
FOR LEASE
602-977-9202

Country Club Plaza

RED MOUNTAIN GROUP

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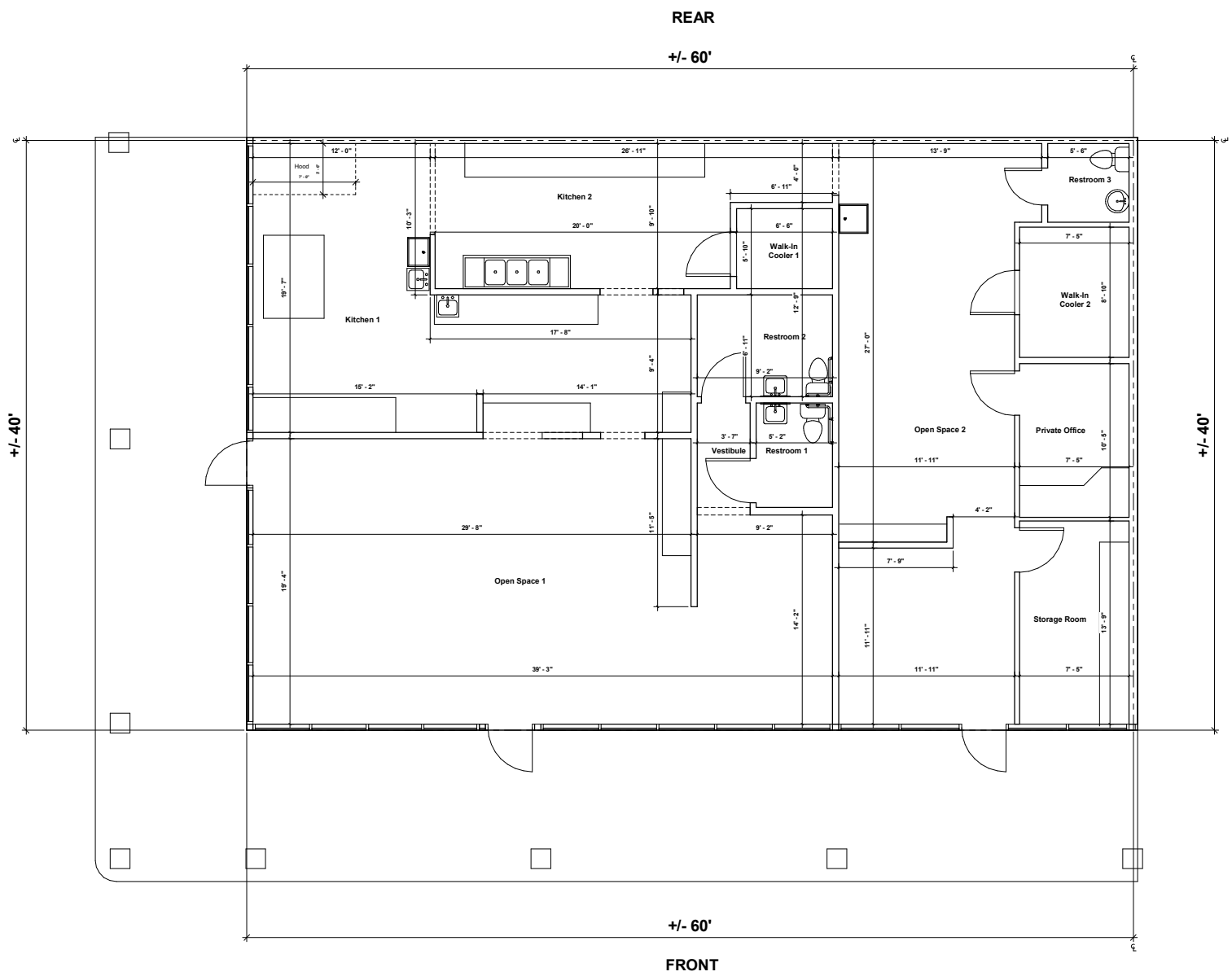
1234 East 17th Street
Santa Ana, CA 92701

Unit # 108-109
Ground Floor
+/- 2,400 SF

Square footage shown was measured on-site and adheres to BOMA standards

Width
+/- 60'

Depth
+/- 40'



A1 MAIN FLOOR

Virtual Tour

1' 3' 6' 12'

