

FOR SALE

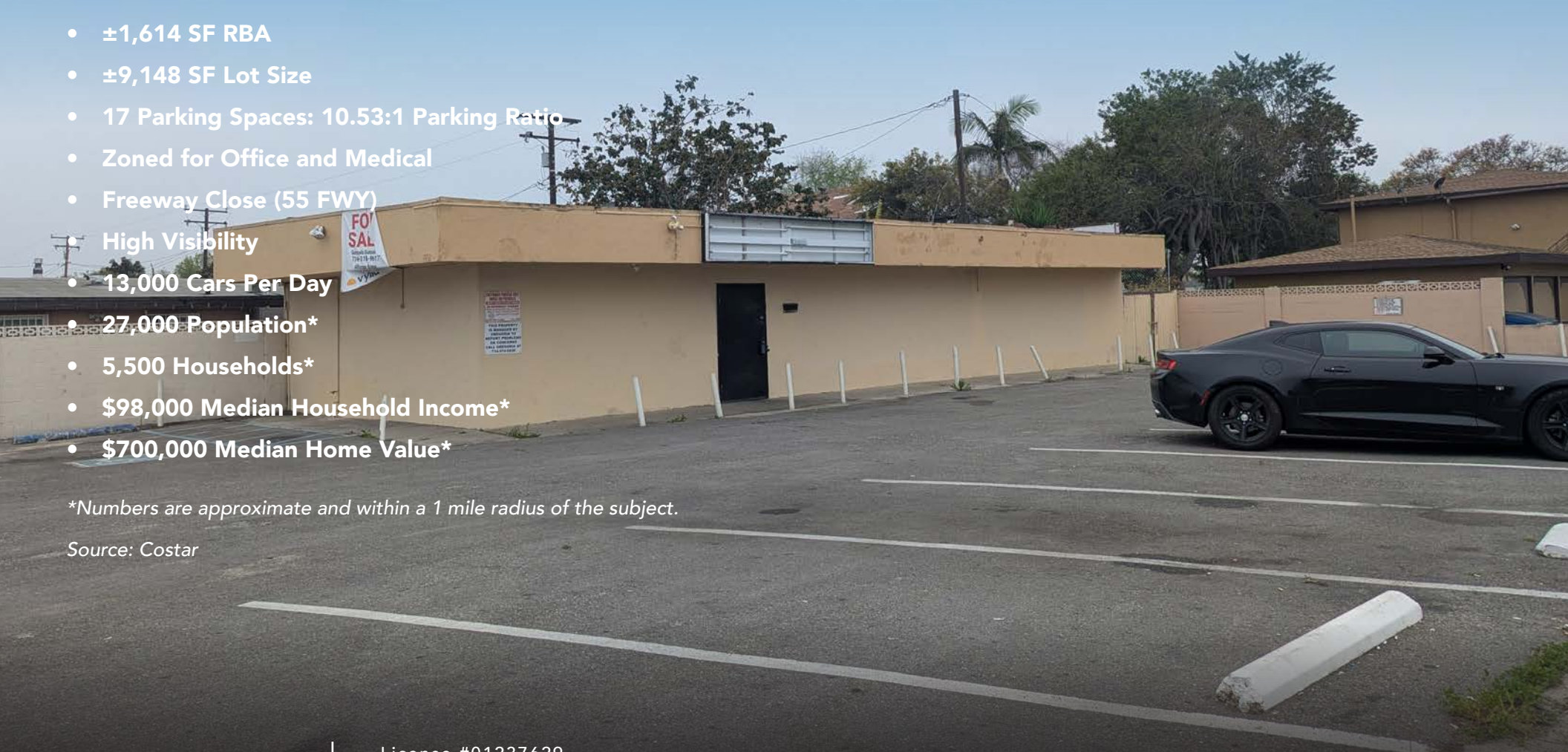
1902 S. STANDARD AVE

SANTA ANA, CA 92707

- ±1,614 SF RBA
- ±9,148 SF Lot Size
- 17 Parking Spaces: 10.53:1 Parking Ratio
- Zoned for Office and Medical
- Freeway Close (55 FWY)
- High Visibility
- 13,000 Cars Per Day
- 27,000 Population*
- 5,500 Households*
- \$98,000 Median Household Income*
- \$700,000 Median Home Value*

