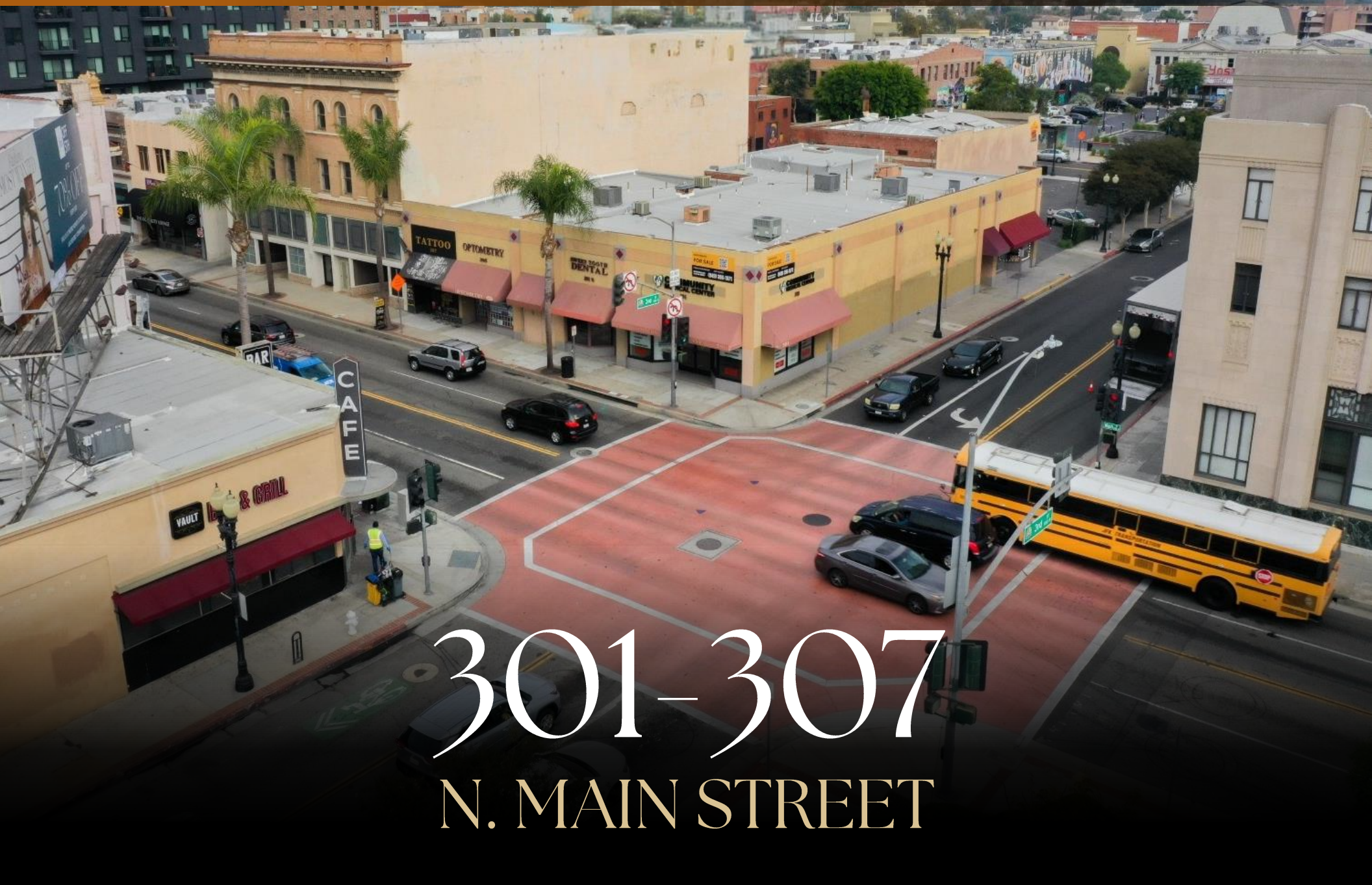


HISTORIC CORNER RETAIL & MEDICAL INVESTMENT OPPORTUNITY ■ SANTA ANA, CA 92701



301-307
N. MAIN STREET

301-307 N. MAIN STREET SANTA ANA, CA 92701

For additional information or to schedule a tour, contact us today

Pasha Darvishian

(949) 396-1075

Pasha@darvishiangroup.com

LIC 01397162

Jon Hauso

(949) 396-1028

Jon@darvishiangroup.com

LIC 02003482



This Offering Memorandum is proprietary and confidential, intended solely for use by the party receiving it from Darvishian Real Estate Investment Services. It may not be shared, copied, or distributed without written consent. By reviewing this information, the recipient agrees to maintain confidentiality. This material provides summary, unverified information for preliminary review only. It is not a substitute for independent due diligence. Darvishian Real Estate Investment Services makes no warranties or representations regarding the property's financial performance, physical condition, regulatory compliance, or tenant matters. All information is believed to be reliable but is unverified and subject to change. Prospective buyers must conduct their own investigations and seek professional advice regarding legal, tax, financial, and physical aspects of the property. Darvishian Real Estate Investment Services acts solely as a marketing agent and does not perform due diligence on behalf of buyers. Projected rents and financials are estimates only and may not be achievable, particularly in light of applicable rent regulations. Buyers should rely solely on their own analysis and independent verification.



DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

01

Executive Summary

OFF 5TH
UP TO
6 OFF
EVERY DAY
POINTE AT SOUTH COAST
EVERY CONNECTION

BAR
J

CAFE

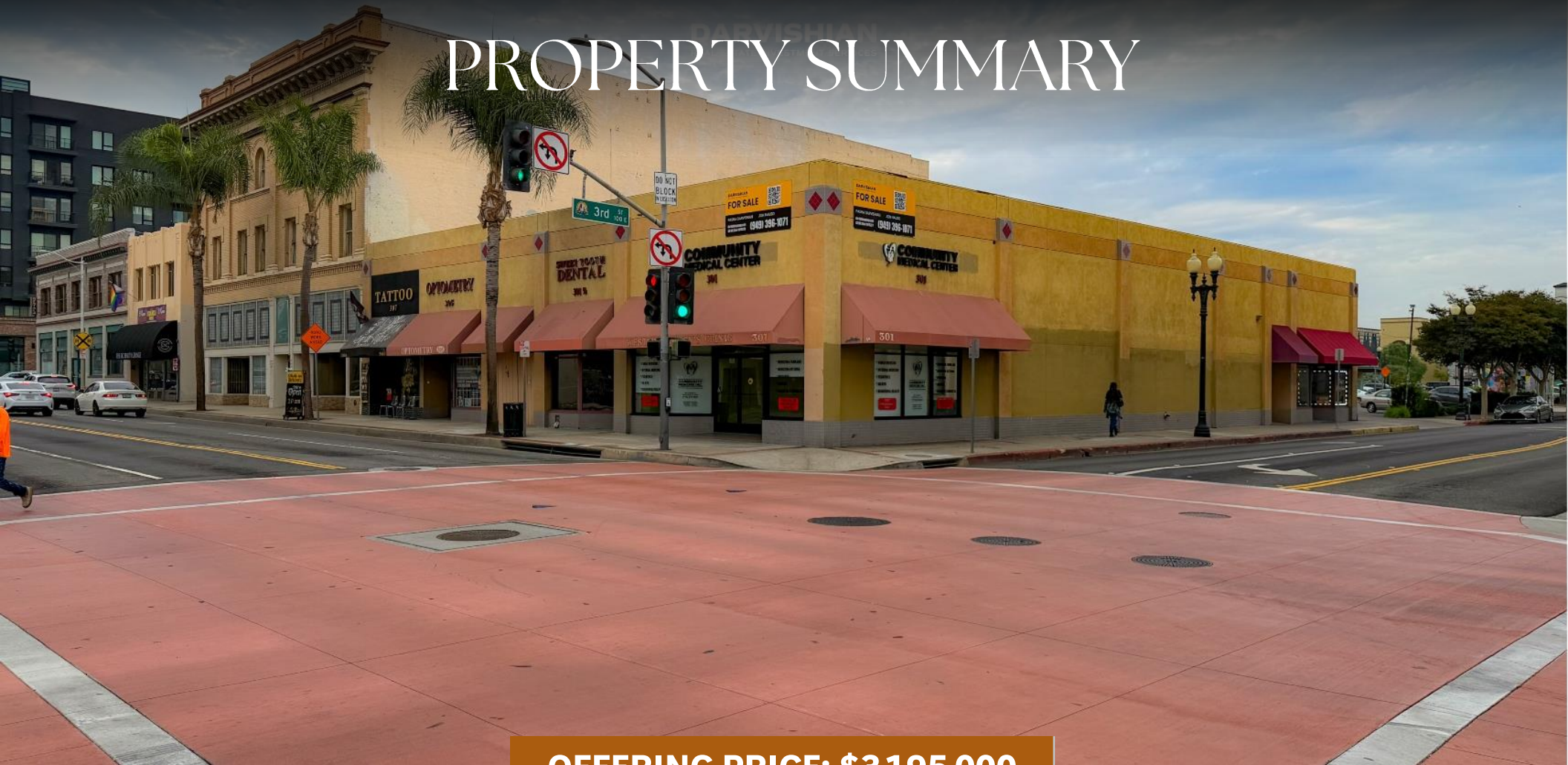
3rd

FOR SALE
COMMUNITY MEDICAL CENTER

FOR SALE
COMMUNITY MEDICAL CENTER

COMMUNITY MEDICAL CENTER

PROPERTY SUMMARY



OFFERING PRICE: \$3,195,000

6
UNITS

8,550
BUILDING SF

7,582
+ BONUS
BASEMENT

10,363
LOT SF

1912
YEAR BUILT

SD-84 DT
ZONING

Broker has not measured the size of the building, Buyer should conduct their own size measurements.

PROPERTY OVERVIEW

301-307 N. Main Street

301–307 N Main Street is a rare, architecturally distinctive brick-and-masonry commercial asset located on the highly visible hard corner