

OFFERING MEMORANDUM

OWNER-USER OPPORTUNITY

FOR SALE

1626 S BROADWAY, SANTA ANA CA 92707

**PRESENTED BY
CARLOS SILGUERO**

HEALTHCARE LEASING & INVESTMENT SALES

DIRECT LINE: 949-820-6112

EMAIL: CARLOS.SILGUERO@EXPCOMMERCIAL.COM

CA Lic: 01915515

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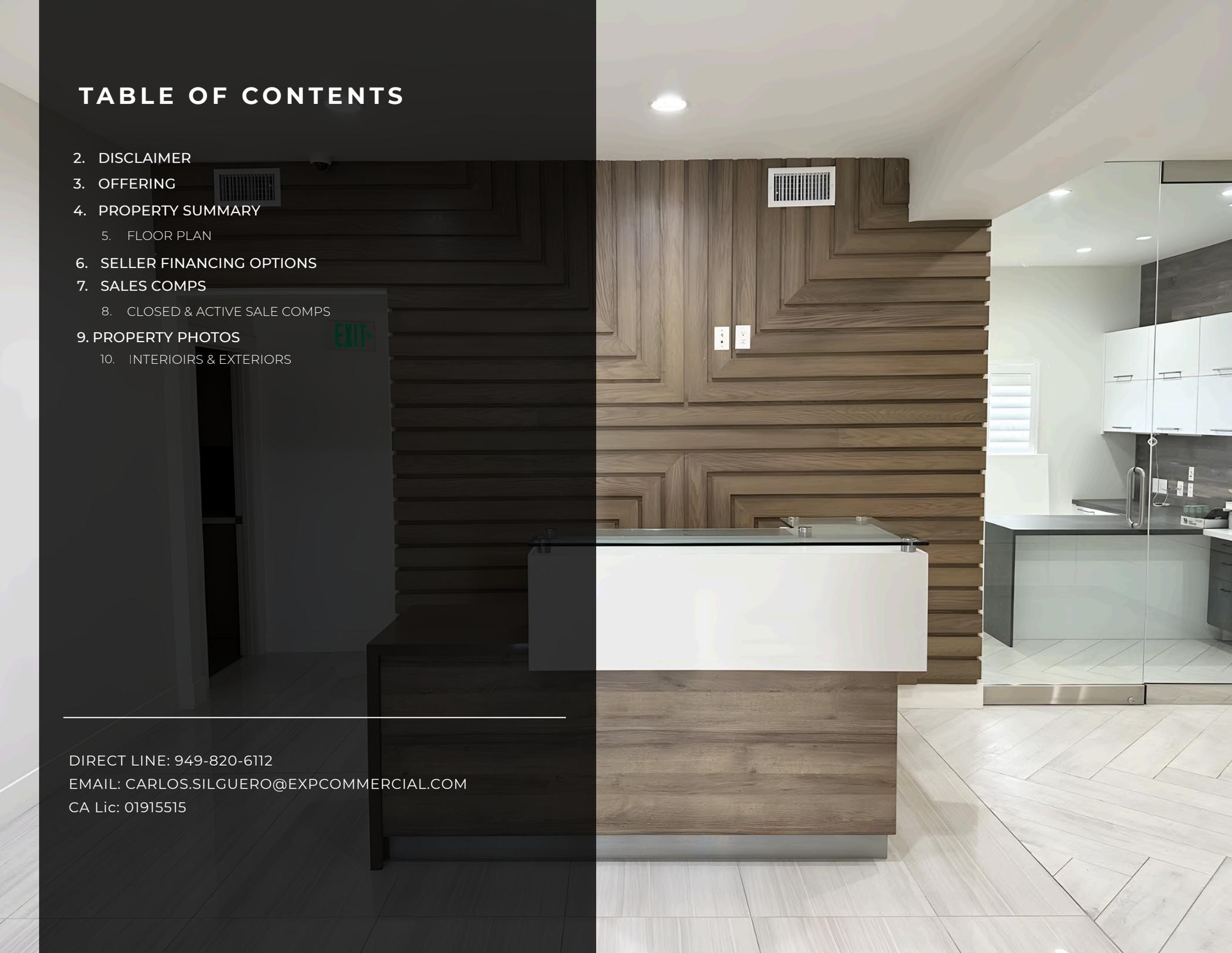
PRICE: \$970,000



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DISCLAIMER

Confidential Offering Memorandum | 1626 S Broadway, Santa Ana, 92707

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OFFERING

This asset presents a compelling owner-user or investment opportunity along a highly visible corridor in the Santa Ana market. The property consists of a professionally improved medical office building, configured to support clinical operations with multiple exam rooms, reception, and support infrastructure.

