



**OWNER-USER RESTAURANT OPPORTUNITY**  
**1307 S Main St, Santa Ana, CA**  
**FOR SALE**





## THE PROPERTY

Freestanding retail/restaurant building on Main Street in the heart of Santa Ana. The property offers exceptional visibility with over 27,700 vehicles passing daily. The 1,664 SF building sits on a 7,700 sq ft lot with ample private parking and a pylon sign. Restaurant ready for an owner-user.

### OVERVIEW

ADDRESS	<b>1307 S Main St, Santa Ana, CA 92707</b>
APN	052-0-153-340
LOT SIZE	7,696 (0.18 AC)
BUILDING SIZE	1,664 Sq Ft
ZONING	C-SM (South Main Street Commercial District)
ASKING	\$850,000

COMMERCIAL WEST BROKERAGE

Matt Berry, LIC#2134414

Chase Lemley, LIC#2007670

[mberry@commercialwest.com](mailto:mberry@commercialwest.com) | 949.723.7300



## INVESTMENT HIGHLIGHTS

- 1,664 SF free-standing restaurant building
- Pylon sign and approx. 50' of frontage on S Main St
- Opportunity Zone – potential tax advantages for investors
- Densely populated area with large daytime population (36,175 within 1 mile)
- Full restaurant buildout; ideal for owner-user



**1307 S MAIN ST**  
SANTA ANA, CA 92707

**ESTIMATED POPULATION**

1 mi | 54,636  
3 mi | 300,403  
5 mi | 666,270

**DAYTIME POPULATION**

1 mi | 36,175  
3 mi | 311,613  
5 mi | 798,664

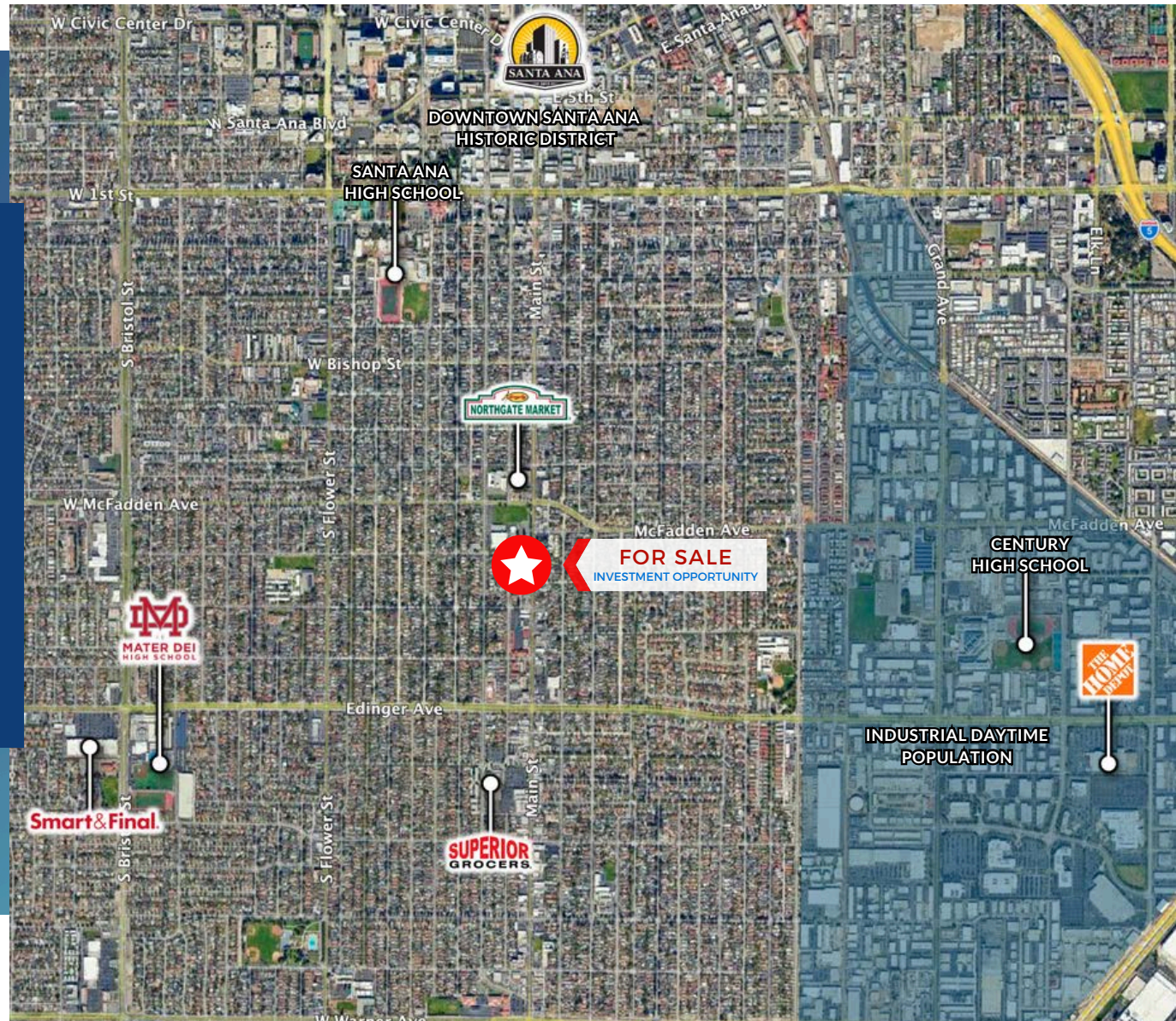
**AVG HOUSEHOLD INCOME**

1 mi | \$107,970  
2 mi | \$116,707  
3 mi | \$129,920

**TRAFFIC COUNT**

Main Street | 27,700 CPD

**BY THE NUMBERS**



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