of Main Street and 3rd Street in the heart of Downtown Santa Ana. Built in 1912, the building offers approximately **8,550 square feet** of ground-floor retail and medical office space, complemented by an additional **7,582 square feet** of bonus basement space, for a total of **16,132 rentable square feet**.

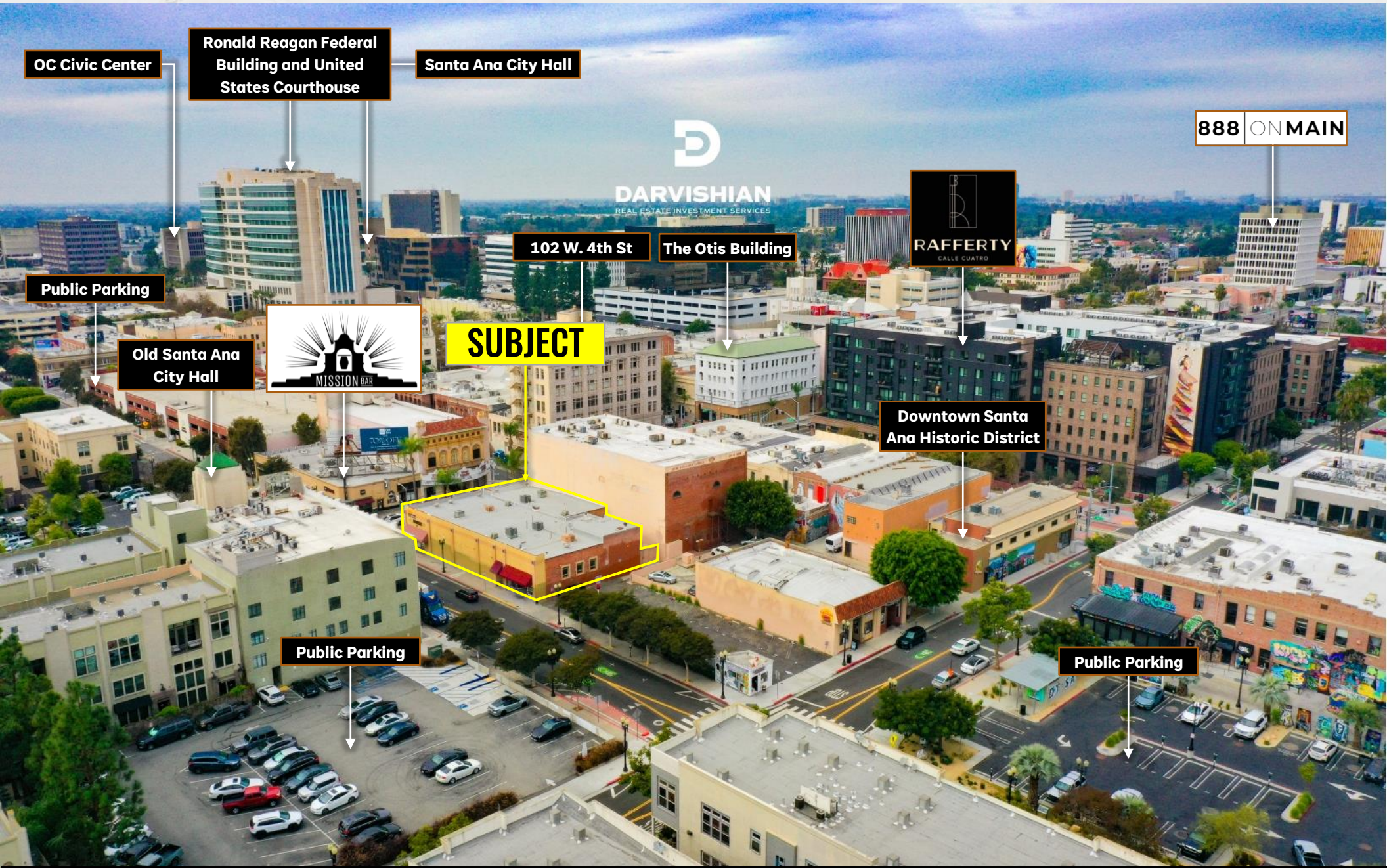
The property consists of **five street-level tenant spaces**, including a fully built-out medical suite, dental office, optometry clinic, tattoo studio, and long-standing beauty salon. Suites feature **high ceilings over 11 feet**, efficient floor layouts, and prominent storefront exposure along Main Street—one of the most trafficked pedestrian corridors in the downtown district.