The building benefits from recent interior upgrades, including modern finishes, improved functionality, and a layout conducive to medical or professional office use. The improvements enhance usability for healthcare providers seeking a turnkey or near turnkey solution. Strategically located within an established infill market, the property offers strong accessibility, nearby amenities, and proximity to major employment and residential hubs.

Delivered vacant at closing, the asset provides flexibility for an owner-user, medical practice, or investor seeking repositioning upside.

Address: 1626 S BROADWAY, SANTA ANA, CA 92707

Type / Zoning: COMMERCIAL (USE)

Year Built: 1963 (Renovated)

Lot Size: 0.13 ACRES

Building Size: 1,549 SF

Parcel Number: 013-182-26

Reserved Parking: ~8 Spaces (Gated)





PROPERTY SUMMARY

Located along the well-trafficked South Broadway corridor in Santa Ana, California, this approximately 1,549 square foot medical/professional office building sits on a 0.13-acre parcel within a dense infill Orange County submarket. The property benefits from strong street visibility, convenient access, and proximity to major retail amenities and transportation corridors.

Positioned near key thoroughfares including the I-5, SR-55, and SR-22 freeways, the asset provides excellent regional connectivity. The surrounding area is supported by national and regional retailers, dining options, and essential services, enhancing its appeal for owner-users and medical professionals seeking a centrally located practice location.

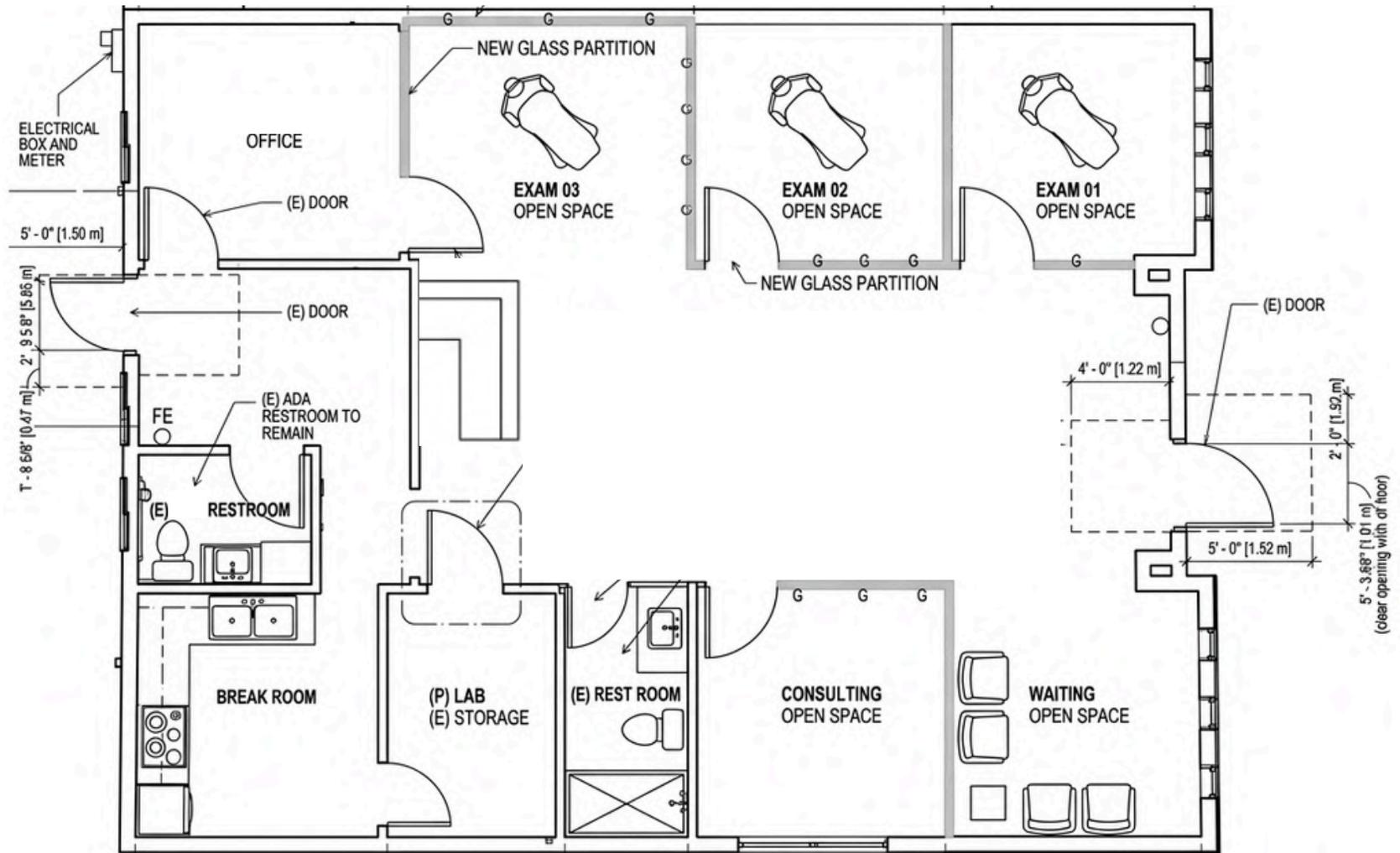
The building has been improved with modern interior finishes and is configured to support medical use, including multiple exam rooms, reception, and supporting infrastructure. Its functional layout allows for immediate occupancy or further customization depending on user needs.

