



# 505 S Main St

Santa Ana, CA 92701

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# Table of Contents

04	SECTION 1 OFFERING SUMMARY
06	SECTION 2 INVESTMENT OVERVIEW
10	SECTION 3 MARKET OVERVIEW

SEC.1

505 S MAIN ST

# Investment Summary

- Offering Summary

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# OFFERING SUMMARY

Listing Price	\$4,500,000
Lot Size	39,640 SF
Gross Building Area	18,650 SF
Price/Land SF	\$114.54
Price/Building SF	\$241.28
Year Built	1928



SEC.2

505 S MAIN ST

# Investment Overview

- Investment Summary
- Investment Highlights

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## INVESTMENT OVERVIEW

505 S Main St presents a rare opportunity to acquire a high-exposure commercial property located on a prominent hard corner in central Santa Ana. The  $\pm 18,650$  SF building sits on a  $\pm 0.90$ -acre parcel with frontage on three streets, including S Main St, which sees 28,000+ vehicles per day. With 44 on-site parking spaces, this property supports a range of active commercial uses and is also well-positioned for future mixed-use redevelopment.

Zoned UN-20 under Santa Ana's General Plan, the site allows for up to 20 dwelling units per acre and a 1.0 FAR, making it a candidate for live/work, retail repositioning, or commercial-residential hybrid development. Its corner location, access, and visibility lend themselves to a wide range of user or investor strategies. Additionally, the existing improvements may qualify for SBA financing, making it attractive to owner-users looking to occupy part or all of the building.

Located just minutes from downtown Santa Ana, the Civic Center, and major transportation corridors, 505 S Main St is a flexible, high-traffic opportunity in one of Orange County's most dynamic urban markets.



## INVESTMENT HIGHLIGHTS

- **Hard Corner Visibility**  
±0.90-acre lot with frontage on three streets, including a signalized intersection along S Main St
- **High Traffic Exposure**  
Over 28,000 vehicles per day on S Main St — ideal for signage, retail, or destination users
- **Large Commercial Footprint**  
±18,650 SF building (plus mezzanine space) with 44 on-site parking spaces
- **Zoning Versatility (UN-20)**  
General Plan zoning allows for commercial, retail, office, and mixed-use residential up to 20 units/acre with a 1.0 FAR
- **SBA Financing Potential**  
Income-producing improvements may qualify for Small Business Administration loan programs
- **Development Flexibility**  
Strong candidate for adaptive reuse, retail repositioning, owner-user occupancy, or residential infill redevelopment
- **Strategic Urban Location**  
Centrally located with proximity to downtown Santa Ana, the Civic Center, and major arterials





