 (\$259.99/SF)

Investment Information

Sale Price: **\$2,395,000**
Price/SF: **\$259.99**
Cap Rate: **4.79%**

Sale Status: **Active**
Sale Conditions: **-**
Sale Type: **Investment Or Owner User**

Days On Market: **37**



Investment Notes

FOR SALE 9,212 SF 6 TENANT USER/INVESTOR COMMERCIAL BUILDING 701 - 707 W 17th St AND 1704 N Heliotrope Dr, Santa Ana, CA 92706 Owner User / Investor Opportunity Price: \$2,395,000 / \$260.53 psf Existing NOI \$114,673 Existing Cap Rate 4.79% Rent Role includes Rug House of Anatolia, Farmers, USA People, Tai Boxing Description Eberle Company - Newport Beach is pleased to exclusively offer for sale the fully leased 6-tenant commercial (C1) zoned property located at 1704 N Heliotrope Dr and 701-707 W 17th St in Santa Ana, California. The property is located at the northwest corner of 17th Street and Heliotrope Drive, just west of the 5 Freeway and adjacent to the Floral Park Historic District neighborhood. This 6-tenant property is located in one of the most dense areas of Orange County. Its central Santa Ana location just off the 5 Freeway positions it to be attractive to a variety of tenants whose customers value ease of access.

The property upside is to extend leases at market rental rates and/or tenant replacement. See the Mark-to-Market Rent Roll & Expense page for details. Property is easily divisible for Tenant size requirement or multiple Tenants with separate entrance for each of the 6 units. Existing Tenants pay rent on time and are current.

Center Information

Center Type: Storefront Retail/Office	Center Size: 9,212 SF
Bldg Status: Built 1955	Zoning: C1
% Leased: 100.0%	Owner Type: No
Rent/SF/mo: For Sale	Land Area: 0.31 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 9,212 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Multiple Tenant	

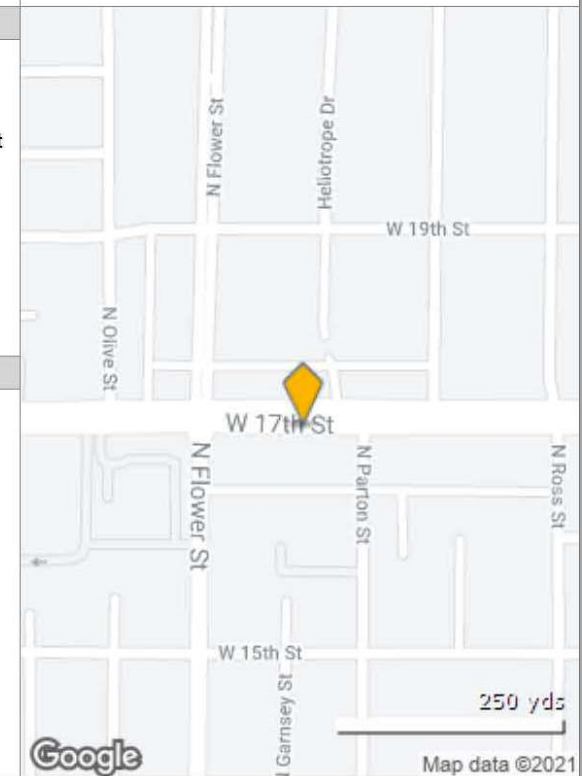
Loading Docks: **None** Ceiling Height: **-**

Street Frontage: **136 feet on W 17th St**

Parking: **11 Surface Spaces are available; Ratio of 1.19/1,000 SF**

Amenities: **Air Conditioning, Bus Line, Corner Lot, Signage**

Parcel Number: **002-094-27, 002-094-29**



Google

Map data ©2021

2 814 W Chapman Ave

Orange, CA 92868 - East Orange Submarket
7,606 SF Retail Building Built in 1920
Property is for sale at \$2,300,000 (\$302.39/SF)

Investment Information

Sale Price: **\$2,300,000**
Price/SF: **\$302.39**
Cap Rate: -

Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Days On Market: **106**

Investment Notes

814 W. Chapman Avenue offers a rare opportunity to acquire property in the coveted Old Towne Orange with easy access to the amenities offered along the Orange Circle. The property may be purchased as an owner/user or investment opportunity with the ability to break up the single-tenant space into four smaller units. Located on Chapman Avenue, the property features high visibility along a major thoroughfare, making it the ideal location for any business seeking a strong presence in the market. Zoning allows for a multitude of retail and office uses.

