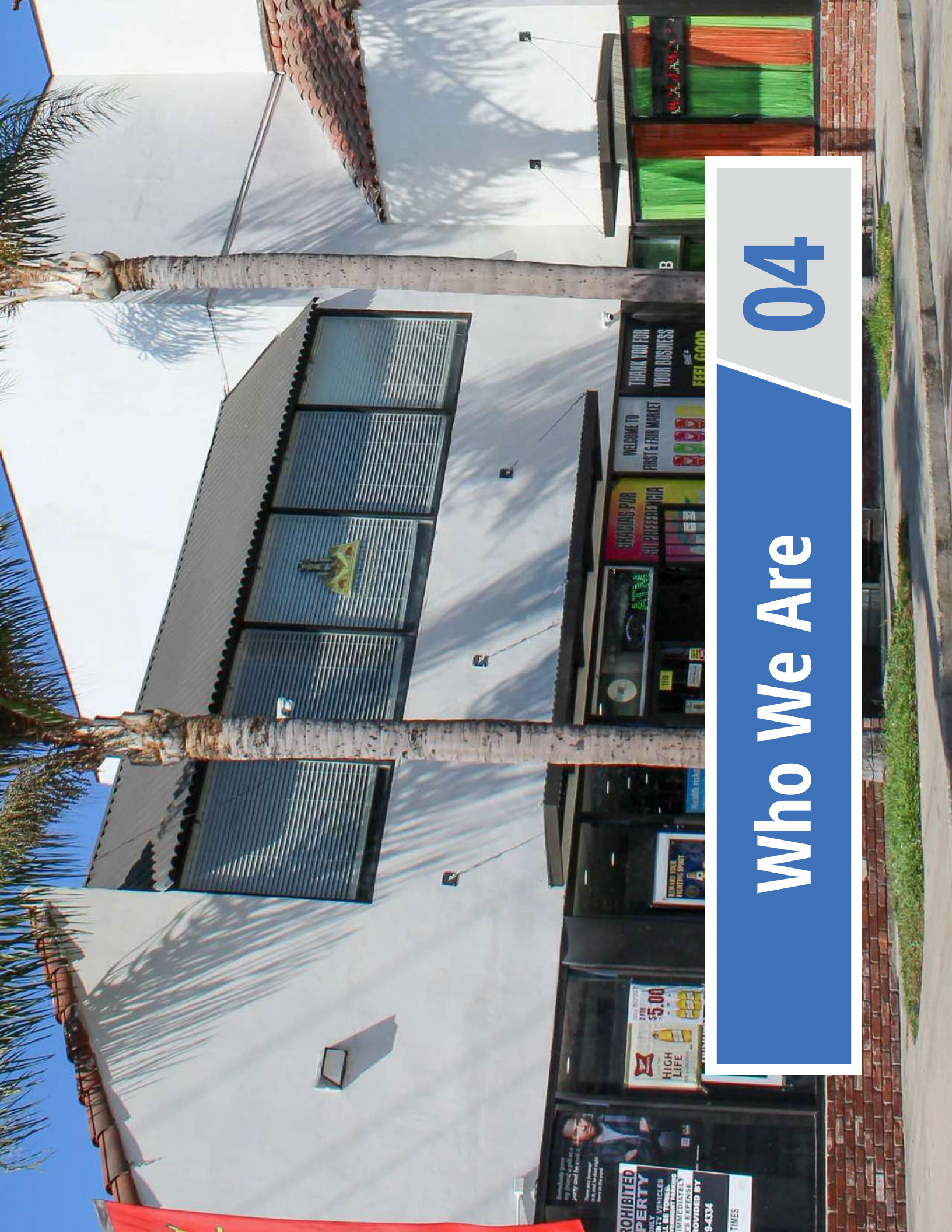


Marcus & Millichap



**2701 - 2715 W. 1<sup>ST</sup> STREET & 130 N. FAIRVIEW STREET**

SANTA ANA, CA 92703



Who We Are

04

# COINLESS LAUNDRY

## KING NUTRITION





MARKET

Wash Less LAUNDRY

INCOME TAX  
BOOKKEEPING &  
PROPERTY MAINTENANCE

WAXING & CARWAX  
WAXING & CARWAX

GIFTS & IDEAS

FIND YOUR  
PCAY

SCRATCHERS