Positioned within the **SD-84 DT zoning** designation, the site benefits from robust foot traffic, dense surrounding residential neighborhoods, and a walkable urban environment anchored by restaurants, retailers, civic buildings, and cultural destinations. The building occupies a **10,363 SF corner parcel**, offering exceptional visibility, dual frontage, and strong signage opportunities.

With both stabilized tenants and multiple suites— including the expansive basement—available for immediate lease-up, the property presents buyers with a significant value-add opportunity. Investor upside includes capturing market NNN rents for medical/retail users and activating the large basement space at attractive gross rents per square foot. Market underwriting demonstrates the potential to achieve a substantially higher stabilized **market cap rate of 8.59%** based on projected income streams.

Overall, 301–307 N Main Street stands out as a Downtown Santa Ana legacy asset combining historic character, flexible tenancy, rare corner positioning, and meaningful near-term revenue growth potential.

PREMIER MAIN STREET LOCATION





Historic Corner Retail & Medical Investment Opportunity



301-307 N. Main Street



Historic Corner Retail & Medical Investment Opportunity



Investment Highlights

- ▶ **Prime hard-corner** location at Main Street & 3rd Street in the center of Downtown Santa Ana
- ▶ **Five street-level units** including medical, dental, optometry, tattoo, and beauty salon tenants
- ▶ **Dense, walkable urban corridor** with heavy pedestrian and vehicle traffic
- ▶ **Excellent value-add opportunity** via lease-up of multiple vacant suites and the large basement
- ▶ **Stabilized market cap rate of 8.59%** based on projected income streams
- ▶ **8,550 SF** of ground-floor retail/medical office space + 7,582 SF bonus basement (total 16,132 RSF)
- ▶ **High ceilings (11'+)**, strong natural light, and prominent storefront visibility
- ▶ **Zoned SD-84 DT**, allowing a wide range of commercial uses
- ▶ **Market rent upside** with pro forma NNN rents for medical/retail suites
- ▶ **Historic 1912 construction** with brick and masonry architectural character

