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THE AERIAL VIDEO

DOWNTOWN
SANTA ANA

DOWNTOWN SANTA ANA
HISTORIC DISTRICT

SUBJECT
PROPERTY

FOR LEASE / FOR SALE: Infill Orange County Opportunity
111 N MAIN ST. | SANTA ANA, CA 92701

CBRE

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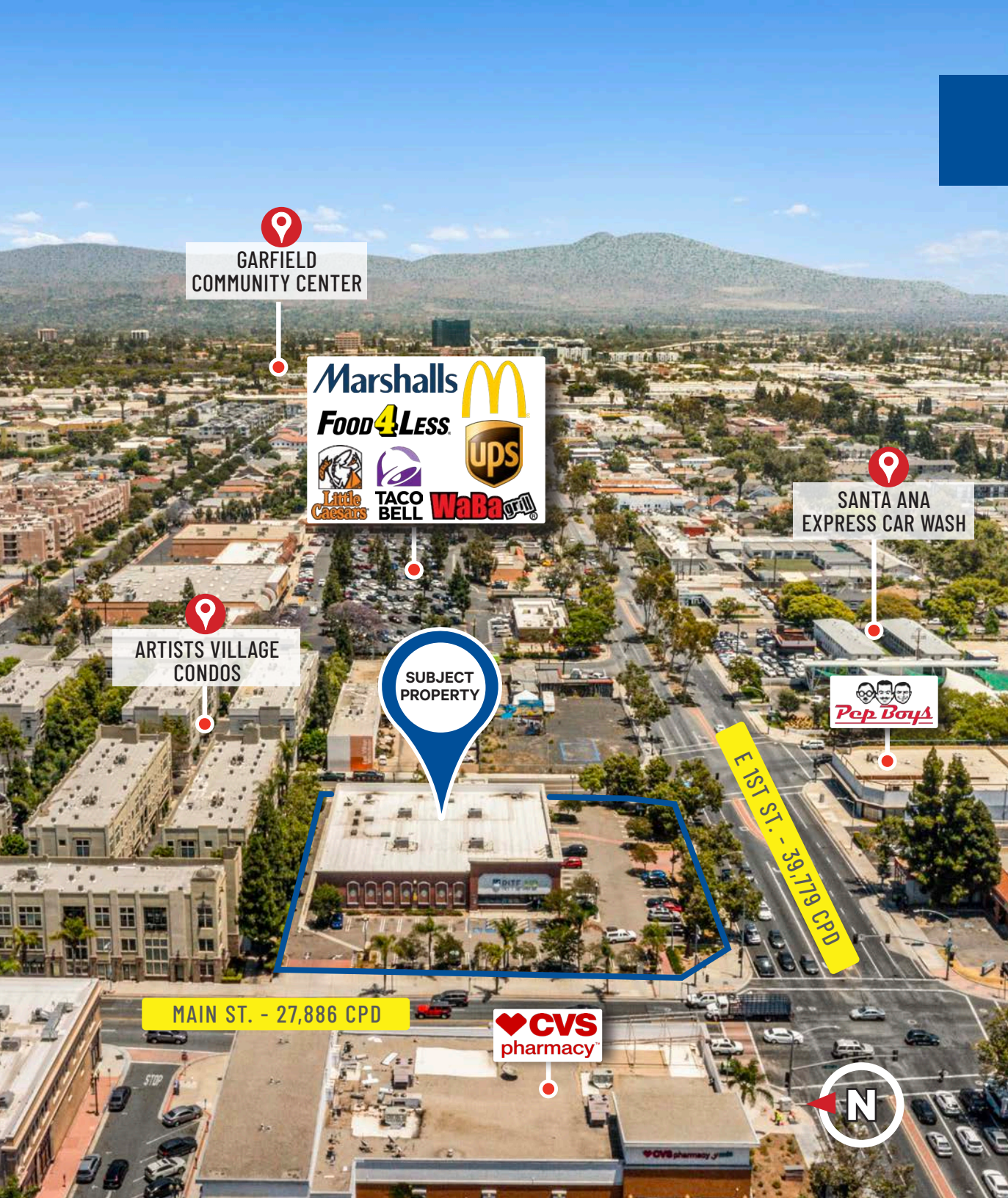
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Property Highlights