A LITTLE POLISH CAN MAKE YOUR DAY






Wash Less  
LAUNDRY



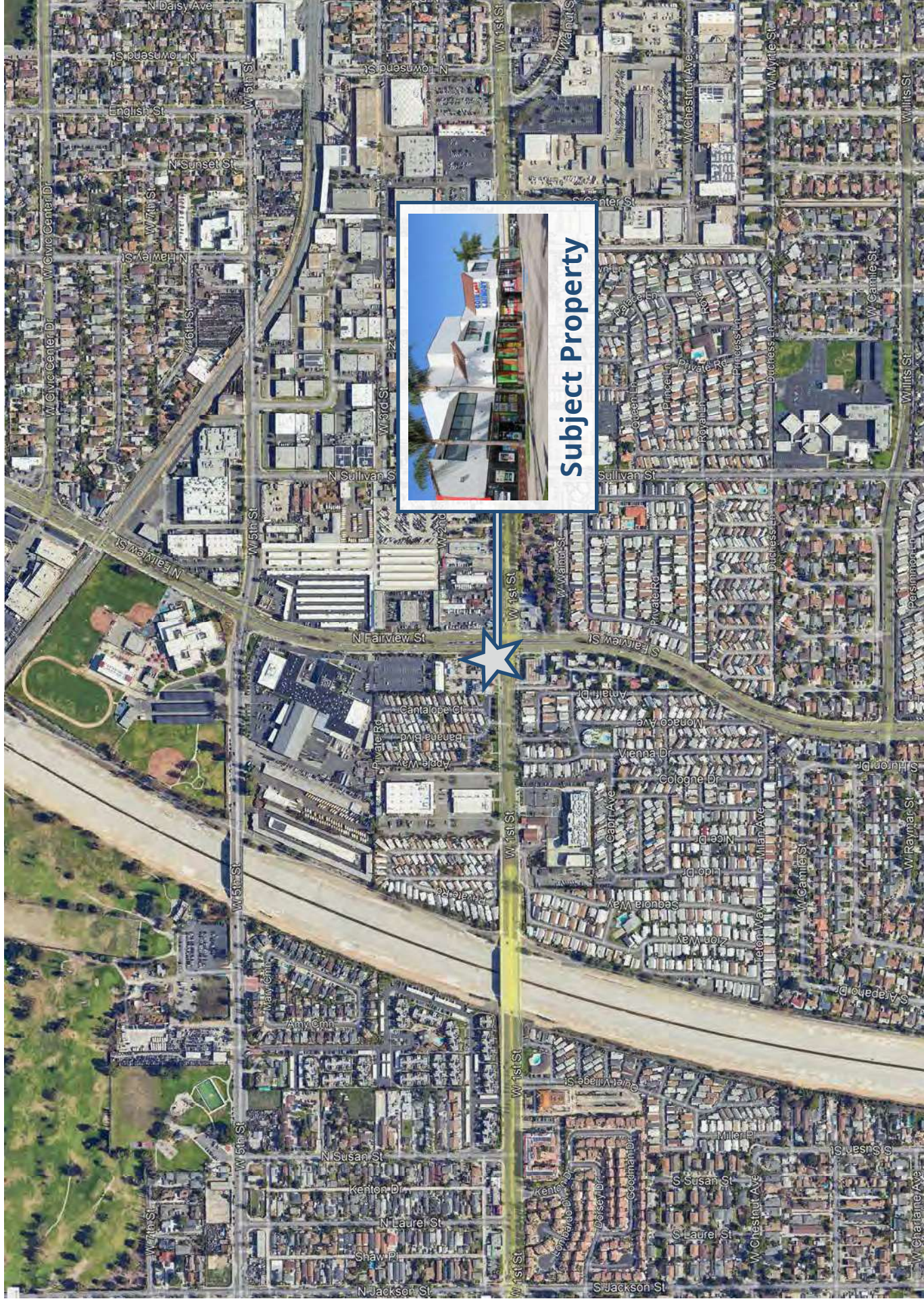
# Property Overview / 16

# PROPERTY DESCRIPTION



	<b>Address</b>	2701 - 2715 W. 1st Street & 130 N. Fairview Street Santa Ana, CA, 92703		<b>Rentable Building Area</b>	13,769 SF
	<b>APN</b>	007-142-11; 007-142-12; 007-142-12		<b>Lot Size</b>	1.16 AC
	<b>Year Built</b>	1982, 1987, & 1987			