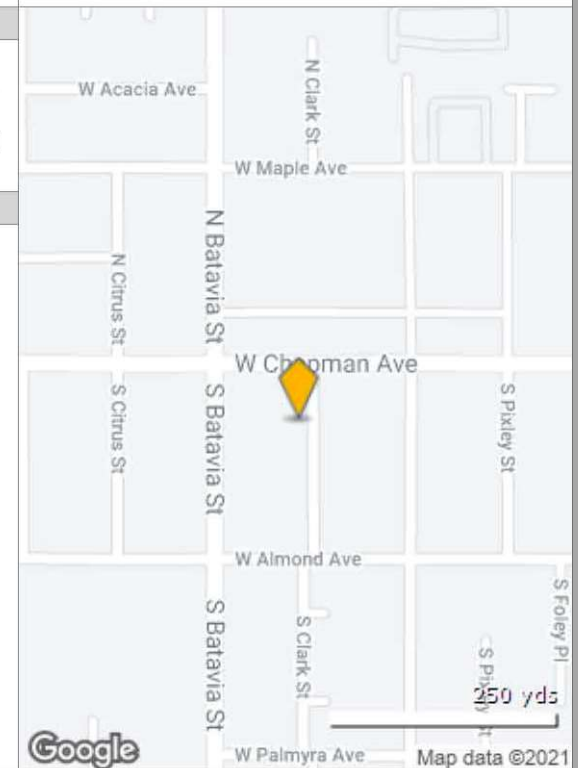
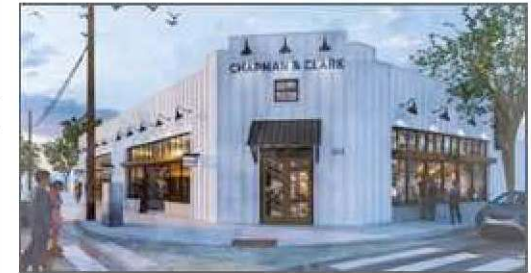
Center Information

Center Type: Retail	Center Size: 7,606 SF
Bldg Status: Built 1920	Zoning: OTMU-15s
% Leased: 0.0%	Owner Type: No
Rent/SF/mo: For Sale	Land Area: 0.28 AC
Stories: 2	Lot Dimensions: 40x101
Elevators: -	CAM: -
Total Avail: 7,606 SF	
Bldg Vacant: 7,606 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

Parking: **2 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Air Conditioning, Atrium, Balcony, Bus Line**

Parcel Number: **390-671-26**



Google

Map data ©2021

3 159-171 S Hewes St - Village Plaza

Orange, CA 92869 - East Orange Submarket
7,014 SF Retail Storefront (Neighborhood Center) Building Built in 1964
Property is for sale at \$3,500,000 (\$499.00/SF)

Investment Information

Sale Price: **\$3,500,000**
Price/SF: **\$499.00**
Cap Rate: **4.10%**

Sale Status: **Under Contract**
Sale Conditions: **1031 Exchange**
Sale Type: **Investment**

Days On Market: **190**



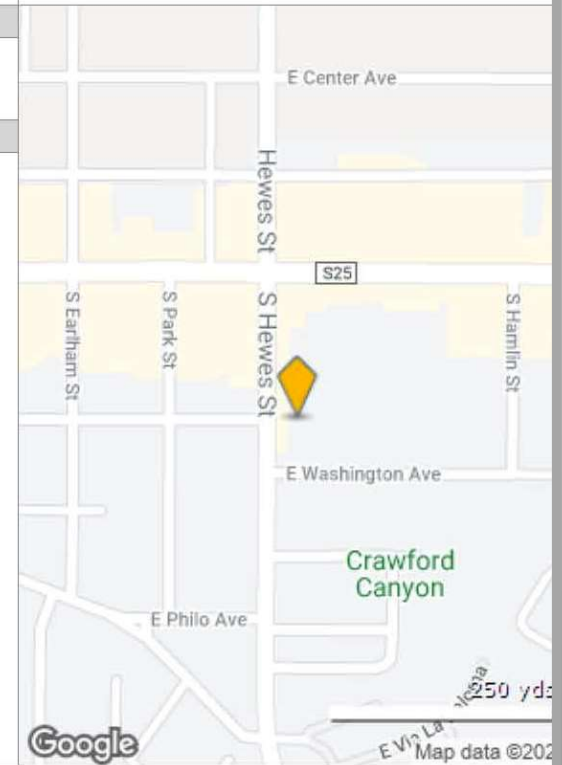
Investment Notes

LONG TERM TENANT, HAS BEEN A HARDWARE STORE FOR 40+ YEARS! CURRENT TENANT HAS FIRST RIGHT OF REFUSAL. CURRENT LEASE ENDS 2023.