Faks OFF 5TH
UP TO
70% OFF
EVERY DAY
FIND US AT METRO POINTE AT SOUTH COAST
AND BEVERLY CONNECTION

DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

02

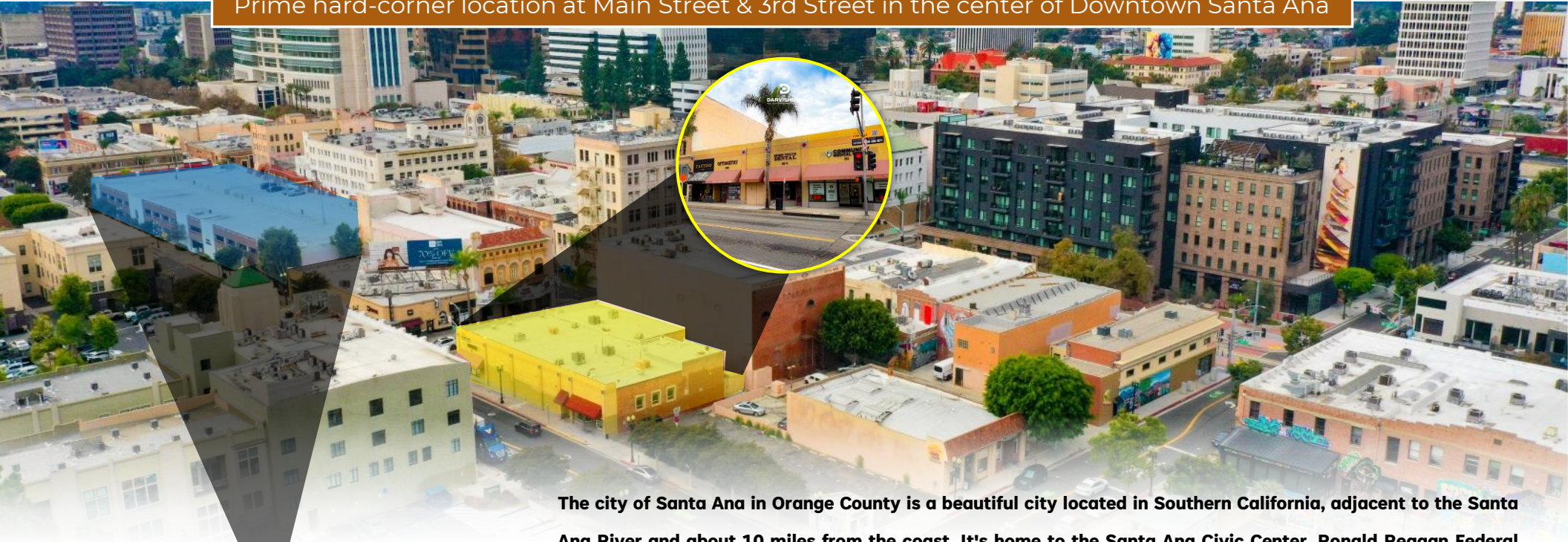
The Location

3RD ST.



SANTA ANA, CALIFORNIA

Prime hard-corner location at Main Street & 3rd Street in the center of Downtown Santa Ana



3rd & Broadway Development

Development: The project is called 3rd and Broadway Promenade and will also feature an apartment tower and a hotel, and the existing garage will be replaced. **Height and size:** The nine-story parking structure will have 2,463 stalls and be about 493 feet tall to its roof.

The city of Santa Ana in Orange County is a beautiful city located in Southern California, adjacent to the Santa Ana River and about 10 miles from the coast. It's home to the Santa Ana Civic Center, Ronald Reagan Federal Building and Courthouse, Santa Ana Zoo, Bowers Museum, Discovery Cube Orange County, and The Heritage Museum.

The city itself is very densely populated, with the downtown area being the main arts and entertainment hub. There are a lot of restaurants, coffee shops, and parks. The public schools are above average. Several historic homes dating from the late 1800's can be found as well, and their preservation is a key issue as development of the downtown area continues.

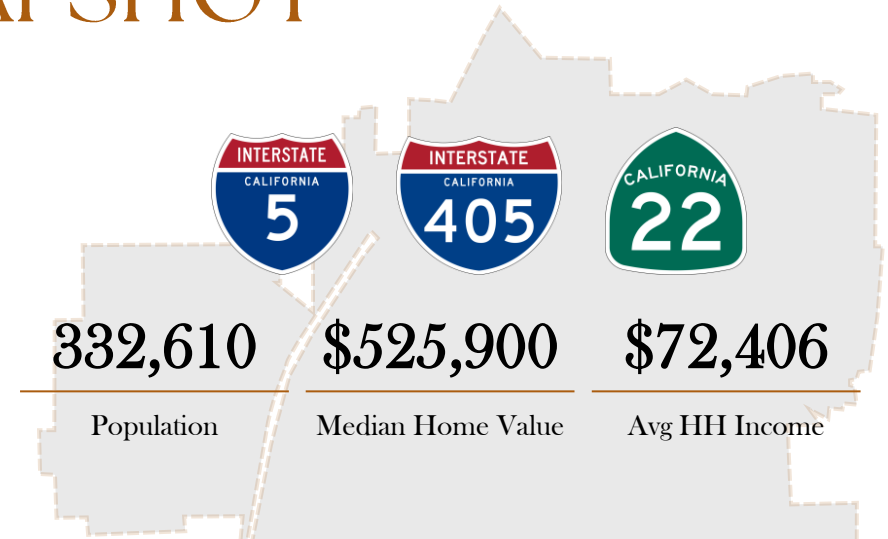
The City of Santa Ana is a 27-square mile, ethnically diverse city located 35 miles south of Los Angeles and roughly ten miles inland from the Pacific Ocean. With a total population of over 310,000, Santa Ana is Orange County's second largest city and serves as the county seat. The City comprises more than 60 distinct neighborhoods. The Santa Ana Unified School District is the local school district that serves the majority of the community.