- This offering is a **16,714 SF leasing or redevelopment opportunity with a drive-thru** on **1.15 acres** in downtown Santa Ana, the heart of Orange County.
- It is a dense, infill location with **60,000 residents located in the one (1) mile demographic ring**, and 664,424 residents located in the five (5) mile demographic ring.
- The **average household income** in the five (5) mile demographic ring is **\$127,961**.
- The property is situated on the hard-signalized corner of Main St. and E 1st St. which report **high combined traffic counts of 67,665 cars per day**.
- The subject property is located **1.5 miles (3 minutes)** from the **1-5 freeway**, which is a major north-south freeway on the West Coast of the U.S., running from the Mexican border to the Canadian border. **The Santa Ana portion of the I-5 sees over 358,000 cars per day**.
- The subject property is located steps away from **the Downtown Santa Ana Historic District**, which features beautifully restored 19th century buildings that are home to **art galleries, eclectic shops and trendy restaurants**. This area is a hub in Orange Country for creativity and local culture that attracts both locals and visitors alike.
- Santa Ana boasts several attractions such as the **MainPlace Mall, Discovery Cube Orange County, Santa Ana Zoo**, and the **Bowers Museum**.
- The subject property is **adjacent to Downtown Santa Ana**, which houses many governmental buildings such as **Santa Ana City Hall, Orange County Sheriff's Department Headquarters, OC Civic Center, California Franchise Tax Board**, and the **Orange County District Attorney**.
- Santa Ana is the **county seat of Orange County** and the **14th most populous city in California**.
- The subject property is located **8 miles (12 minutes)** from **Anaheim**, **21 miles (28 minutes)** from **Long Beach** and **32 miles (35 minutes)** from **Los Angeles**.

PROPERTY SUMMARY

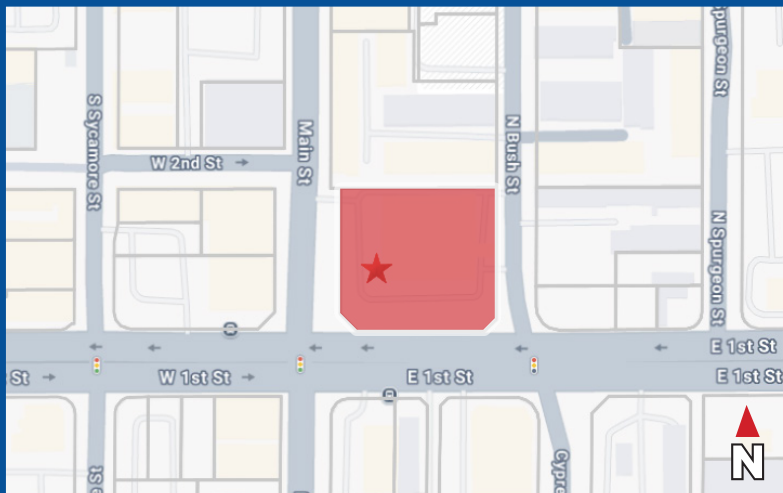
Asking Price	Best Offer
Building GLA	16,714 SF
Year Built	1999
Lot Size	1.15 AC
Parking	+/- 55 Spaces



**CLICK HERE TO VIEW
THE AERIAL VIDEO**



Property Overview



PROPERTY SUMMARY

Asking Price:	Best Offer
Address:	111 N Main St, Santa Ana, CA 92701
Lease Rate:	Contact Broker for Details
Gross Leasable Area:	16,714 SF with Drive-Thru
Year Built:	1999
Lot Size:	1.15 AC

PROPERTY SUMMARY CONTINUED

APN:	398-511-09
County:	Orange, CA
Parking:	+/- 55 spaces
Drive-Thru:	Yes



You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.