Center Information

Center Type: Storefront (Neighborhood Center)	Center Size: 7,014 SF
Bldg Status: Built 1964	Zoning: C-1 LIMITED
% Leased: 100.0%	Owner Type: BUSINESS
Rent/SF/mo: For Sale	Land Area: 0.73 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 0 SF	
Bldg Vacant: 0 SF	
Owner Occupied: -	
Tenancy: Single Tenant	

Street Frontage: **263 feet on S Hewes St/E.Chapman Ave**
Amenities: **Corner Lot, Monument Signage, Signage**
Parcel Number: **393-411-01, 393-411-02**



4 607 N Tustin St

Orange, CA 92867 - East Orange Submarket
 4,859 SF Retail Freestanding Building Built in 1984
 Property is for sale at \$2,195,000 (\$451.74/SF)

Investment Information

Sale Price: **\$2,195,000**
 Price/SF: **\$451.74**
 Cap Rate: **-**

Sale Status: **Active**
 Sale Conditions: **Building in Shell Condition**
 Sale Type: **Investment Or Owner User**

Days On Market: **564**

Investment Notes

The property is also for lease.
 Base rent \$ 10,875.00
 Estimated NNN \$2,400.00
 Total rent to be \$13,275.00

Center Information

Center Type: Freestanding	Center Size: 4,859 SF
Bldg Status: Built 1984	Zoning: -
% Leased: 100.0%	Owner Type: No
Rent/SF/mo: For Sale	Land Area: 0.41 AC
Stories: 1	Lot Dimensions: -
Elevators: -	CAM: -
Total Avail: 4,859 SF	
Bldg Vacant: 0 SF	
Owner Occupied: No	
Tenancy: Single Tenant	

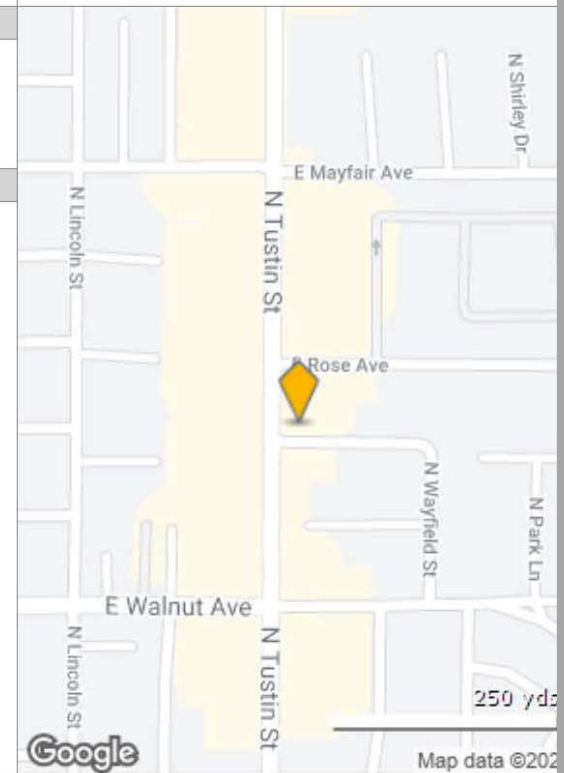
Loading Docks: **None** Ceiling Height: **-**

Street Frontage: **80 feet on Rose Ave**
94 feet on Tustin St

Parking: **17 free Surface Spaces are available; Ratio of 3.50/1,000 SF**

Amenities: **Pylon Sign, Signage**

Parcel Number: **386-182-01**



Google

Map data ©202

SOLD COMPARABLES

617-623 W 17th St

Santa Ana, CA 92706

Freestanding Building of 7,060 SF Sold on 9/1/2021 for \$2,150,000 - In Progress

buyer

Garrido Insurance Agency Inc
8871 Lanett St
Cypress, CA 90630
(714) 486-3550

seller

Shan Totty
921 E Wilson Ave
Orange, CA 92867
(714) 348-4586



vital data

Escrow/Contract:	-	Sale Price:	\$2,150,000
Sale Date:	9/1/2021	Status:	Confirmed
Days on Market:	317 days	Building SF:	7,060 SF
Exchange:	No	Price/SF:	\$304.63
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	12,632	Actual Cap Rate:	-
Acres:	0.29	Down Pmnt:	\$368,000
\$/SF Land Gross:	\$170.20	Pct Down:	17.1%
Year Built, Age:	1961 Age: 60	Doc No:	0549646
Parking Spaces:	22	Trans Tax:	\$2,365
Parking Ratio:	5/1000 SF	Cornet:	No
FAR:	0.56	Zoning:	C1
Lot Dimensions:	-	No Tenants:	2
Frontage:	86 feet on W. 17th St (with 1 ...	Percent Improved:	57.0%
Tenancy:	Multi	Submarket:	Civic Center Area
Comp ID:	5681946	Map Page:	-
		Parcel No:	002-092-18
		Property Type:	Retail