Delivered vacant.

HIGHLIGHTS

- Spec Suite Layout and Flooring
- Recently Improved Interior Finishes
- Owner-User or Value-add opportunity
- Strong infill location with high accessibility
- Functional layout for clinical or office use
- Gated Parking

CONCEPTUAL MEDICAL / PROFESSIONAL OFFICE FLOOR PLAN



Conceptual medical/professional floor plan for illustrative purposes only.
Layout and dimensions are approximate and subject to verification.

OWNER FINANCING OPTION

Owner Financing Opportunity (Illustrative)

Owner-user and investors may have the opportunity to acquire the property with flexible seller financing, reducing reliance on traditional lending and allowing for a streamlined acquisition process.

This structure can benefit buyers seeking faster execution, simplified underwriting, or customized deal terms.

Illustrative Structure (35% Down)

- **Purchase Price: \$1,000,000 (illustrative)**
- **Down Payment (35%): \$350,000**
- **Seller Financing (65%): \$650,000**

Proposed Terms (Example)

- **Interest Rate: 6.0% – 7.5% (negotiable)**
- **Amortization: 25–30 years**
- **Term: 3–5 year balloon**
- **Monthly Payment: ~\$3,900 – \$4,500 (est.)**
- **Prepayment: Negotiable**

Key Advantages

- **Flexible deal structure tailored to buyer needs**
- **Faster closing compared to traditional financing**
- **Reduced bank underwriting requirements**
- **Potential to finance improvements or buildout**
- **Attractive option for owner-users or investors**

A modern interior space featuring a wall with horizontal wood paneling. In the center, there is a white reception desk with a glass top and a dark wood base. To the left, a doorway is visible with a green 'EXIT' sign above it. To the right, a glass-walled kitchen area is partially visible. The floor is made of light-colored wood-look planks. The ceiling has recessed lighting and air vents.

SALE COMPARABLES

CLOSED & ACTIVE SALE COMPS



1902 S Standard Ave
Santa Ana - MEDICAL OFFICE

PRICE	\$966.79k
SALE TERM OM	MONTHS
BUILDING SIZE	1,614 SQFT
LOT SIZE	9,148 SF
MARKET PSF	~\$599.00
TYPE OF BUYER	OWNER USER
TYPE OF CONDITION	WHITE SHELL
OCCUPANCY %	0%
STATUS	ACTIVE

Zoned for Retail, Medical, and Office.
Built: 1962



1614 French St
Santa Ana - MEDICAL OFFICE

PRICE	\$1.52M
SALE TERM OM	MONTHS
BUILDING SIZE	2,178 SQFT
LOT SIZE	7,091 SF
MARKET PSF	~\$700.00
TYPE OF BUYER	DENTAL USER
TYPE OF CONDITION	MODERATE
OCCUPANCY %	0%
STATUS	ACTIVE

A rare commercial opportunity in the heart of Santa Ana's Civic Center / Downtown district—1614 French St. is a well-established,

fully operational dental office now available for sale. This longtime dental practice location is ideal for a dentist, medical user, or healthcare investor seeking a plug-and-play property with major upside and minimal downtime.