Revisions

Floor Plan
Prepared 10/15/2025
Unit # 109

Plans Produced by:
ID PLANS

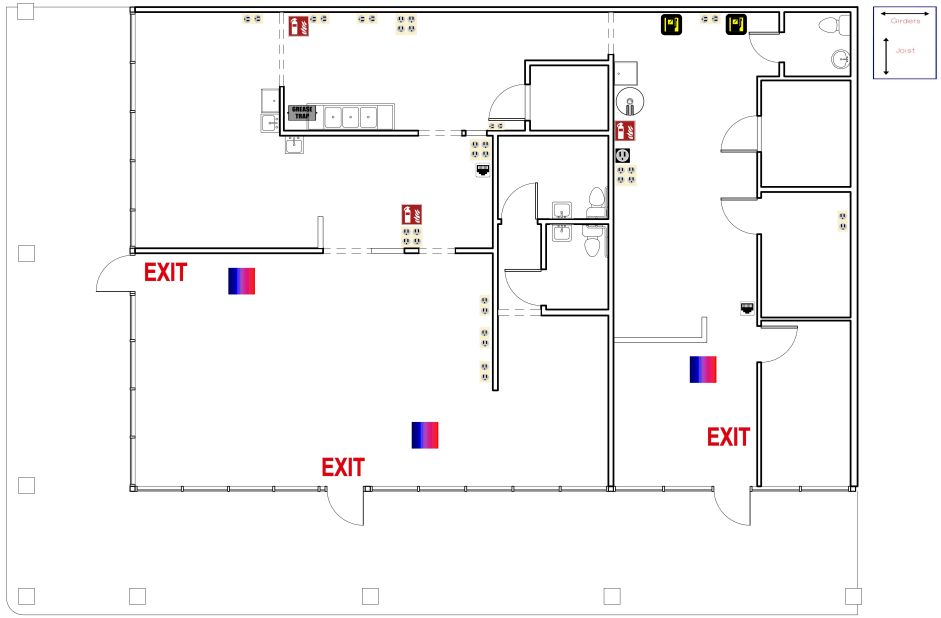
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