715-735 El Camino Real

Tustin, CA 92780

Freestanding Building of 6,039 SF Sold on 5/7/2021 for \$2,691,378 - Research Complete (Part of Multi-Property)

buyer

Old Town Tustin Shopping Strip LLC
3957 Birch St
Newport Beach, CA 92660
(949) 419-3200

seller

Ford Family Trust
c/o Thylan Nguyen
16492 Barnstable Cir
Huntington Beach, CA 92649



vital data

Escrow/Contract:	60 days	Sale Price:	\$2,691,378
Sale Date:	5/7/2021	Status:	Allocated
Days on Market:	290 days	Building SF:	6,039 SF
Exchange:	No	Price/SF:	\$445.67
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	30,492	Actual Cap Rate:	5.51%
Acres:	0.7	Down Pmnt:	-
\$/SF Land Gross:	\$88.27	Pct Down:	-
Year Built, Age:	1949 Age: 72	Doc No:	0307429
Parking Spaces:	-	Trans Tax:	\$3,547.50
Parking Ratio:	5.1/1000 SF	Cornet:	No
FAR:	0.20	Zoning:	SP 12
Lot Dimensions:	-	No Tenants:	5
Frontage:	174 feet on El Camino Real St ...	Percent Improved:	-
Tenancy:	Multi	Submarket:	Parkcenter Area
Comp ID:	5501802	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

146 N Grand St

Orange, CA 92866

Storefront Retail/Office Building of 11,541 SF Sold on 7/24/2020 for \$2,160,000 - Research Complete

buyer

Continuum Development Group
(949) 269-7050

seller

First Presbyterian Church Of Orange
191 N Orange St
Orange, CA 92866
(714) 538-2341



vital data

Escrow/Contract:	-	Sale Price:	\$2,160,000
Sale Date:	7/24/2020	Status:	Full Value
Days on Market:	-	Building SF:	11,541 SF
Exchange:	No	Price/SF:	\$187.16
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	31,363	Actual Cap Rate:	-
Acres:	0.72	Down Pmnt:	\$660,000
\$/SF Land Gross:	\$68.87	Pct Down:	30.6%
Year Built, Age:	1948 Age: 72	Doc No:	0358738
Parking Spaces:	-	Trans Tax:	\$2,376
Parking Ratio:	-	Cornet:	No
FAR:	0.37	Zoning:	C
Lot Dimensions:	-	Percent Improved:	22.0%
Frontage:	111 feet on North Grand Street	Submarket:	East Orange
Tenancy:	Single	Map Page:	-
Comp ID:	5206206	Parcel No:	039-252-04
		Property Type:	Retail

SOLD COMPARABLES

610-628 E Katella Ave

Orange, CA 92867

Freestanding (Strip Center) Building of 9,664 SF Sold on 9/27/2019 for \$2,150,445 - Research Complete (Part of Multi-Property)

buyer

Dr. Yasser Salem, MD
8101 Newman Ave
Huntington Beach, CA 92647
(714) 545-5200

seller

Jeffrey Yellen
11021 Winners Cir
Los Alamitos, CA 90720
(562) 799-2366



vital data

Escrow/Contract:	-	Sale Price:	\$2,150,445
Sale Date:	9/27/2019	Status:	Allocated
Days on Market:	-	Building SF:	9,664 SF
Exchange:	No	Price/SF:	\$222.52
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	33,541	Actual Cap Rate:	-
Acres:	0.77	Down Pmnt:	-
\$/SF Land Gross:	\$64.11	Pct Down:	-
Year Built, Age:	1965 Age: 54	Doc No:	0373729
Parking Spaces:	90	Trans Tax:	\$4,730
Parking Ratio:	4/1000 SF	Cornet:	No
FAR:	0.29	Zoning:	CP
Lot Dimensions:	-	No Tenants:	5
Frontage:	197 feet on E Katella Ave	Percent Improved:	-
Tenancy:	Multi	Submarket:	East Orange
Comp ID:	4906354	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