Canal

Canal

UNIVENDO FAMILIA

UNIVENDO FAMILIA

Canal

Happy Father's Day

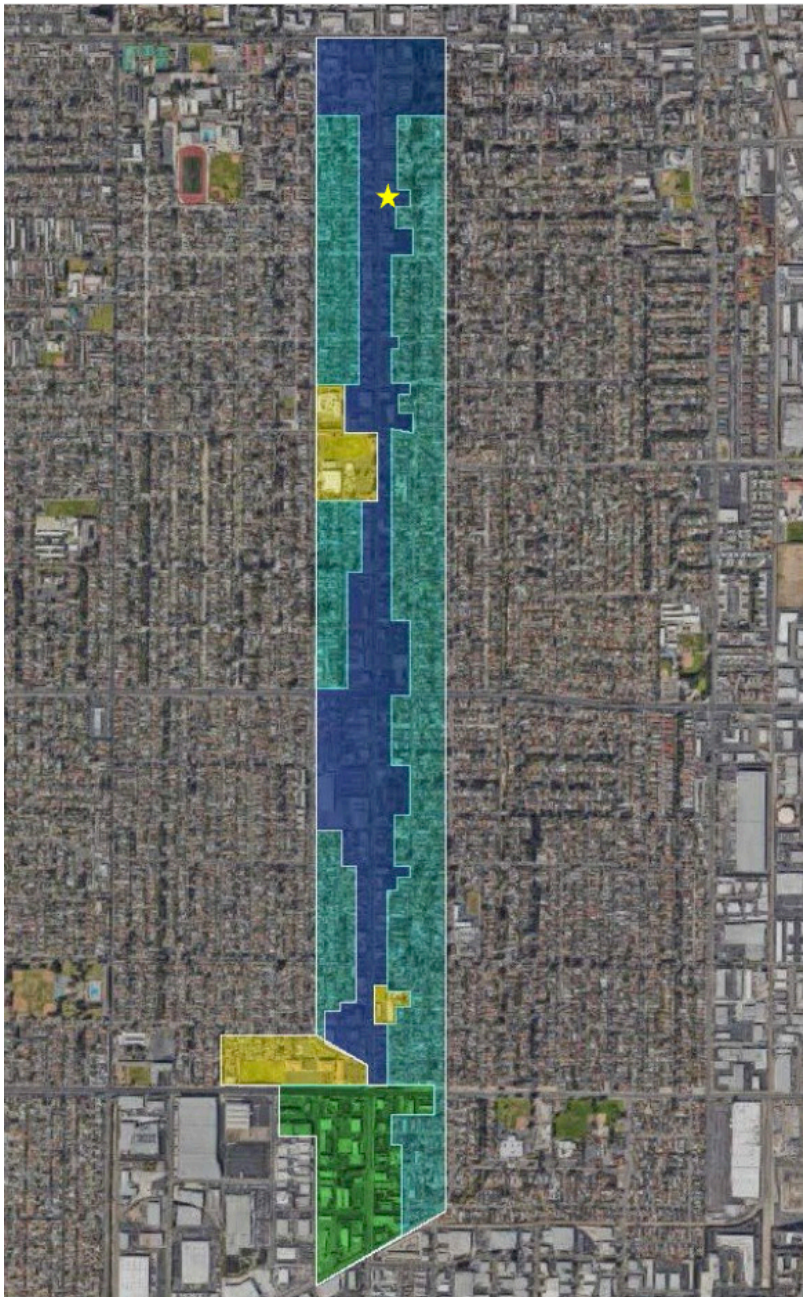
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505 S MAIN ST

# Market Overview






- South Main Street Land Use page
- Urban Neighborhood Land Use page
- Maps
- Market Overview
- Demographics

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## SOUTH MAIN STREET

### LAND USE DESIGNATION

Designation	Maximum Intensity	Maximum Height	General Character
 Low Density Residential	7 du/ac	2 stories	Single Family neighborhoods
  Urban Neighborhood - Low	1.0 FAR or 20 du/ac	3 stories	Urban neighborhoods characterized by low-density development, featuring a diverse mix of single-family and multifamily homes, alongside mixed-use residential buildings with retail shops, services, and restaurants on the ground floor. These areas can also include cultural facilities and a variety of public and open spaces.
 Industrial/Flex - Low	1.50 FAR	3 stories	Flexible office-industrial spaces, compact research-development facilities, and clean manufacturing.
 Institutional	2.0 FAR	2 stories	Government facilities, public service facilities, public institutions



URBAN NEIGHBORHOOD DESIGNATION



**URBAN NEIGHBORHOOD**  
**(UN-20, UN-30, UN-40, UN-50)**

The Urban Neighborhood designation<sup>1</sup> allows for the development of semiurban villages that are well connected to schools, parks, and shopping centers. These areas are accessible by multiple modes of transportation, have lively and pedestrian-friendly streetscapes, and are designed to foster community interaction.

This designation allows a mix of uses, including medium and medium-high density apartments, townhomes, garden- or motor-court homes, and neighborhood-serving commercial. Mixed-use projects are allowed in both horizontal configuration, with commercial and residential uses side by side, and vertical, with commercial uses on the ground floor and residential above.