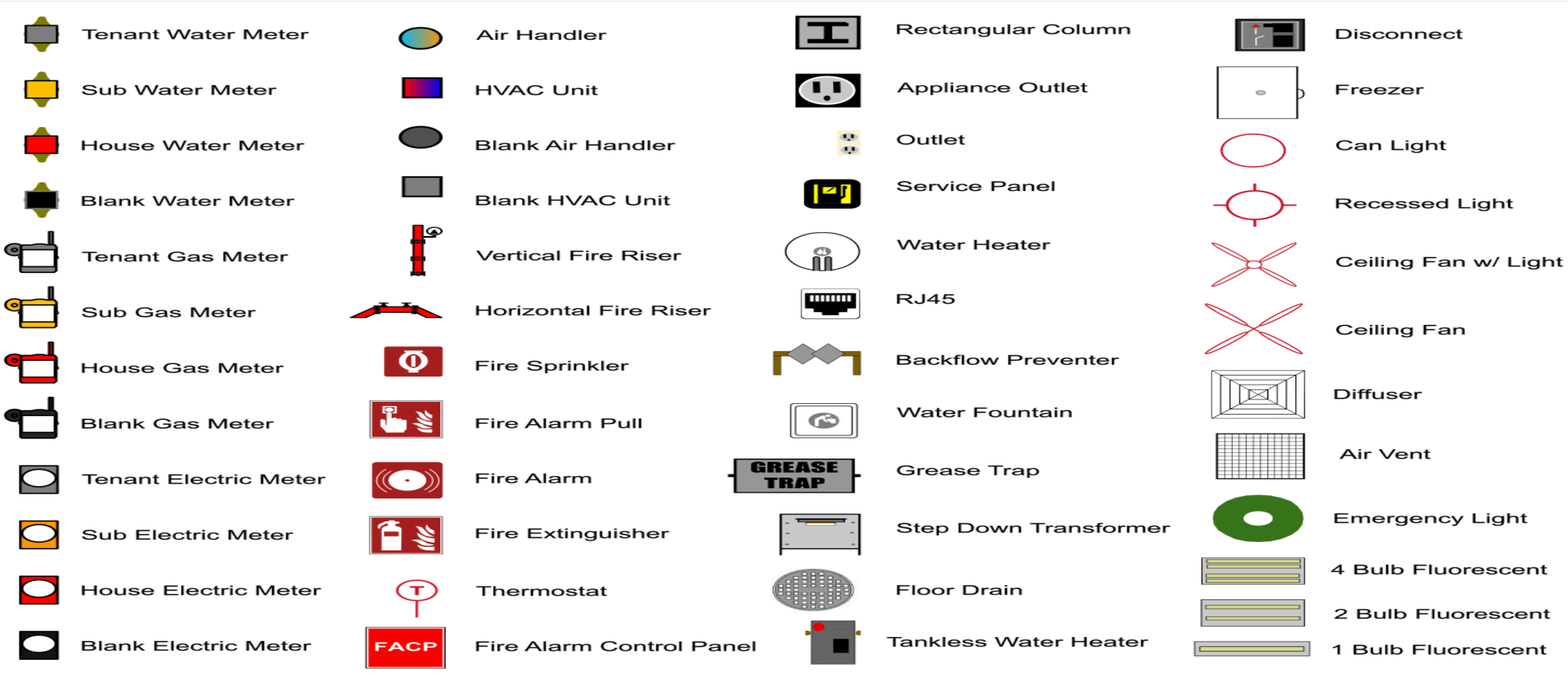
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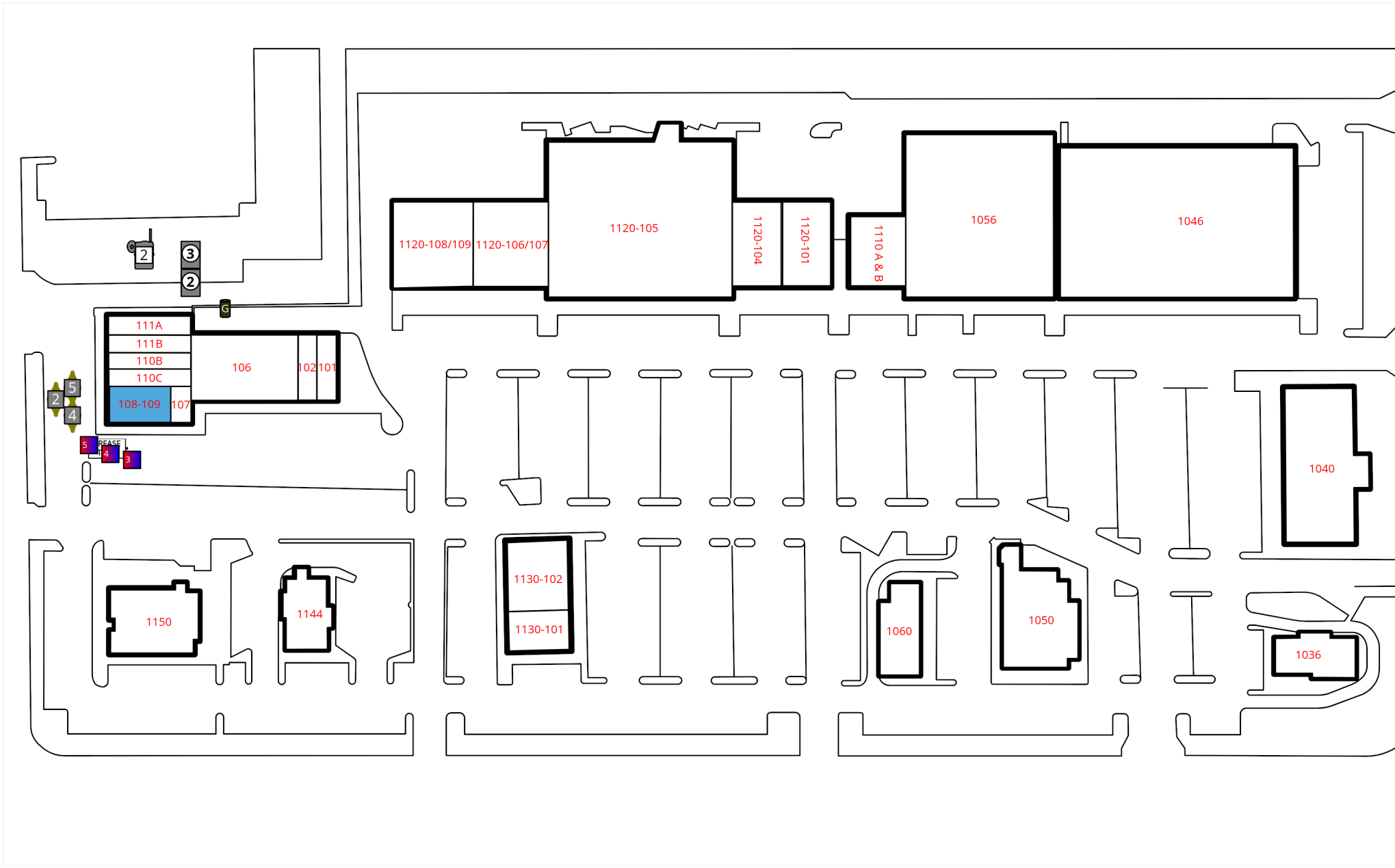
Rear