632-650 E Katella Ave

Orange, CA 92867

(Strip Center) Building of 9,660 SF Sold on 9/27/2019 for \$2,149,555 - Research Complete (Part of Multi-Property)

buyer

Dr. Yasser Salem, MD
8101 Newman Ave
Huntington Beach, CA 92647
(714) 545-5200

seller

Jeffrey Yellen
11021 Winners Cir
Los Alamitos, CA 90720
(562) 799-2366



vital data

Escrow/Contract:	-	Sale Price:	\$2,149,555
Sale Date:	9/27/2019	Status:	Allocated
Days on Market:	-	Building SF:	9,660 SF
Exchange:	No	Price/SF:	\$222.52
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	35,719	Actual Cap Rate:	-
Acres:	0.82	Down Pmnt:	-
\$/SF Land Gross:	\$60.18	Pct Down:	-
Year Built, Age:	1965 Age: 54	Doc No:	0373729
Parking Spaces:	120	Trans Tax:	\$4,730
Parking Ratio:	4/1000 SF	Cornet:	No
FAR:	0.27	Zoning:	CP
Lot Dimensions:	-	No Tenants:	9
Frontage:	207 feet on E Katella Ave	Percent Improved:	-
Tenancy:	Multi	Submarket:	East Orange
Comp ID:	4906354	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

12381 Newport Ave

Santa Ana, CA 92705

Storefront Building of 9,844 SF Sold on 8/31/2021 for \$3,033,000 - In Progress

buyer

Jackson Family Trust
1575 W Mable St
Anaheim, CA 92802
(714) 774-9500

seller

First Ch Of Christ Scientist Tust



vital data

Escrow/Contract:	-	Sale Price:	\$3,033,000
Sale Date:	8/31/2021	Status:	-
Days on Market:	-	Building SF:	9,844 SF
Exchange:	No	Price/SF:	\$308.11
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	65,340	Actual Cap Rate:	-
Acres:	1.5	Down Pmnt:	-
\$/SF Land Gross:	\$46.42	Pct Down:	-
Year Built, Age:	-	Doc No:	0544233
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Cornet:	No
FAR:	0.15	Zoning:	R2
Lot Dimensions:	-	Percent Improved:	65.4%
Frontage:	-	Submarket:	Parkcenter Area
Tenancy:	-	Map Page:	-
Comp ID:	5679125	Parcel No:	401-191-25
		Property Type:	Retail

SOLD COMPARABLES

1800-1814 N Tustin Ave

Clocktower Center
Orange, CA 92865

Storefront (Strip Center) Building of 9,494 SF Sold on
12/18/2019 for \$3,185,000 - Research Complete

buyer

Thang Q & Kathy T Pham
9 Via Del Cielo
Rancho Palos Verdes, CA 90275
(310) 544-0078

seller

Tracy Norman Lawrence
PO Box 50518
Irvine, CA 92619



vital data

Escrow/Contract:	-	Sale Price:	\$3,185,000
Sale Date:	12/18/2019	Status:	Confirmed
Days on Market:	-	Building SF:	9,494 SF
Exchange:	No	Price/SF:	\$335.48
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	28,314	Actual Cap Rate:	-
Acres:	0.65	Down Pmnt:	\$0
\$/SF Land Gross:	\$112.49	Pct Down:	0.0%
Year Built, Age:	1975 Age: 44	Doc No:	0530775
Parking Spaces:	32	Trans Tax:	\$3,503.50
Parking Ratio:	5/1000 SF	Cover:	No
FAR:	0.34	Zoning:	CTR
Lot Dimensions:	-	No Tenants:	9
Frontage:	173 feet on Briardale Ave 154 ...	Percent Improved:	34.5%
Tenancy:	Multi	Submarket:	East Orange
Comp ID:	5000820	Map Page:	-
		Parcel No:	374-241-04
		Property Type:	Retail

2075 N Tustin St

Orange, CA 92865

Freestanding Building of 9,500 SF Sold on 3/1/2021 for
\$2,375,000 - Research Complete