	Maximum Intensity	Typical Maximum Height <sup>2</sup>
UN-20	1.0 FAR and/or 20 du/ac	3 stories <sup>2</sup>
UN-30	1.5 FAR and/or 30 du/ac <sup>3</sup>	4 stories <sup>2,3</sup>
UN-40	1.5 FAR and/or 40 du/ac	5 stories <sup>2</sup>
UN-50	1.5 FAR and/or 50 du/ac	6 stories <sup>2</sup>

**◀ Triada at the Station**

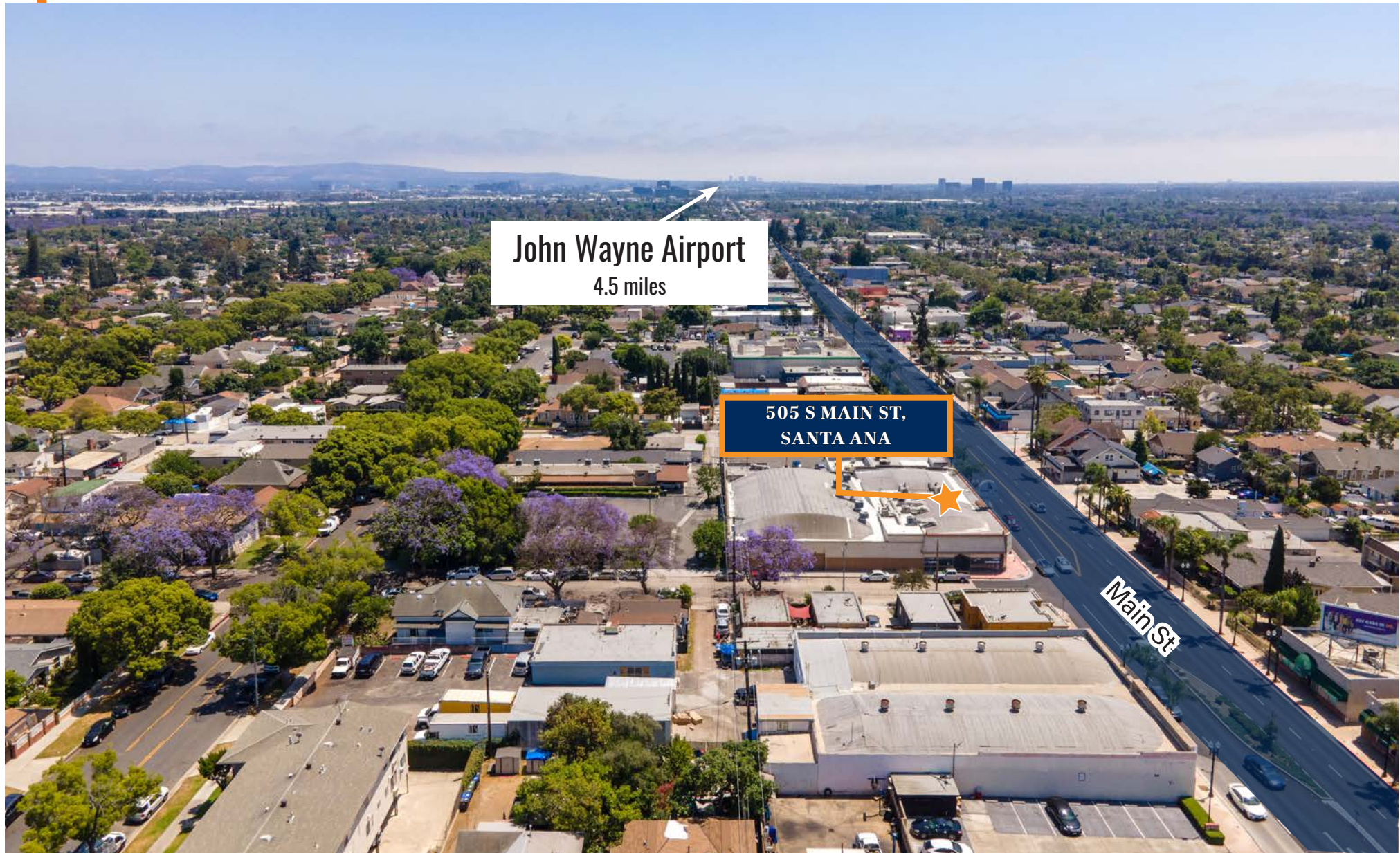
Part of a public-private partnership to plan, redevelop, and revitalize vacant and underutilized properties owned by the City and the school district, Triada is a 138-unit mixed-income housing development in the Urban Neighborhood designation near the transit center.