# LOCAL MAP







**Market Comparables**

**20**





# Financial Analysis

30



**COIN LESS  
LAUNDRY**

**KING NUTRITION**

WELCOME TO  
FIRST & FIRM MARKET  
FLAVORED BY  
CULTURE

THANK YOU FOR  
YOUR BUSINESS

FEEL GOOD  
EVERDAY

B

60 lb Washes  
TO SAVE UP TO  
**\$2 OFF**

WITH  
WASHES

DAIRY  
SPECIALS  
1.99  
2.99

# Market Overview

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# KEY DEMOGRAPHICS

## SANTA ANA KEY DEMOGRAPHICS

	SANTA ANA	ORANGE COUNTY
Total Population	332,746	3,203,525
Total Households	75,638	1,070,066
Median Household Income	\$69,694	\$99,171
Average Household Income	\$94,449	\$138,851
Median Age	31.7	38.8
Vacancy (4Q 2023)	5.1%	3.6%
Median Home Price (4Q 2023)	\$791,025	\$1,125,930
Affordability Gap	(\$3,155)	\$5,122
Average Effective Rent (4Q 2023)	\$5,371	\$2,524
Monthly Housing Payment on Median-Priced Home	\$2,216	\$7,646
Percentage Gap	-58.7%	202.9%
% of Population Who Can Afford Median-Priced Home	350.0%	7.3%

**18.32%**

Projected Average Household  
Income Growth by 2026

**46.35%**

of Households Earning More  
Than \$75,000 Annually

**32.60%**

of the Population is Between  
the Ages of 20 and 39

**15.22%**

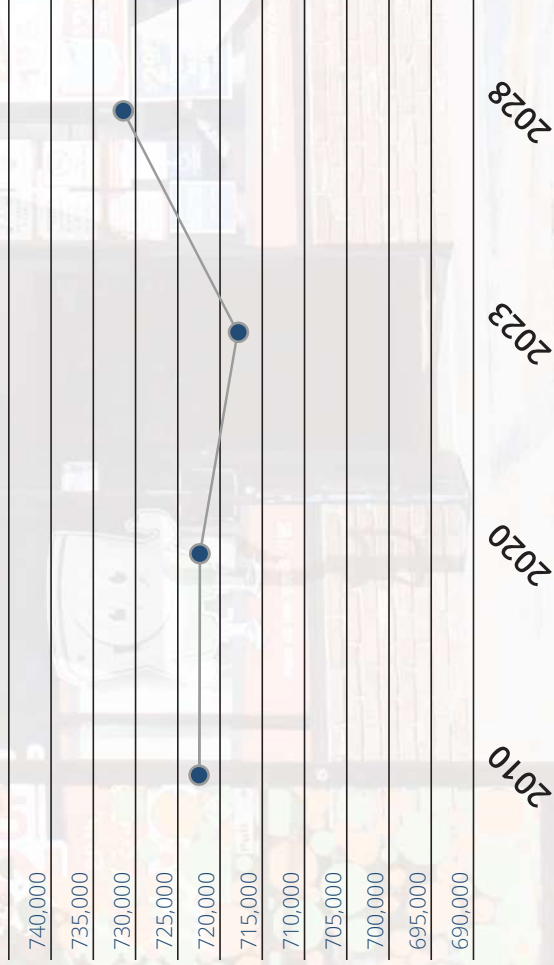
of the Population Holds a  
College Degree or Higher

# DEMOGRAPHICS

## Population Profile

	1 MILE	3 MILE	5 MILE
Population by Age			
2023 Estimate Total Population	48,490	226,817	717,893
Under 20	33.4%	29.3%	26.7%
20 to 34 Years	24.0%	23.6%	23.3%
35 to 49 Years	20.0%	20.1%	20.2%
50 to 59 Years	10.3%	11.4%	12.2%
60 to 64 Years	4.1%	4.8%	5.2%
Age 65+	7.2%	7.2%	8.3%
Median Age	30.5	33.2	35.0

## Population Growth 5 Mile Radius



## Population

	1 MILE	3 MILE	5 MILE
2028 Projection			
Total Population	10,925	83,851	209,842
2023 Projection			
Total Population	48,490	336,817	717,893
2020 Projection			
Total Population	48,583	336,876	722,693
2010 Projection			
Total Population	51,137	352,542	722,882
Daytime Population			
Total Population	26,036	291,933	812,646

## Population

In 2023, the population in your selected geography is 717,893. The population has changed by -0.69 since 2010. It is estimated that the population in your area will be 730,233 five years from now, which represents a change of 1.7 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 38.7. The population density in your area is 9,140 people per square mile.