buyer

Vladislav Pesin
26500 W Agoura Rd
Calabasas, CA 91302
(323) 428-4442

seller

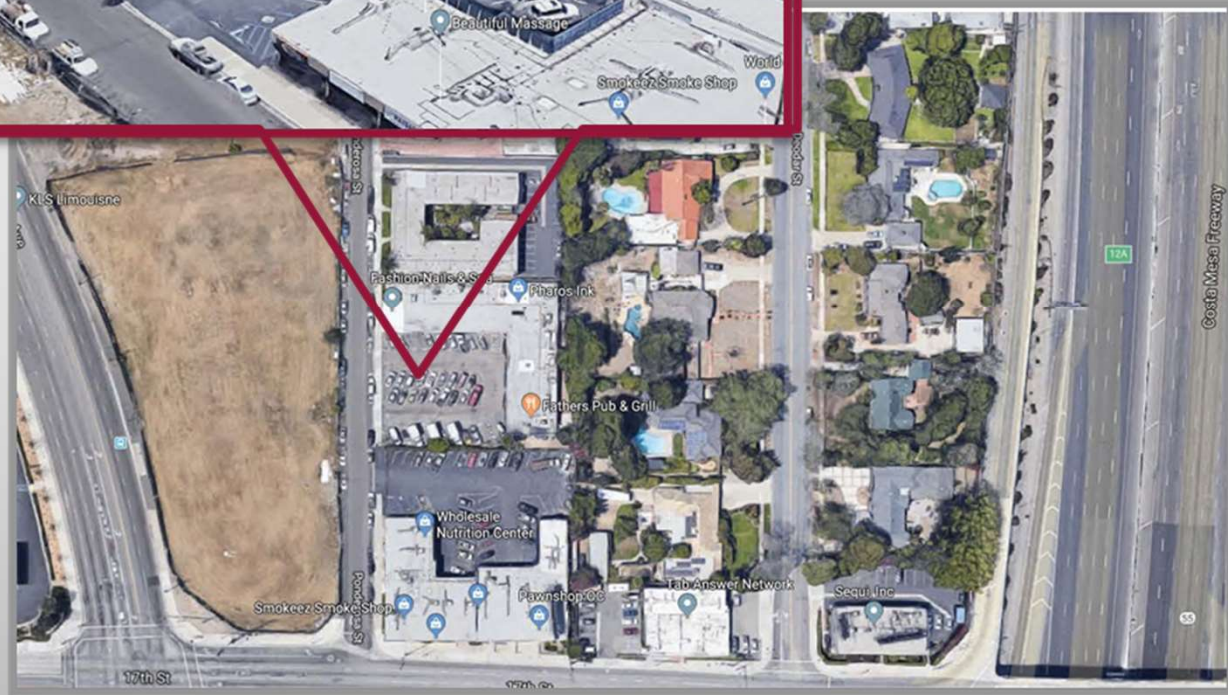
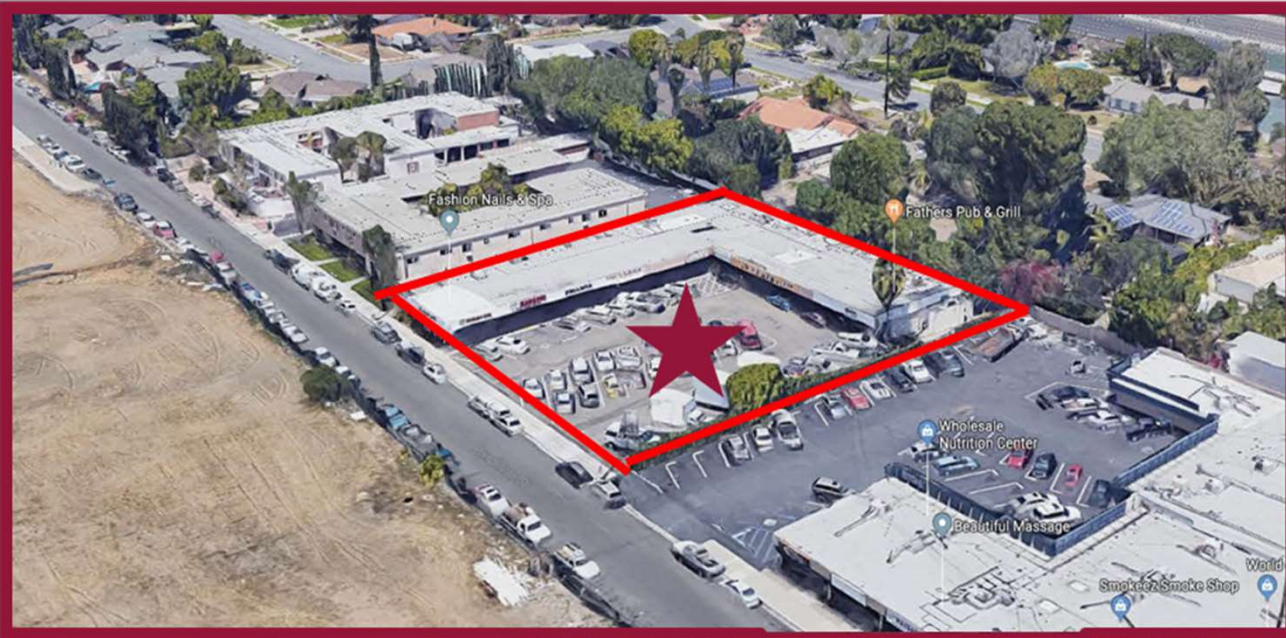
Rapids Express Corp
1300 Bristol St N
Newport Beach, CA 92660
(949) 660-1165