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## CITY INFORMATION - POINTS OF INTEREST MAP



## CITY INFORMATION - POINTS OF INTEREST MAP



## RETAILER MAP



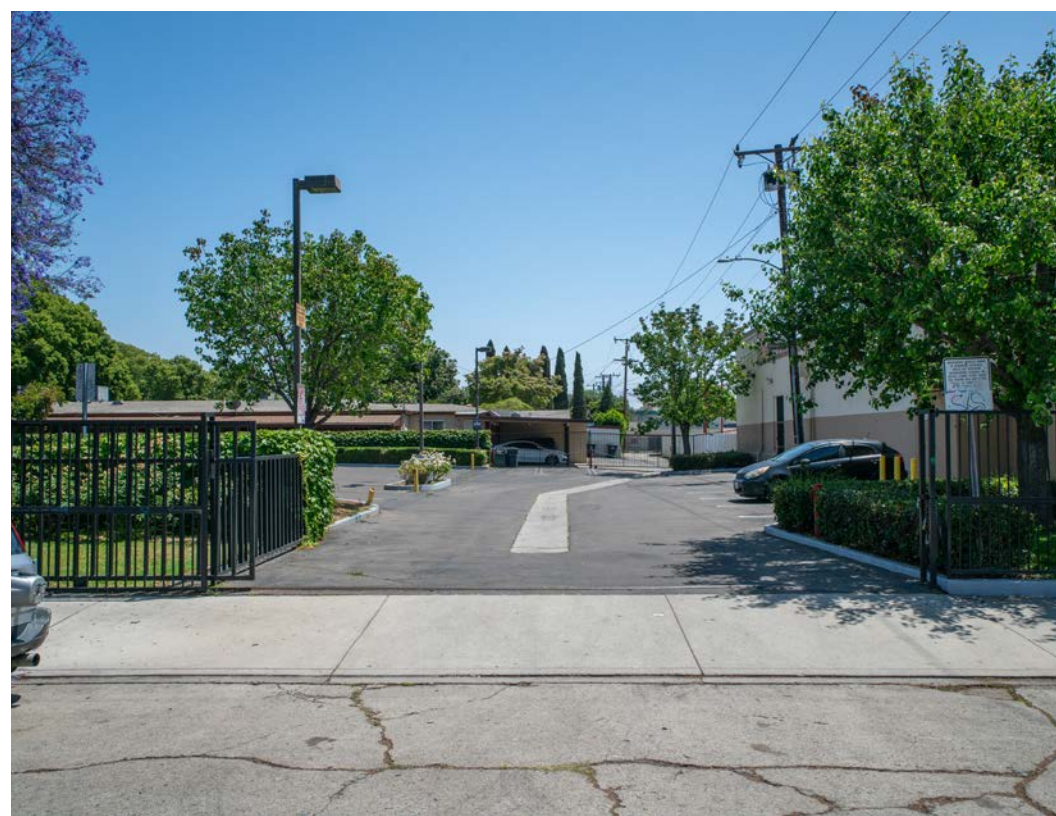
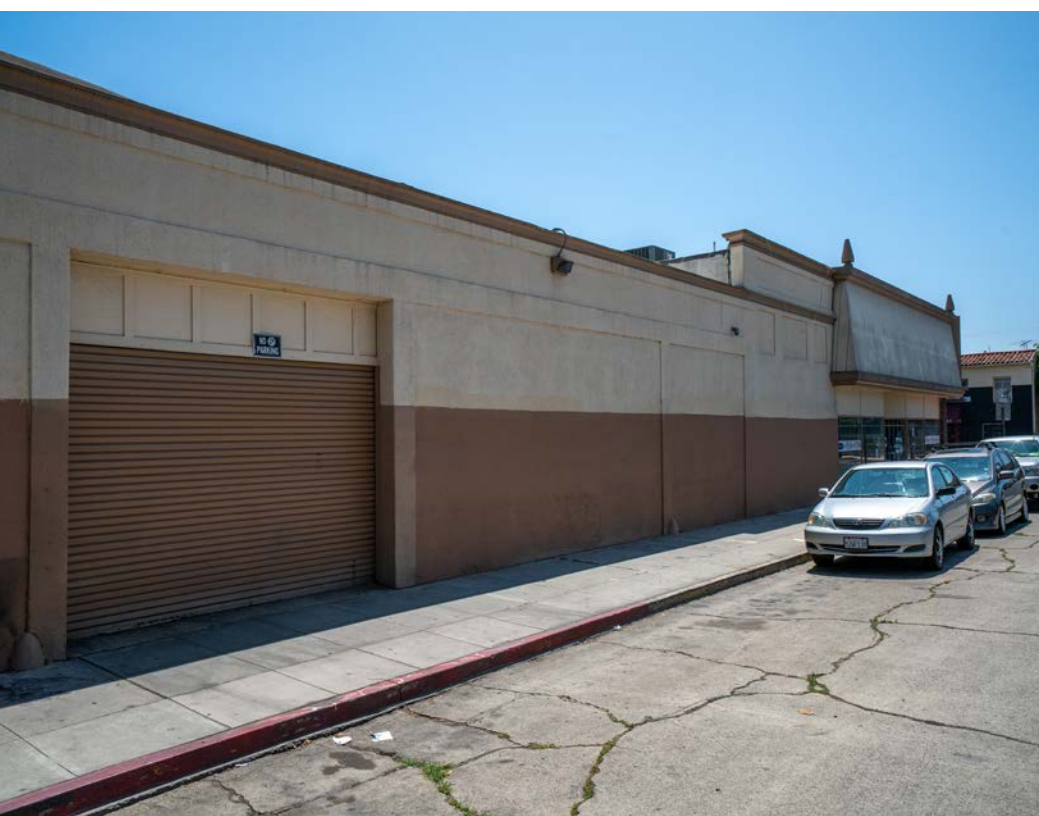
## MARKET OVERVIEW: 505 S MAIN ST