Property Overview



Property Overview



WILLARD
INTERMEDIATE SCHOOL

CITY OF SANTA ANA
PARKS & RECREATION

U.S. ATTORNEY'S OFFICE CENTRAL
DISTRICT OF CALIFORNIA

SANTA ANA COLLEGE
(~24,000 STUDENTS)

OC CIVIC CENTER

CITY HALL OF
SANTA ANA

DOWNTOWN
SANTA ANA

ARTISTS VILLAGE
CONDOS

SUBJECT
PROPERTY

CVS
pharmacy

MAIN ST. - 27,886 CPD

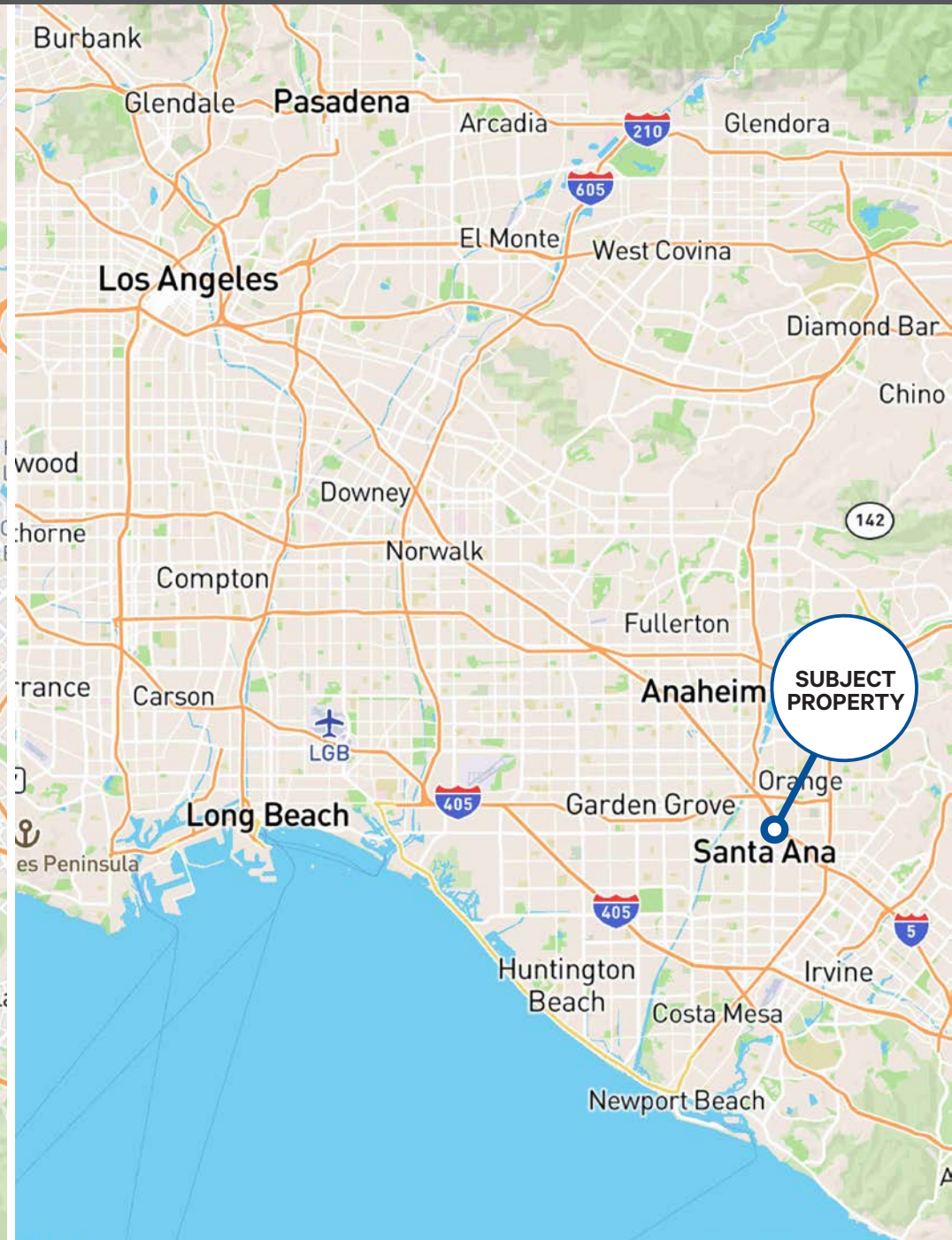
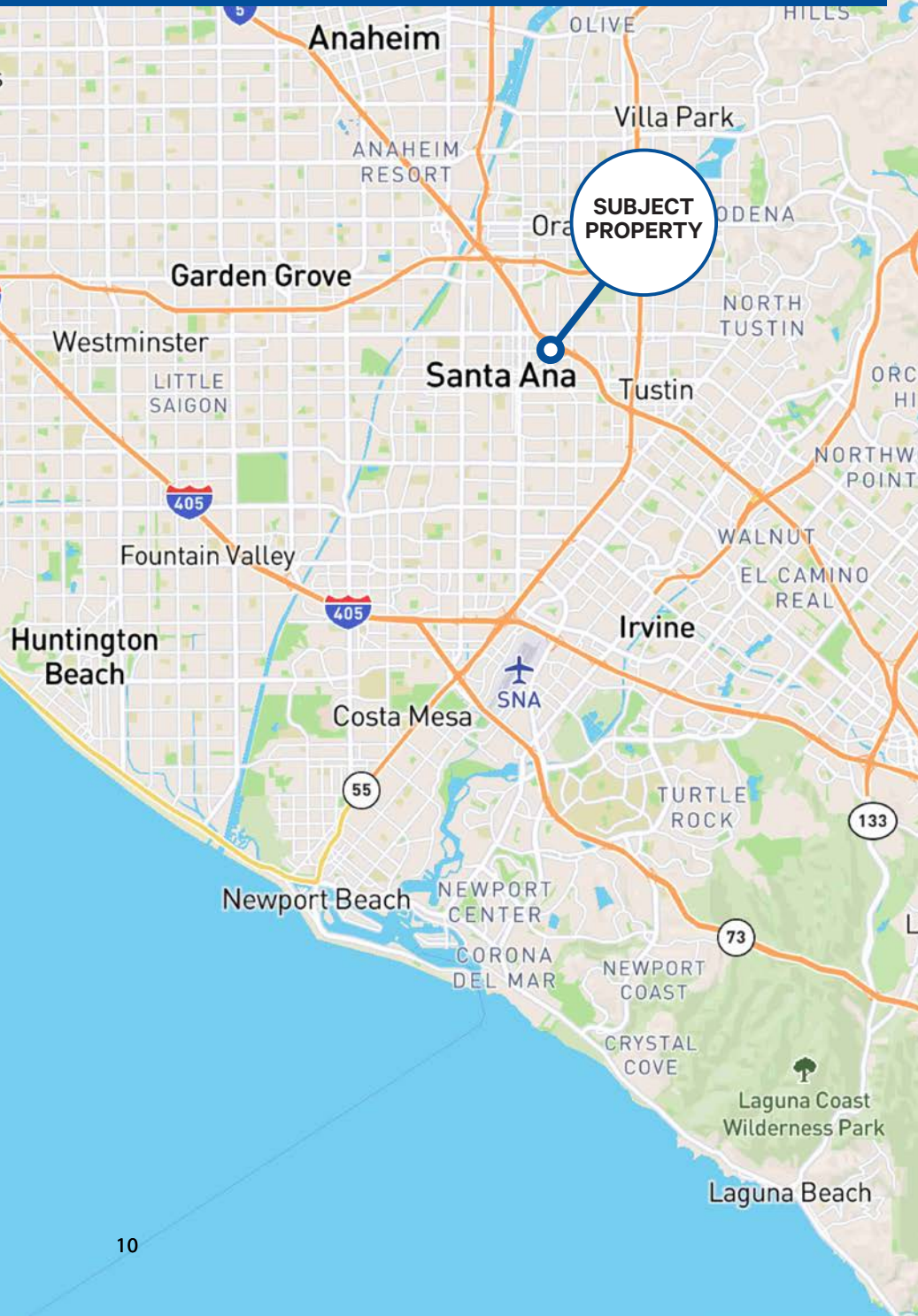
E 1ST ST. - 39,779 CPD