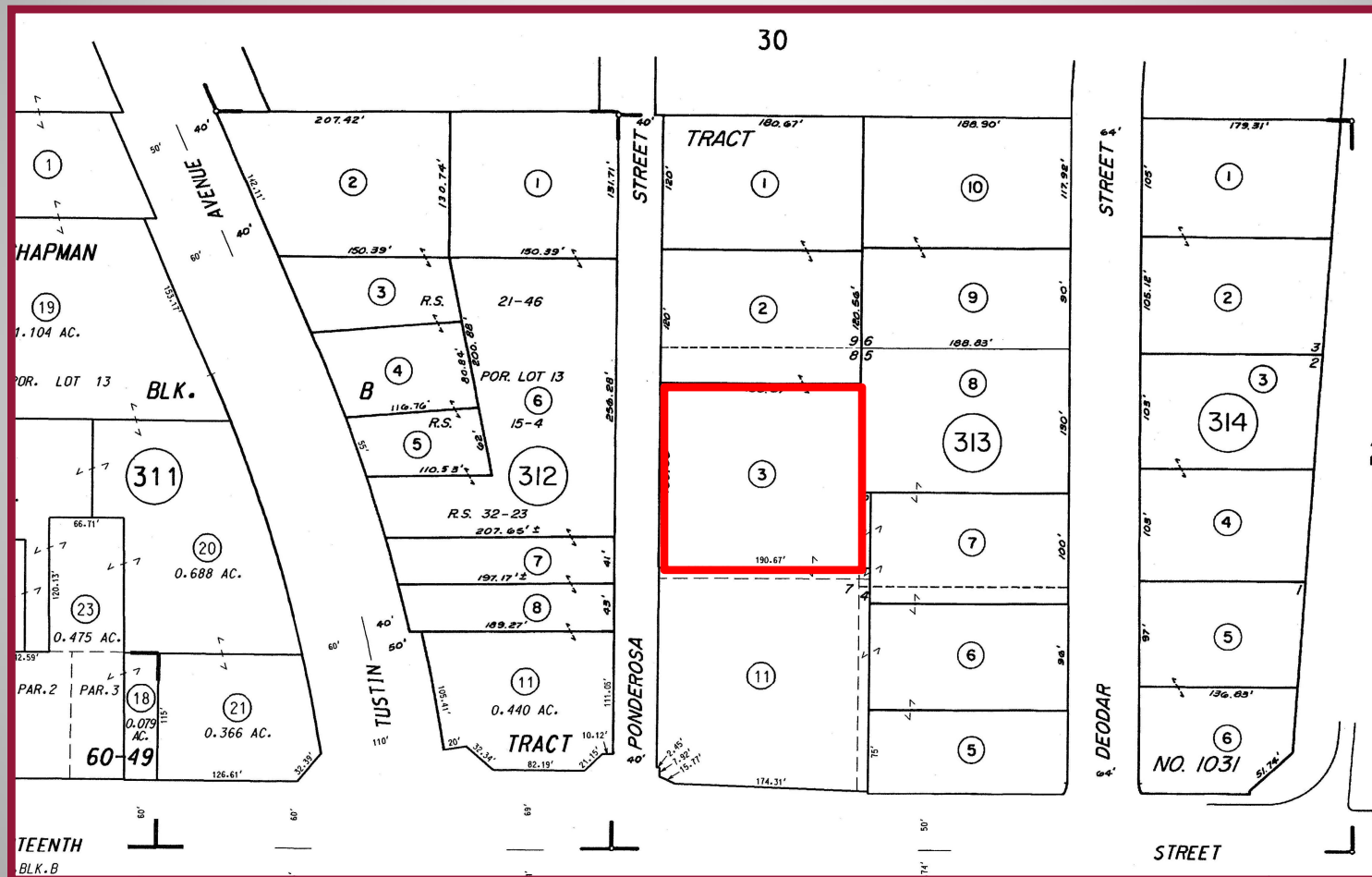
vital data

Escrow/Contract:	-	Sale Price:	\$2,375,000
Sale Date:	3/1/2021	Status:	Confirmed
Days on Market:	119 days	Building SF:	9,500 SF
Exchange:	No	Price/SF:	\$250.00
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	25,700	Actual Cap Rate:	-
Acres:	0.59	Down Pmnt:	\$1,160,000
\$/SF Land Gross:	\$92.41	Pct Down:	48.8%
Year Built, Age:	1955 Age: 66	Doc No:	0139482
Parking Spaces:	-	Trans Tax:	\$2,612.50
Parking Ratio:	-	Cover:	No
FAR:	0.37	Zoning:	C-1
Lot Dimensions:	-	No Tenants:	1
Frontage:	107 feet on Tustin St (with 1 ...	Percent Improved:	44.3%
Tenancy:	Single	Submarket:	East Orange
Comp ID:	5416784	Map Page:	-
		Parcel No:	372-131-16