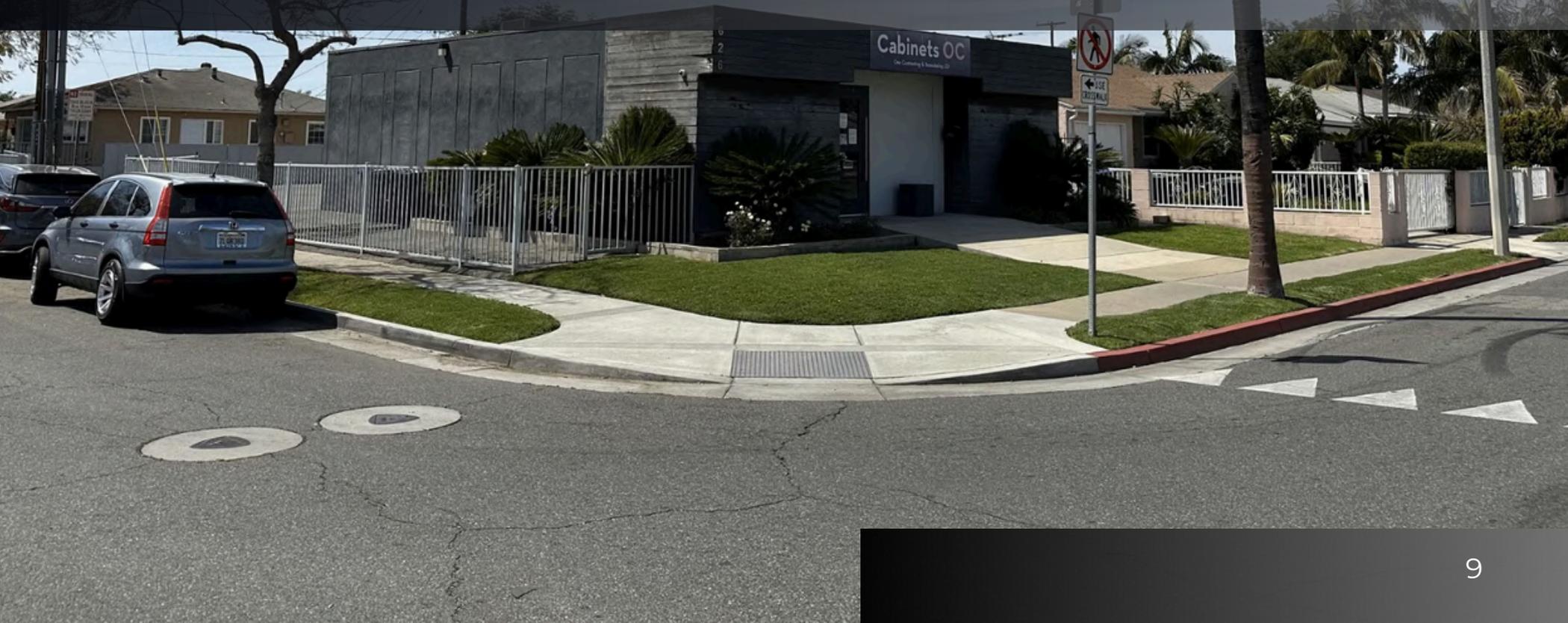


11211 N Broadway
Santa Ana - MEDICAL OFFICE

PRICE	\$3.2M
SALE DOM	154 DAYS
BUILDING SIZE	4,107 SQFT
LOT SIZE	11,000 SQFT
SOLD PSF	\$779.15
TYPE OF BUYER	OWNER USER
TYPE OF CONDITION	SUPERIOR
OCCUPANCY %	0%
STATUS	CLOSED



PROPERTY PHOTOS







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