DRIVE-THRU

N



Area Overview



DISTANCE TO ANAHEIM, CA - 8 MILES (12 MINS)
 DISTANCE TO LONG BEACH, CA - 21 MILES (28 MINS)
 DISTANCE TO LOS ANGELES, CA - 32 MILES (35 MINS)



BRISTOL SHOPPING CENTER

CVS pharmacy
Smart & Final
BIG 5 SPORTING GOODS
Denny's
TARGET
Carl's Jr.
TACO BELL
ups
PANDA EXPRESS
CHIPOTLE
STARBUCKS COFFEE

KINDRED HOSPITAL

SANTA ANA COLLEGE
(~24,000 STUDENTS)

WILLARD INTERMEDIATE SCHOOL

SANTA ANA STADIUM

SANTA ANA POLICE DEPARTMENT

CITY OF SANTA ANA PARKS & RECREATION

CITY HALL OF SANTA ANA

DOWNTOWN SANTA ANA

OC CIVIC CENTER

DOWNTOWN SANTA ANA HISTORIC DISTRICT

GARFIELD COMMUNITY CENTER

ORANGE COUNTY DISTRICT ATTORNEY

U.S. ATTORNEY'S OFFICE CENTRAL DISTRICT OF CALIFORNIA

CALIFORNIA FRANCHISE TAX BOARD

SUBJECT PROPERTY

E 1ST ST. - 39,779 CPD

ROSSWOOD VILLA APARTMENTS

SANTA ANA HIGH SCHOOL

SANTA ANA TOWERS

MARTIN R HENIGER ELEMENTARY SCHOOL

ARTISTS VILLAGE APARTMENTS

ESTIMATED POPULATION

1 Mile.....	60,006
3 Mile	314,659
5 Mile	664,424

*Source: Esri Page 1 ProjectID: 775655

Area Overview

SANTA ANA, CALIFORNIA



DOWNTOWN SANTA ANA HISTORIC DISTRICT

Santa Ana, the county seat and heart of Orange County, California, is a densely populated city that offers a dynamic blend of residential, commercial, and cultural attractions. With a population of over 300,000 people, it serves as one of the most significant urban centers in the region. The city's central location places it within close proximity to major Southern California landmarks, including Disneyland, the beach cities, and the broader Los Angeles metropolitan area.

Santa Ana is known for its rich history, evident in its historic downtown district, which features beautifully restored 19th century buildings that are home to art galleries, eclectic shops and trendy restaurants. This area is a hub in Orange County for creativity and local culture that attracts both locals and visitors alike. In addition to the downtown district, Santa Ana boasts several other attractions such as the Discovery Cube Orange County, Santa Ana Zoo, Bowers Museum and the Discovery Cube Orange County.

Economically, Santa Ana has a diverse base, with major sectors including retail, government, healthcare, and manufacturing. A key driver of the city's economy is its proximity to the headquarters and offices of various large employers. Some of the notable companies in the area include the telecommunications giant Ingram Micro, which is headquartered in Santa Ana, as well as Taco Bell, which has a significant presence in the region. The



DISCOVERY CUBE ORANGE COUNTY

#28

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ACTIVITIES IN AMERICA**
- NICHE.COM 2025

city also benefits from a strong presence of healthcare providers, with hospitals like St. Joseph Hospital and Children's Hospital of Orange County (CHOC) playing vital roles in the local economy. Additionally, the city's growing tech and finance sectors have brought in innovative startups and companies looking to capitalize on the area's central location and talent pool.

Santa Ana is located 8 miles (12 minutes) from Anaheim, 21 miles (28 minutes) from Long Beach and 32 miles (35 minutes) from Los Angeles. Santa Ana College, part of the Rancho Santiago Community College District, offers a variety of vocational programs, transfer opportunities, and continuing education to over 24,000 students.