The investment property is in Santa Ana, California, a prime market for retail investors thanks to the city's growing and affluent population, a thriving economy stabilized by large healthcare and government employers, and a strategic position within Orange County. The population of 655,355 residents within a 5-mile radius of the property is projected to grow by 0.9 percent over the next five years. This growth, along with a median household income exceeding the national average by 29 percent and low 3.0 percent unemployment, signals persistent demand for retail and services. Large government and health employers like the County of Orange, City of Santa Ana, and KPC Healthcare anchor the metro's impressive economic fundamentals. Additionally, the city is highly accessible from the entire Orange County market thanks to busy nearby throughfares like Interstate 5, State Route 55, and State Route 22. This connectivity, along with the area's thriving economy and growing population, reinforces Santa Ana's appeal as a target for retail investors seeking reliable revenue generation and long-term upside opportunity.

- Projected Population Growth Of 0.9 Percent Over the Next Five Years
- Above-Average Household Median Income Paired with Low Unemployment
- I-5 and SR 22 Provide Direct Access from the Entire Orange County Area
- Economy Anchored by Major Employers from Government and Healthcare Sectors







## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	55,790	299,162	661,159
<b>2024 Estimate</b>			
Total Population	55,462	296,651	655,355
<b>2020 Census</b>			
Total Population	58,179	310,704	676,830
<b>2010 Census</b>			
Total Population	63,273	324,499	668,830
<b>Daytime Population</b>			
2024 Estimate	64,339	344,296	916,500
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2029 Projection</b>			
Total Households	13,269	81,211	202,656
<b>2024 Estimate</b>			
Total Households	13,107	80,167	200,199
Average (Mean) Household Size	4.1	3.8	3.4
<b>2010 Census</b>			
Total Households	12,877	78,723	196,817
<b>2010 Census</b>			
Total Households	12,454	75,386	181,813
<b>Occupied Units</b>			
2029 Projection	13,628	83,671	212,380
2024 Estimate	13,461	82,566	209,681
<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2024 Estimate</b>			
\$150,000 or More	14.9%	21.8%	26.4%
\$100,000-\$149,999	18.3%	19.6%	20.6%
\$75,000-\$99,999	10.3%	13.0%	12.8%
\$50,000-\$74,999	18.1%	16.8%	14.7%
\$35,000-\$49,999	12.9%	10.1%	8.3%
Under \$35,000	25.6%	18.7%	17.3%
Average Household Income	\$91,305	\$108,194	\$118,854
Median Household Income	\$72,115	\$88,041	\$98,504
Per Capita Income	\$22,081	\$29,537	\$37,141