13912 Ponderosa St. Santa Ana, CA 92705



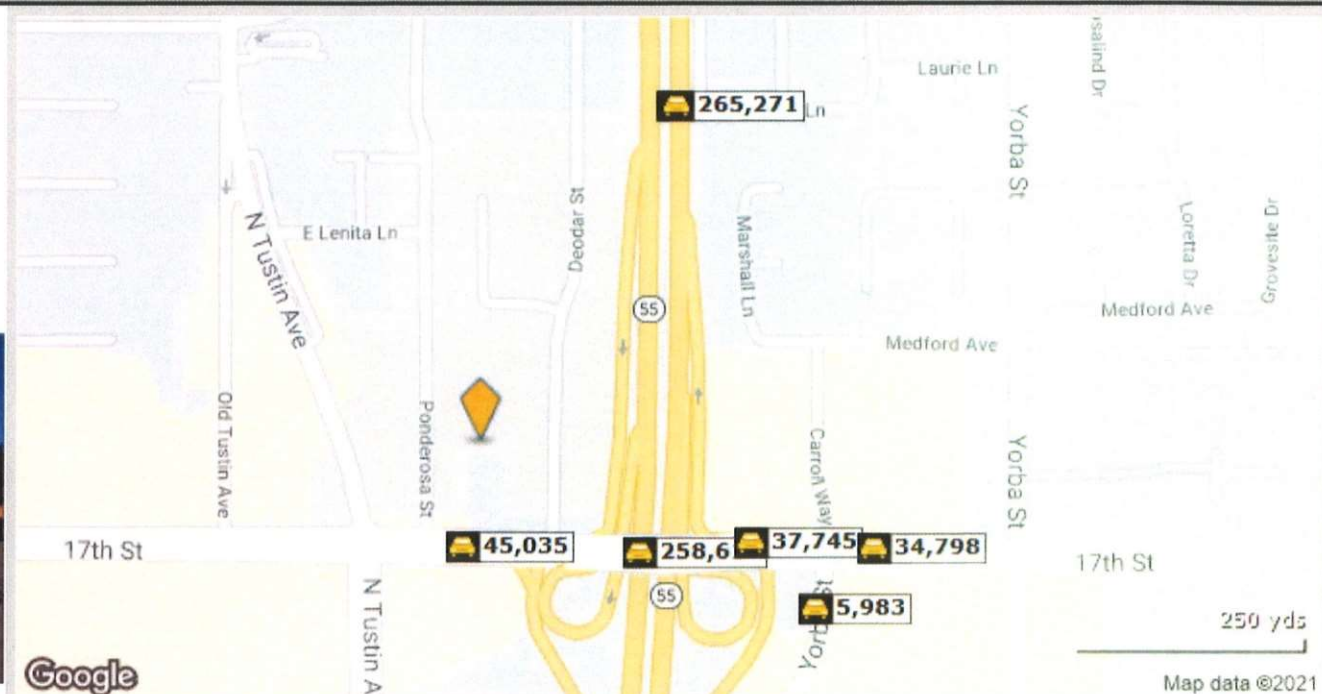
APNS: 396-313-03 – Subject Property outlined in red.



TRAFFIC COUNTS

Ponderosa Plaza

13912 Ponderosa St, Santa Ana, CA 92705



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E 17th St	Ponderosa St	0.02 W	2013	42,000	AWDT	.07
2	E 17th St	Ponderosa St	0.02 W	2018	45,035	MPSI	.07
3	Costa Mesa Freeway		0.00	2020	258,614	MPSI	.12
4	17th St	Newport Fwy	0.06 W	2014	35,907	MPSI	.18
5	E 17th St	Deodar St	0.15 W	2018	37,745	MPSI	.18
6	Yorba St	Carroll Way	0.04 N	2018	5,983	MPSI	.24
7	Newport Fwy	Santa Clara Ave	0.22 N	2014	232,943	MPSI	.25
8	Costa Mesa Fwy	I- 5	1.64 S	2018	273,267	MPSI	.25
9	Costa Mesa Fwy	I- 5	1.64 S	2020	265,271	MPSI	.25
10	17th St	Yorba St	0.08 E	2014	34,798	MPSI	.26