

OFFERING MEMORANDUM

±16,000 FREESTANDING BUILDING ZONED FOR OFFICE,  
BANKS, FINANCIAL INSTITUTIONS, MEDICAL & CHILD CARE

2215

N BROADWAY

SANTA ANA, CALIFORNIA



**EXCLUSIVE  
LISTING  
ASSOCIATE:**



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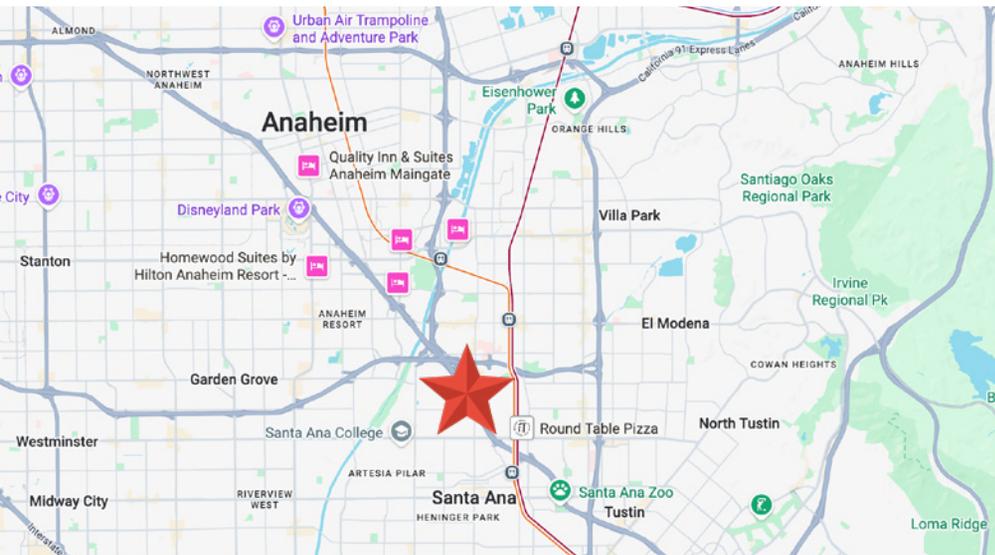
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# Executive Summary

<b>PRICE:</b>	<b>Contact Us</b>
<b>PROPERTY ADDRESS:</b>	2215 N Broadway Santa Ana, CA 92706
<b>BUILDING SIZE:</b>	<b>16,290 SF</b>
<b>BUILDING HEIGHT:</b>	2 Stories
<b>BUILDING FAR:</b>	0.46
<b>ZONING:</b>	P
<b>PROPERTY SUBTYPE:</b>	Medical
<b>TYPICAL FLOOR SIZE:</b>	8,145 SF
<b>LOT SIZE:</b>	0.81 AC
<b>PARKING:</b>	39 Spaces (2.39 Spaces per 1,000 SF leased)



## Features + Amenities

- ±16,000 sqft freestanding building with two floors
- Multiple street visible signage options available
- Large parking lot with convenient access from Broadway & Main Street by way of Buffalo Ave
- Positioned between MainPlace Mall, Bowers Museum, Discovery Cube
- Moments away from 5 Freeway
- Dense commuter traffic day and night
- Situated one block from Rancho Santiago Community College
- In between Discovery Science & Museum
- 1/2 mile from Main Place Mall
- Property sits in an enterprise zone
- Approx. 3,300 sqft suited for outdoor playground or additional parking
- Zoning also allows for museums, science centers, psychiatry, libraries, credit unions, dental, art galleries, & pharmacies
- Tenant to verify use and zoning independently
- Traffic counts — Broadway – ±22,894 CPD
- 3-mile demographics — population – 305,721
- Income - \$77,081

## Attractive Building Location With Incredible Freeway Access



**Central Orange County Location:** Situated at 2215 Broadway in Santa Ana, the property benefits from a highly accessible location within the heart of Orange County, offering convenient connectivity to surrounding business districts and residential neighborhoods.



**Strategic Freeway Access:** Close proximity to major transportation corridors including the I-5, CA-22 (Garden Grove Freeway), and CA-55 (Costa Mesa Freeway), allowing efficient travel throughout Orange County and the greater Southern California region.



**Proximity to John Wayne Airport:** Located just a short drive from John Wayne Airport (SNA), providing convenient access for regional and national travel.



**Established Commercial Corridor:** Positioned along Broadway in a well-developed commercial area of Santa Ana, surrounded by a mix of retail, educational, cultural, and civic destinations.