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$208,255	\$233,446	\$243,000
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$28,239	\$31,248	\$32,230
Transportation	\$11,884	\$13,242	\$14,002
Food	\$10,446	\$11,411	\$11,725
Personal Insurance and Pensions	\$8,349	\$9,804	\$10,415
Entertainment	\$3,036	\$3,419	\$3,538
Apparel	\$2,065	\$2,270	\$2,373
Cash Contributions	\$1,719	\$2,198	\$2,338
Education	\$1,044	\$1,311	\$1,399
Personal Care Products and Services	\$936	\$996	\$999
Alcoholic Beverages	\$538	\$608	\$630
<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2024 Estimate Total Population	55,462	296,651	655,355
Under 20	31.3%	28.4%	25.4%
20 to 34 Years	24.6%	24.3%	24.7%
35 to 39 Years	8.0%	7.3%	7.4%
40 to 49 Years	13.7%	13.1%	12.9%
50 to 64 Years	14.6%	16.7%	17.6%
Age 65+	7.8%	10.3%	11.9%
Median Age	31.0	33.0	35.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	33,815	190,331	439,066
Elementary (0-8)	26.9%	20.3%	14.2%
Some High School (9-11)	17.7%	13.4%	10.1%
High School Graduate (12)	26.5%	24.7%	21.2%
Some College (13-15)	15.5%	17.5%	18.5%
Associate Degree Only	3.3%	5.5%	6.4%
Bachelor's Degree Only	7.2%	13.1%	19.8%
Graduate Degree	2.9%	5.5%	9.8%

## DEMOGRAPHICS



### POPULATION

In 2024, the population in your selected geography is 655,355. The population has changed by -2.01 percent since 2010. It is estimated that the population in your area will be 661,159 five years from now, which represents a change of 0.9 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 8,344 people per square mile.



### HOUSEHOLDS

There are currently 200,199 households in your selected geography. The number of households has changed by 10.11 percent since 2010. It is estimated that the number of households in your area will be 202,656 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 3.4 people.



### INCOME

In 2024, the median household income for your selected geography is \$98,504, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 62.09 percent since 2010. It is estimated that the median household income in your area will be \$114,086 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$37,141, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$118,854, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 345,485 people in your selected area were employed. The 2010 Census revealed that 51.7 percent of employees are in white-collar occupations in this geography, and 24.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



### HOUSING

The median housing value in your area was \$804,597 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 87,903.00 owner-occupied housing units and 93,908.00 renter-occupied housing units in your area.