John Wayne Airport, located just a few miles from downtown Santa Ana, serves as a major hub for both domestic and international flights. The city is well-connected by highways, including the I-5, I-55, and I-405, which link Santa Ana to neighboring cities, making it a strategic location for businesses and residents alike.

Demographics

POPULATION	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	60,006	314,659	664,424
Census Population (2010)	66,467	332,311	658,999
Projected Population (2029)	60,634	315,311	666,069
PROJECTED ANNUAL GROWTH			
2023-2028	0.21%	0.04%	0.05%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	14,632	83,038	198,250
Census Households (2010)	13,886	77,336	177,113
Projected Households (2028)	15,297	86,354	206,097
HISTORICAL ANNUAL GROWTH			
2010-2020	0.31%	0.38%	0.85%
2020-2024	0.50%	0.79%	0.67%
PROJECTED ANNUAL GROWTH			
2024-2029	0.89%	0.79%	0.78%

2024 POPULATION BY RACE	1 Mile	3 Mile	5 Mile
Hispanic	88.9%	77.2%	57.9%
White	15.9%	20.4%	25.9%
Asian	3.9%	9.1%	19.6%
Black or African American	1.1%	1.4%	1.6%

2024 AGE BY GENDER	1 Mile	3 Mile	5 Mile
MEDIAN AGE			
Male	32.1	33.8	35.0
Female	32.6	35.0	36.4

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
2024 Average	\$88,285	\$115,470	\$127,961
2024 Median	\$63,796	\$86,652	\$96,652

VALUE OF HOUSING UNITS	1 Mile	3 Mile	5 Mile
2024 Average	\$721,639	\$803,067	\$885,234
2024 Median	\$624,527	\$728,851	\$829,262

*Source: Esri Page 1 ProjectID: 775655

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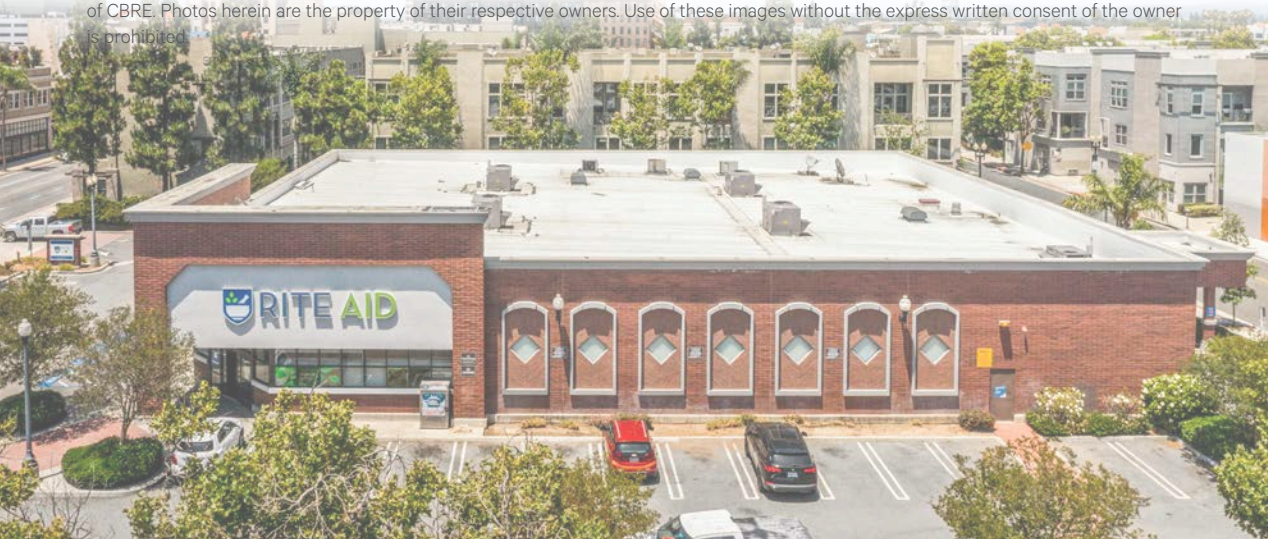
Confidentiality Agreement

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