## Households

1 MILE 3 MILE 5 MILE

2028 Projection	1 MILE	3 MILE	5 MILE
Total Households	10,925	83,851	209,842
2023 Estimates			
Total Households	10,547	81,991	205,536
Average (Mean) Household Size	4.6	4.0	3.5
2020 Census			
Total Households	10,329	80,901	203,027
2010 Census			
Total Households	9,815	77,723	191,636

## Income

In 2023, the median household income for your selected geography is \$76,838, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 33.64 since 2010. It is estimated that the median household income in your area will be \$91,124 five years from now, which represents a change of 18.6 percent from the current year. The current year per capita income in your area is \$31,055, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$107,139, compared with the U.S. average, which is \$100,106.

## Households by Income

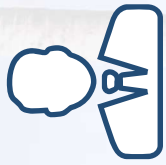
1 MILE 3 MILE 5 MILE

2023 Estimate	1 MILE	3 MILE	5 MILE
\$200,000 or More	3.9%	6.7%	9.0%
\$150,000 or \$199,999	8.3%	8.5%	9.3%
\$100,000-\$149,999	15.6%	18.8%	9.3%
\$75,000-\$99,999	12.2%	13.7%	13.7%
\$50,000-\$74,999	19.7%	18.1%	17.0%
\$35,000-\$49,999	14.1%	11.5%	10.4%
\$25,000-\$34,999	9.9%	7.9%	7.0%
\$15,000-\$24,999	8.0%	7.0%	6.6%
Under \$15,000	8.3%	7.7%	7.9%
Average Household Income	\$84,697	\$97,191	\$107,139
Median Household Income	\$61,500	\$71,518	\$76,838
Per Capita Income	\$18,533	\$24,118	\$31,055

## Housing

The median housing value in your area was \$643,139 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 94,662.00 owner-occupied housing units and 96,972.00 renteroccupied housing units in your area.

# DEMOGRAPHICS



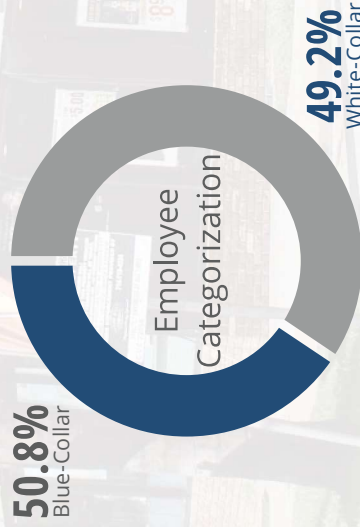
## Employment

In 2023, 391,176 people in your selected area were employed. The 2010 Census revealed that 49.2 percent of employees are in white-collar occupations in this geography, and 26.1 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.

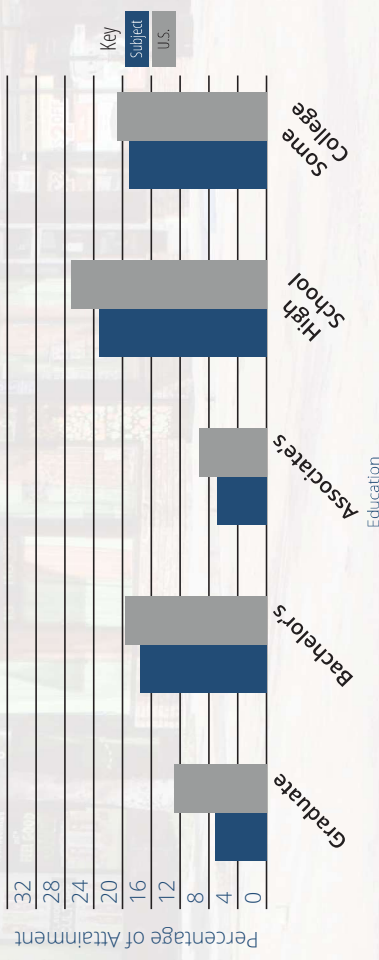


## Education

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 6.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 16.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent. The number of area residents with an associate degree was lower than the nation's at 6.2 percent vs. 8.5 percent, respectively. The area had fewer high-school graduates, 23.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.0 percent in the selected area compared with the 20.1 percent in the U.S.



## Educational Attainment



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Western Dental  
& Orthodontics

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