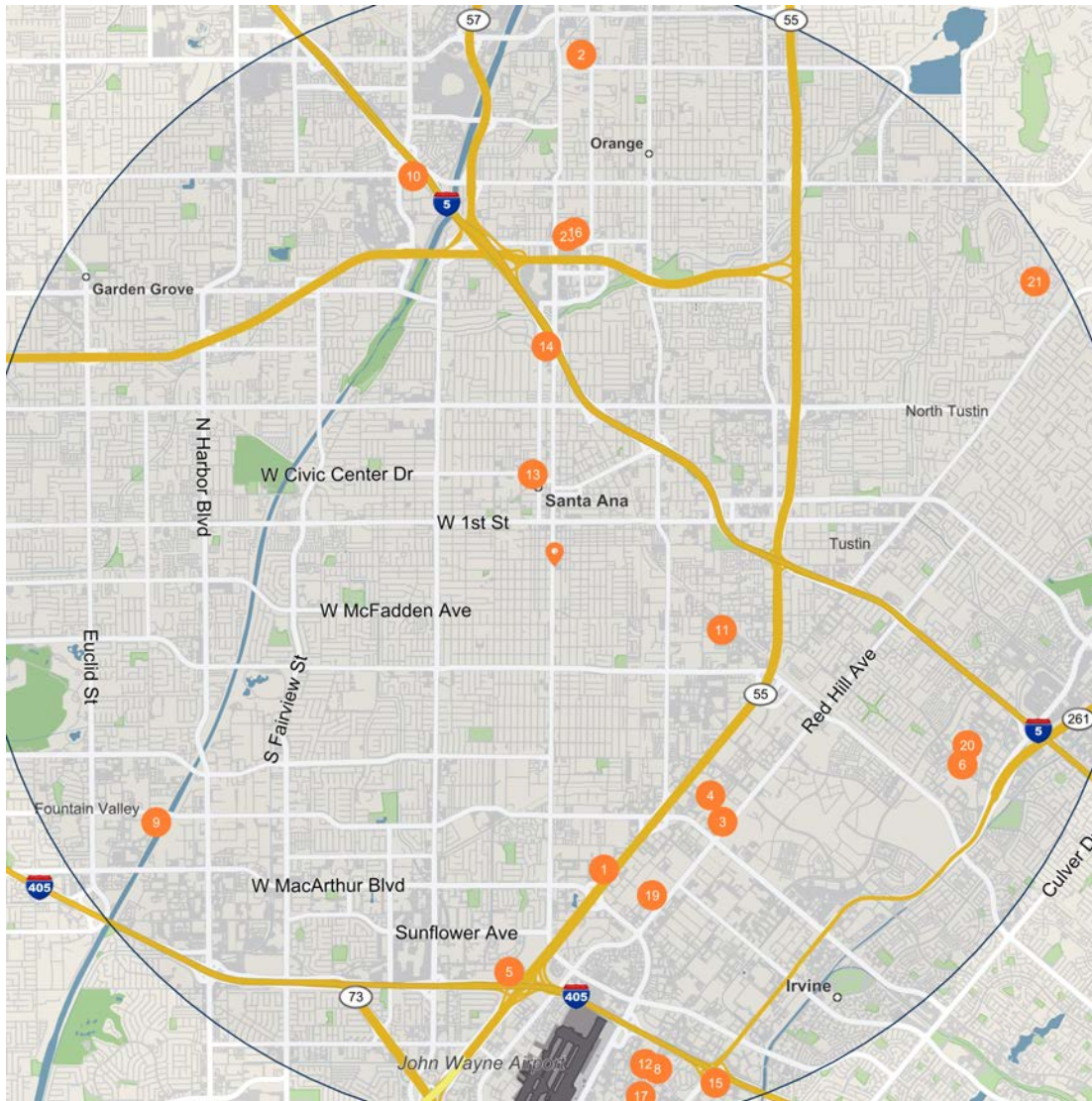
### EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 28.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.4 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.1 percent in the selected area compared with the 19.7 percent in the U.S.