Front

Legend


Tenant Water Meter
Sub Water Meter
House Water Meter
Blank Water Meter
Tenant Gas Meter
Sub Gas Meter
House Gas Meter
Blank Gas Meter
Tenant Electric Meter
Sub Electric Meter
House Electric Meter
Blank Electric Meter
Air Handler
HVAC Unit
Blank Air Handler
Blank HVAC Unit
Vertical Fire Riser
Horizontal Fire Riser
Fire Sprinkler
Fire Alarm Pull
Fire Alarm
Fire Extinguisher
Thermostat
FACP
Fire Alarm Control Panel
Rectangular Column
Appliance Outlet
Outlet
Service Panel
Water Heater
RJ45
Backflow Preventer
Water Fountain
GREASE TRAP
Grease Trap
Step Down Transformer
Floor Drain
Tankless Water Heater
Disconnect
Freezer
Can Light
Recessed Light
Ceiling Fan w/ Light
Ceiling Fan
Diffuser
Air Vent
Emergency Light
4 Bulb Fluorescent
2 Bulb Fluorescent
1 Bulb Fluorescent


1120-108/109
1120-106/107
1120-105
1120-104
1120-101
1110 A & B
1056
1046
111A
111B
110B
110C
108-109
107
106
102
101
1040
1150
1144
1130-102
1130-101
1060
1050
1036

Space Overview

Overview

Actual Square Footage	Measured Depth of Space
2400 SQFT	40' 0"

Thickness

Front Wall	Rear Wall	Left Wall
0' 4"	0' 7"	0' 4"

Flooring

Concrete	Carpet	Tile	Other
		1507.14 SQFT	747.41 SQFT

Ceiling Information

Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height Fro
Front: 9' 5" Back: 8' 0"	Front: 13' 6" Back: 12' 7"	Front:

Ceiling Information Cont.

Clear Ceiling Height	Height From Floor To Bottom Of Girder
9' 2"	NaN' NaN"

Mechanical

HVAC

Reference	Manufacturer	Model	Serial	Ton
5	TRANE	4WCY4060A3000CB	224113778L	5
3	TRANE	WCH036B300CB	4075NA93H	3
4	TRANE	4WCY4060A3000CB	23503208FA	5

Not Present

Assets Not Present
Air Handler

Electric

Disconnect

Reference	Amps	Location	UL Number	Manufacturer	Ha
1	100	Left Exterior	371039	Square D	Ha
2	200	Left Exterior	371039	Square D	Ha

Electric Meter

Reference	Meter #	Location	Amps
2	2080598	Left Exterior	
3	2043755	Meter Cabinet	

Not Present

Assets Not Present
Step-Down Transformer

Service Panel

Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Num
1	0	Not Listed	Not Listed	Not Listed	Not Listed	Kitchen	
2	125	120/208	Not Listed	Not Listed	EATON	Open Space	

IDPlans does not provide an Ampacity Report

Plumbing

Not Present

Assets Not Present
Water Fountains
Backflows

Water Heater

Reference	Manufacturer	Model	Serial	Gallons	Tank	Water Lin
1	Rheem	PROE50 T2 RH95	M142415447	50	Tank	3/4

Water Meter

Reference	Meter #	Location	Meter Size	Line Size	Notes
5	1047261	Front Exterior	3/4 inch	N/A	
4	1047260	Front Exterior	3/4 inch	N/A	
2	3101623 / 1003433	Left Exterior	1 inch	1 inch	Meter number confirmed from the property management's utility bill. 1st number is on the physical meter. 2nd number confirmed by the pro

Waste

Grease Container

Company	Size
LABEL FADED	

Grease Trap

Reference	Length	Width	Is trap above ground
1	23	14	Yes

Fire

Fire Extinguisher

Number of Fire Extinguishers
3

Not Present

Assets Not Present
Fire Alarm Control Panel

Sprinkler Heads

Sprinkler Type	Sprinkler Heads Present	Sprinklers Located in Space	Riser Located in Space
	25	Yes	No

Gas

Gas Meter

Reference	Meter #	Location	Size	Notes
2	98953	Left Exterior	1 inch	The meter number was verified by the utility bill from property management.

Room

Restroom	Unit	Description
	Restroom 2	
	Restroom 1	
	Restroom 3	