AREA SNAPSHOT

Prime Downtown Santa Ana Corner – Located at the signalized intersection of Main Street & 3rd Street, one of the most active pedestrian and vehicular corridors in the downtown market.

High Foot-Traffic Environment – Surrounded by dense residential housing, government offices, restaurants, and retail, driving consistent daily pedestrian activity along Main Street.

Walkable Urban Core – Steps from Santa Ana's key downtown amenities, including restaurants, boutiques, professional services, and cultural destinations.



Proximity to Civic & Government Centers – Near City Hall, courthouses, county offices, and public administration buildings, generating strong daytime population and demand for service-oriented tenants.

Established Retail & Medical Cluster – The immediate trade area supports a diverse mix of medical users, salons, professional offices, and destination retailers, enhancing tenant synergy.

Excellent Transit Connectivity – Beneficial access to major transit lines, connecting Downtown Santa Ana with surrounding neighborhoods and employment centers.

Dense Surrounding Population – A large urban population lives and works within the immediate radius, reinforcing strong consumer and service demand.

Strong Visibility & Signage – Dual frontage on Main Street and 3rd Street provides unparalleled exposure and branding opportunities for tenants.

Growing Downtown Revitalization – Continued public and private investment in the Downtown Santa Ana district is driving improvements in walkability, safety, and local commerce.

Local Amenities



UCI Health

PROVIDENCE
Saint Joseph Medical Center

BRISTOL MARKETPLACE

MAINPLACE MALL

SANTA ANA COLLEGE

- CITY OF SANTA ANA**
- City Hall
 - Santa Ana Library
 - OC Civic Center

301-307 N. Main Street

- DOWNTOWN SANTA ANA**
- Hopper Burr
 - Grand Central
 - Chapter One
 - Native Son
 - Proof
 - Lola Gaspar