## DEMOGRAPHICS

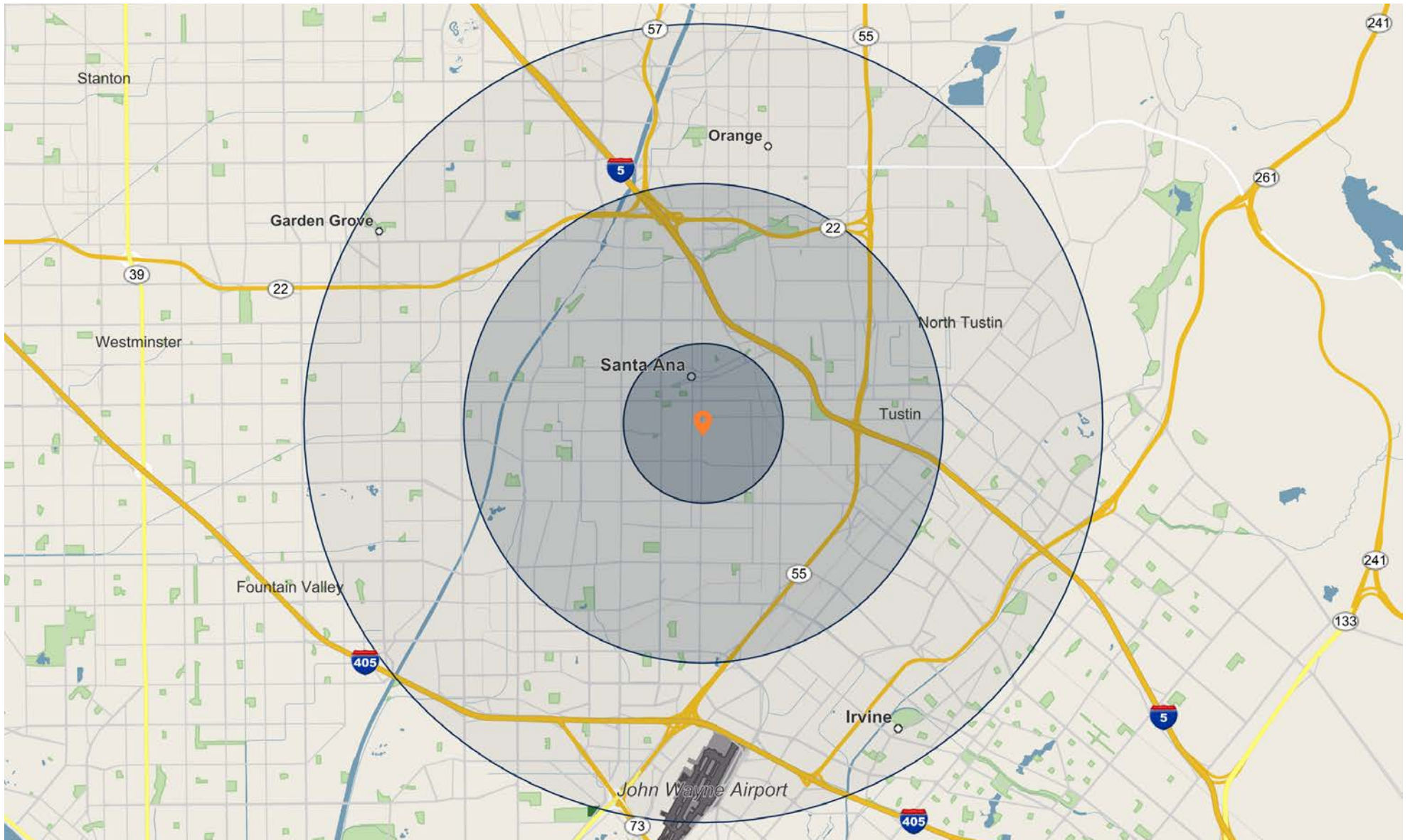


### Major Employers

### Employees

1	First American Title Company	6,000
2	Axia Acquisition Holding Corp	5,916
3	Property Insight LLC	4,197
4	Air Liquide Electronics US LP-Air Liquide Globl E C Solutions	3,930
5	Experian Info Solutions Inc-Experian	3,700
6	Lsf9 Cypress Parent 2 LLC	3,500
7	Lsf9 Cypress Holdings LLC	3,398
8	New Century Mortgage Corp-New Century Mortgage	3,261
9	Kingston Technology Company	3,000
10	University California Irvine-Uc Irvine Medical Center	3,000
11	Universal Services America LP	2,708
12	Thaihot Investment Co US Ltd	2,450
13	County of Orange-County Executive Office	2,400
14	Rancho Sntago Cmnty Cllege Dst-Santa Ana College	2,300
15	Advantmed LLC	2,250
16	St Joseph Hospital of Orange	2,100
17	Pacific Pharma Inc	2,000
18	University California Irvine-Uc Irvine Hlth Rgonal Burn Ctr	1,757
19	Edwards Lifesciences LLC	1,700
20	Youngs Interco Inc	1,606
21	D1 Holdings LLC	1,601
22	Edwards Lifesciences Corp-EDWARDS	1,600
23	Childrens Hospital Orange Cnty-CHOC	1,530
24	Allergan Spclty Thrpeutics Inc-Allergan	1,500
25	Childrens Healthcare Cal-CHOC CHILDRENS	1,500

## DEMOGRAPHICS





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