**Nearby Regional Destinations:** The property is located near major local attractions including MainPlace Mall, Bowers Museum, Discovery Cube Orange County, and Santa Ana College.



**Access to Local Amenities:** The surrounding area offers a wide range of dining, retail, and service amenities that support employees, visitors, and nearby businesses.



**Dense Population and Workforce:** Located within a densely populated area of central Orange County, providing access to a strong workforce and consistent daytime activity.

**Strong Orange County Market:** Santa Ana continues to experience steady commercial demand due to its central location, established infrastructure, and proximity to major employment hubs across Orange County.



**2215**  
N BROADWAY  
SANTA ANA, CALIFORNIA

ON RAMP TO  
I-5 SOUTH



Main Street

W Santa Clara Ave

W Buffalo Ave

Broadway - (±22,894 CPD)







**2215**  
N BROADWAY  
SANTA ANA, CALIFORNIA

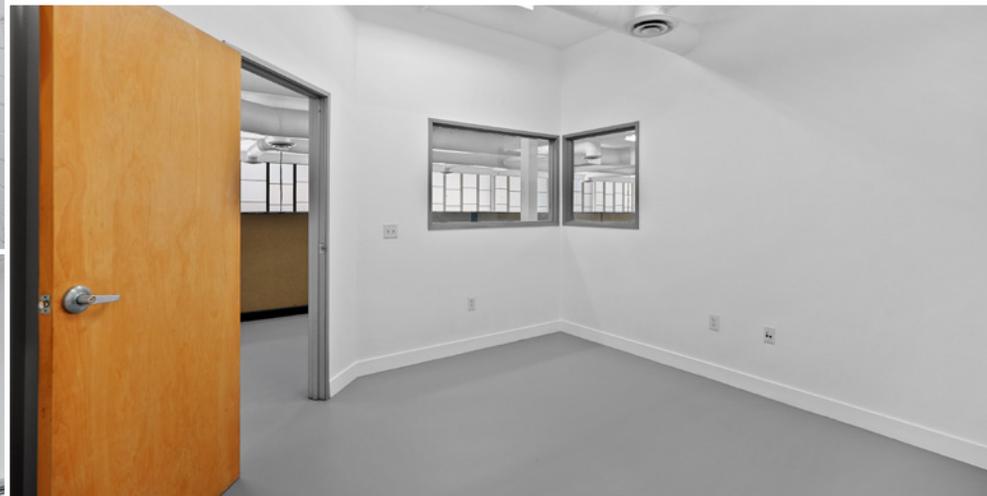
**Broadway – (±22,894 CPD)**

**W Buffalo Ave**

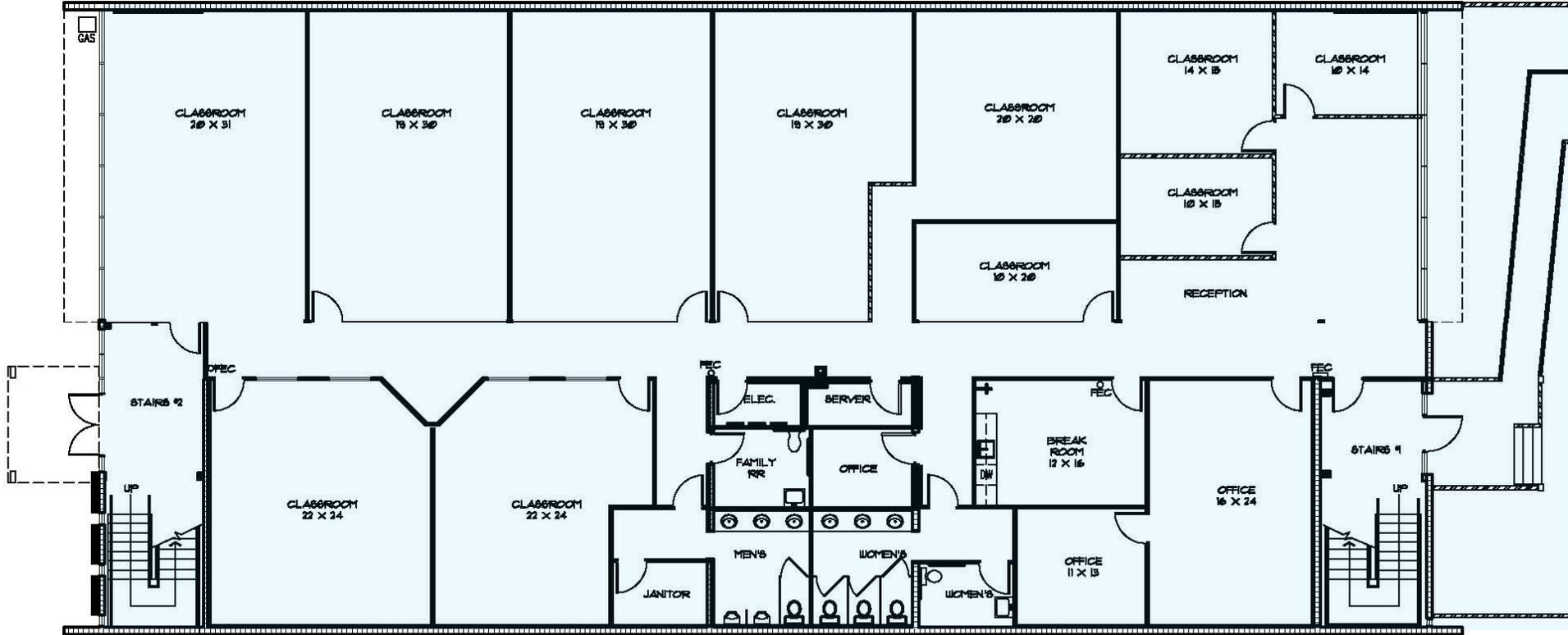




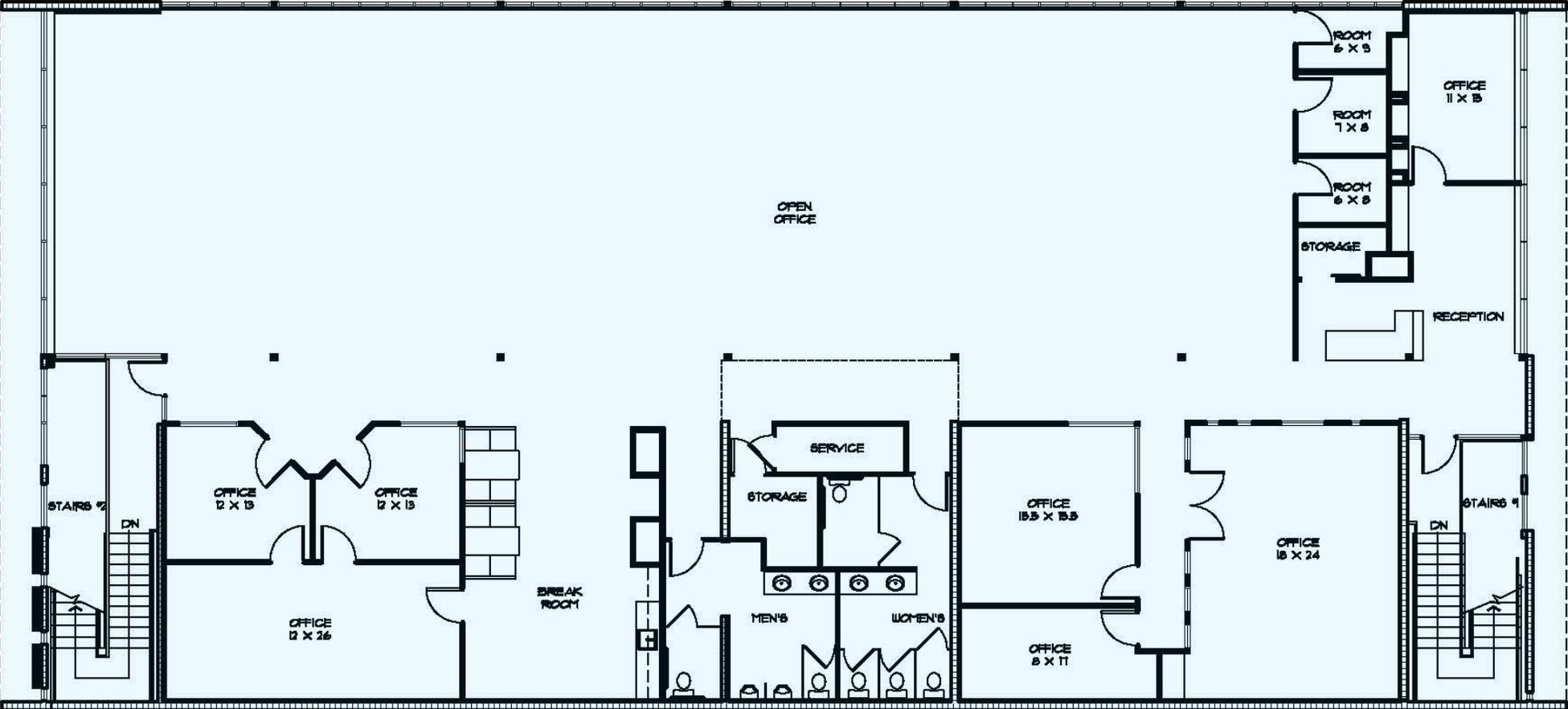




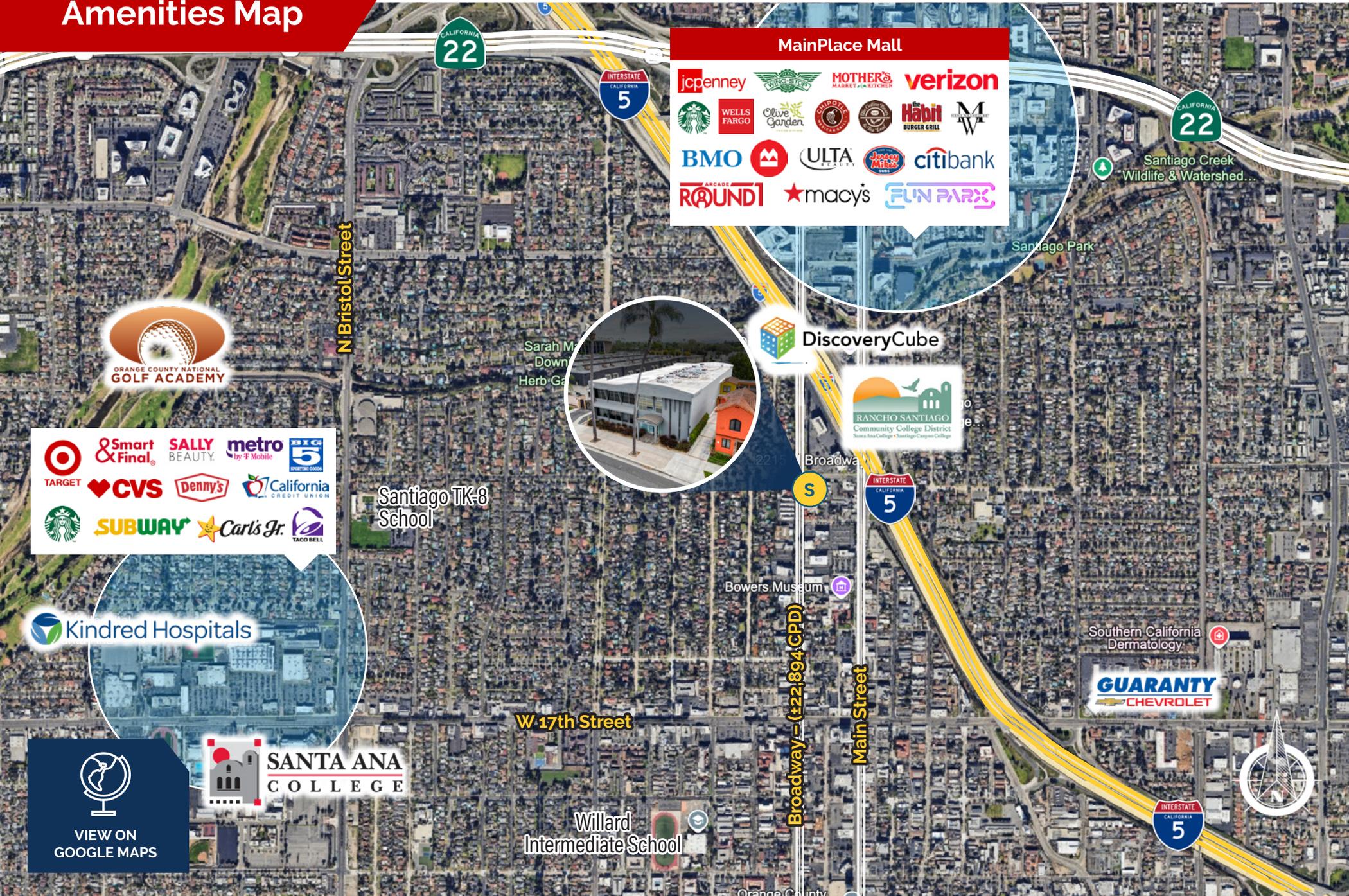
# First Floor Plan



# Second Floor Plan



# Amenities Map



**MainPlace Mall**

- jcpenny
- WINGS
- MOTHER'S MARKET & KITCHEN
- verizon
- Starbucks
- WELLS FARGO
- Olive Garden
- CHOP
- Habit Burger Grill
- M
- BMO
- ULTA
- citibank
- ROUND1
- macy's
- FUN PARKS