Centennial Park

BRISTOL CENTER

METRO TOWN SQUARE

SOUTH COAST PLAZA

BRISTOL PLAZA - SANTA ANA

BRISTOL CENTER

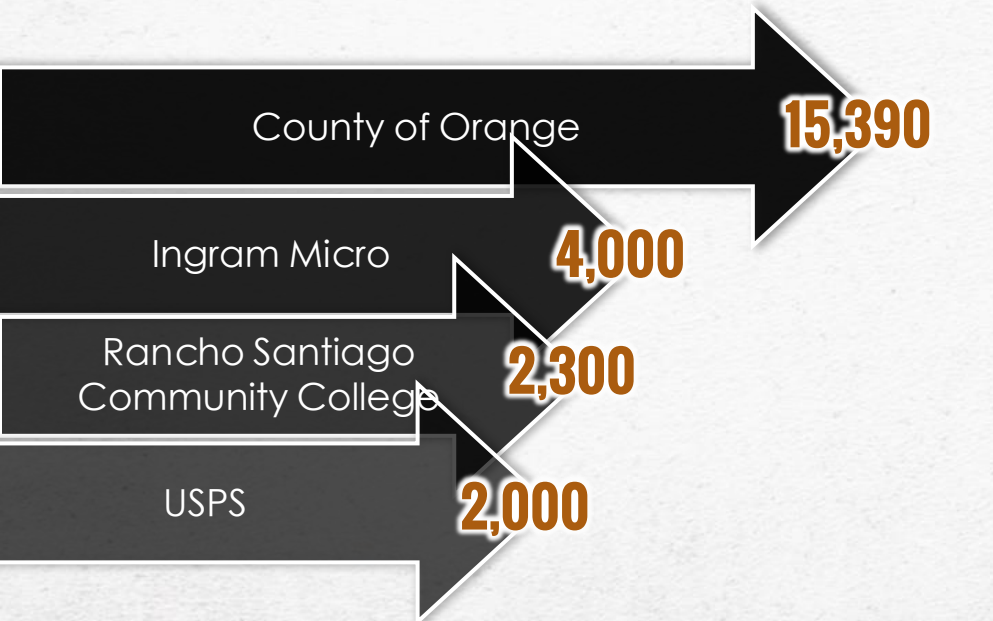
Company Headquarters



First American

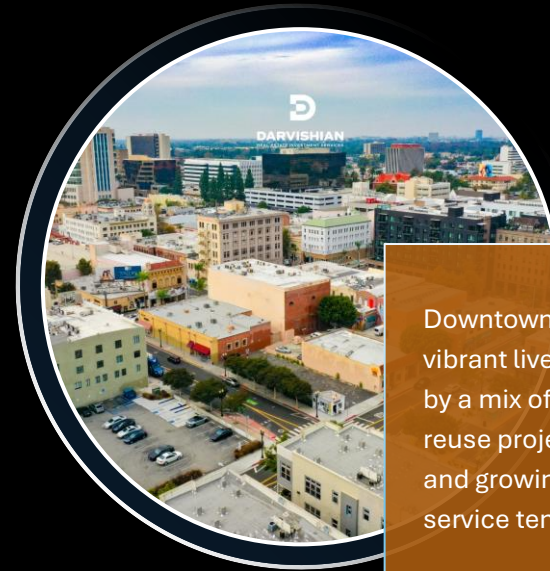


Top Santa Ana Employers



301-307 N. Main Street

Business Climate

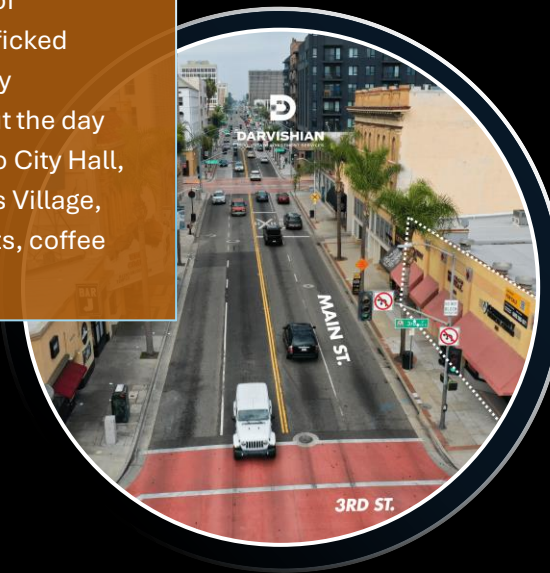


DOWNTOWN SANTA ANA

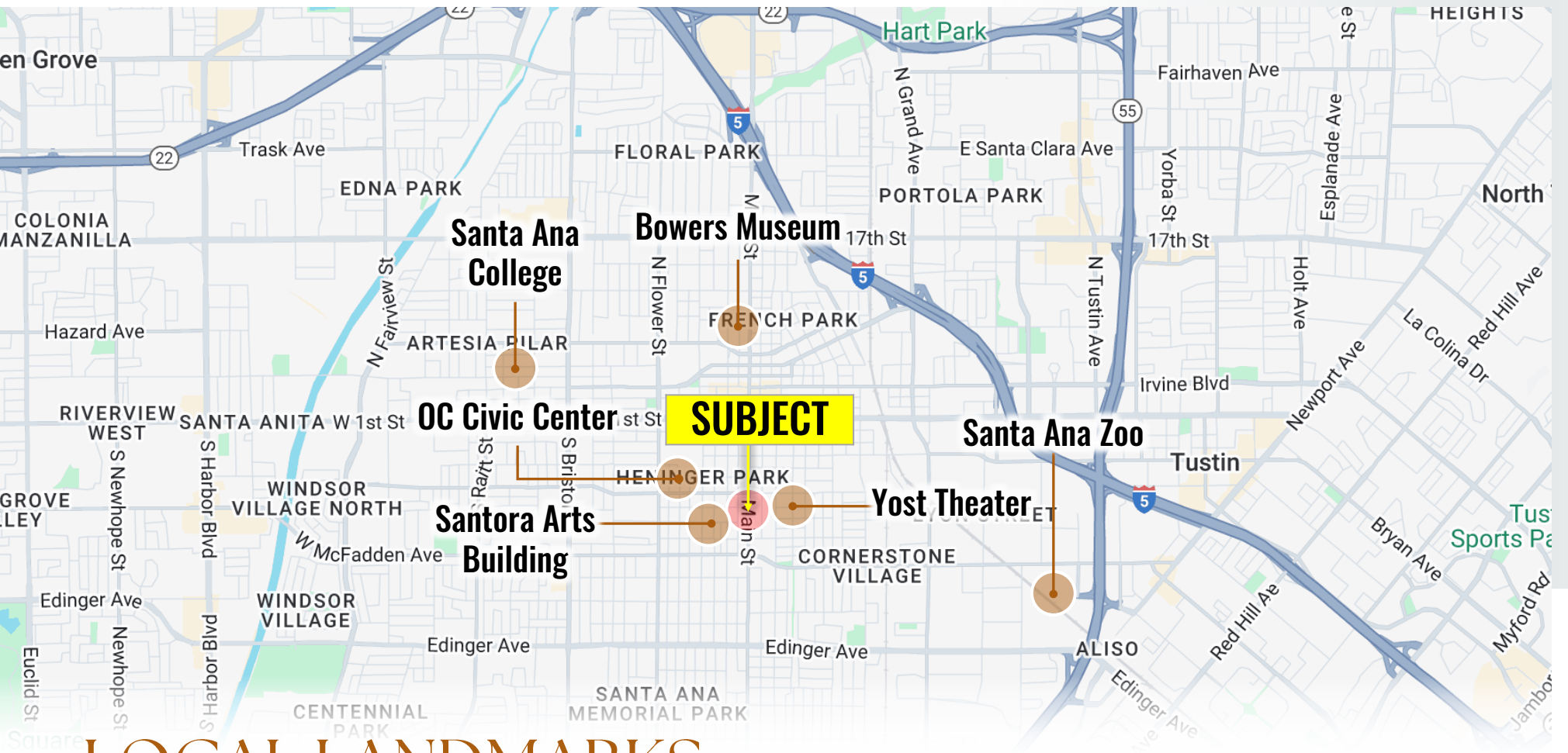
Downtown Santa Ana has evolved into a vibrant live-work-play district characterized by a mix of historic architecture, adaptive reuse projects, thriving local businesses, and growing medical and professional service tenants.

Main Street is recognized as one of Downtown Santa Ana's most trafficked pedestrian corridors, enhanced by consistent foot activity throughout the day and evening due to its proximity to City Hall, the Santa Ana Courthouse, Artists Village, and a concentration of restaurants, coffee shops, and specialty retailers.

MAIN STREET



Historic Corner Retail & Medical Investment Opportunity



LOCAL LANDMARKS

Located at the corner of Main Street and 3rd Street, 301–307 N Main Street is surrounded by some of Downtown Santa Ana’s most notable cultural, historic, and civic landmarks, enhancing tenant visibility and walkability. Just steps away is the Old Orange County Courthouse, a Romanesque-Revival landmark now operating as a museum and heritage site. Also nearby is the Santora Arts Building, a centerpiece of the Downtown Arts District known for its galleries, boutiques, and restaurants, as well as the Yost Theater, a fully restored venue hosting concerts and cultural performances. North along Main Street lies the Bowers Museum, one of Orange County’s most prominent art and history museums, while Santa Ana Zoo at Prentice Park provides a popular family destination within minutes of the site. Additional nearby civic anchors include the Ronald Reagan Federal Building & Courthouse and the Dr. Willella Howe-Waffle House & Medical Museum, further reinforcing the property's positioning within a vibrant, historically rich, and activity-driven urban core. This concentration of landmark destinations supports strong pedestrian activity, visitor engagement, and long-term commercial appeal.

301-307 N. MAIN STREET SANTA ANA, CA 92701

For additional information or to schedule a tour, contact us today

Pasha Darvishian

(949) 396-1075

Pasha@darvishiangroup.com

LIC 01397162



DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

Jon Hauso

(949) 396-1028

Jon@darvishiangroup.com

LIC 02003482