**DiscoveryCube**



**RANCHO SANTIAGO**  
Community College District

- TARGET
- Smart & Final
- SALLY BEAUTY
- metro by T-Mobile
- B&G
- CVS
- Denny's
- California CREDIT UNION
- Starbucks
- SUBWAY
- Carl's Jr.
- TACO BELL



**Kindred Hospitals**

**VIEW ON  
GOOGLE MAPS**



**SANTA ANA  
COLLEGE**

# Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	36,388	333,212	737,478
Female Population %	49.78%	48.97%	49.57%
Male Population %	50.22%	51.03%	50.43%
Population Density	11,582	11,784	9,389
Population Median Age	30	31	33
Employed Civilian Population 16+	17,534	162,127	372,575
% White Collar	43.10%	43.10%	48.90%
% Blue Collar	56.90%	56.90%	51.10%
Total Q2 2017 Employees	25,802	180,556	388,421
Total Q2 2017 Establishments	1,536	13,448	30,316
Population Growth 2000-2010	-3.71%	-2.45%	-0.35%
Population Growth 2017-2022	-1.29%	0.03%	-0.01%

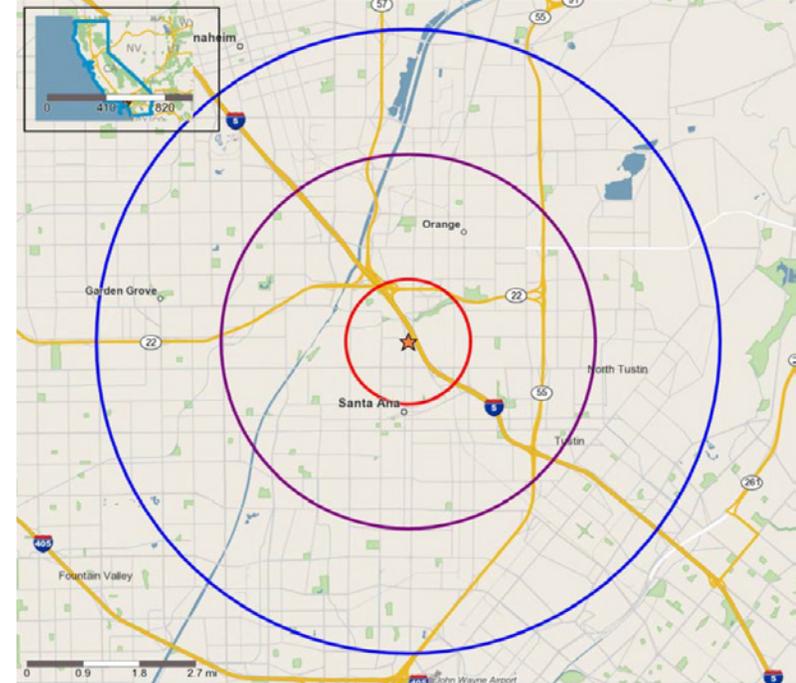
Income	1 Mile	3 Miles	5 Miles
Average Household Income	\$80,323	\$75,766	\$85,976
Median Household Income	\$53,034	\$54,434	\$62,546
Per Capita Income	\$23,050	\$19,650	\$23,112
Avg Income Growth 2000-2010	41.31%	31.79%	31.39%
Avg Income Growth 2017-2022	15.48%	14.99%	14.50%

Households	1 Mile	3 Miles	5 Miles
Households	10,358	83,606	195,071
Average Household Size	3	4	4
HH Growth 2000-2010	2.63%	1.24%	1.31%
HH Growth 2017A-2022	2.10%	1.97%	1.77%

Housing Units	1 Mile	3 Miles	5 Miles
Occupied Units	10,358	83,606	195,071
% Occupied Units	98.72%	98.45%	98.39%
% Vacant Housing Units	1.28%	1.55%	1.61%



## Area Snapshot

 **737,478**  
TOTAL POPULATION (5-Mile)

 **9,389**  
POPULATION DENSITY (5-Mile)

 **195,071**  
HOUSEHOLDS (5-Mile)

 **\$85,976**  
AVERAGE HOUSEHOLD INCOME (5-Mile)

 **\$62,546**  
MEDIAN HOUSEHOLD INCOME (5-Mile)

# 2215

N B R O A D W A Y

S A N T A A N A , C A L I F O R N I A

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