**Numbers are approximate and within a 1 mile radius of the subject.*

Source: Costar



DAVID LAFOSSE
Senior Vice President

License #01237629
949.790.3164
dlafosse@leeirvine.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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MARY'S
RESTAURANT

BK'S
DONUTS

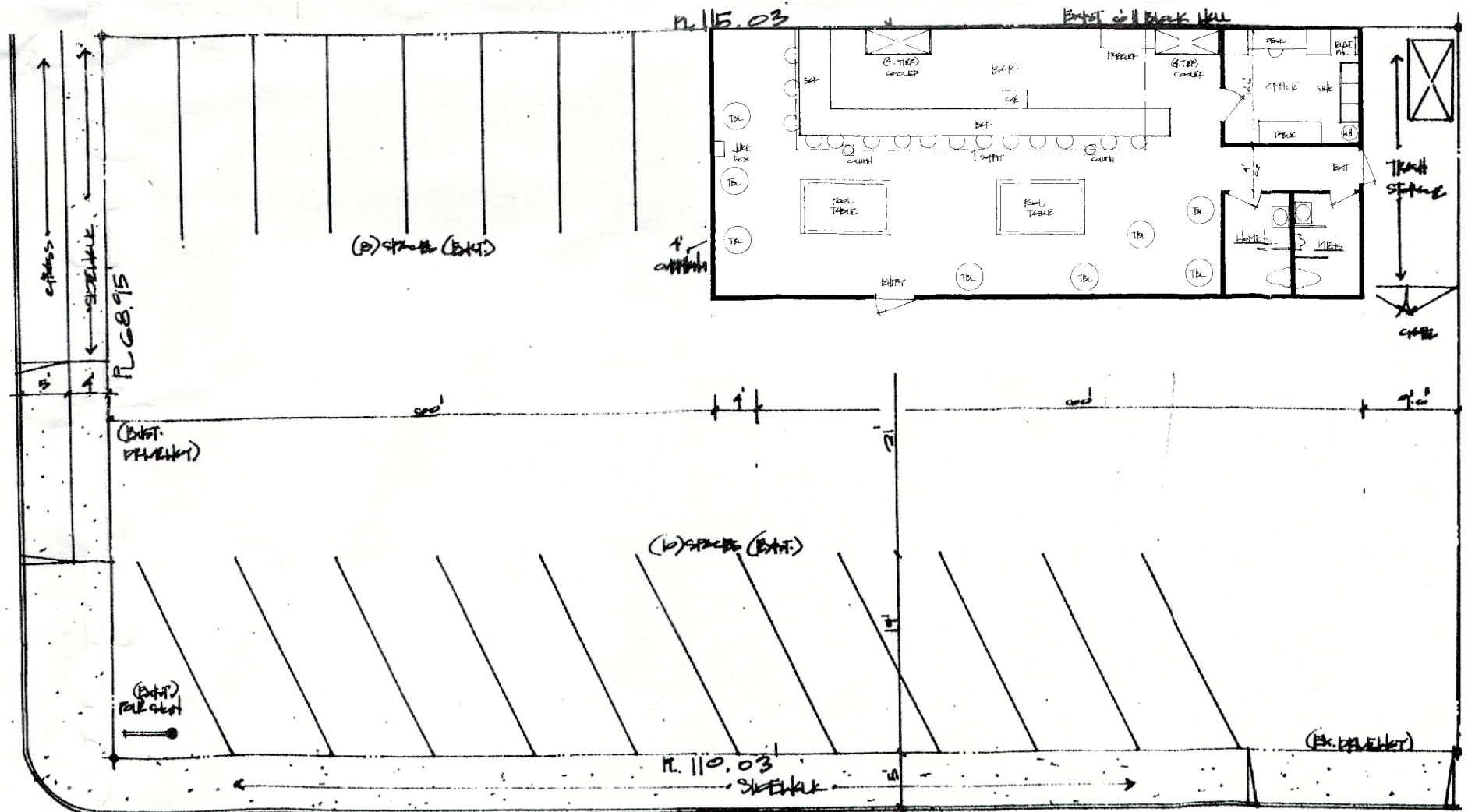
TAQUERIA EL
TRIUNFO








1902 S. STANDARD AVE.
SANTA ANA, CA



SITE PLAN



COMPS

Photo	Address	Year Built	Price	Square Feet	Price per SF	Lot Size/Land Area	Price per Land Foot	Floor Area Ratio	Parking Spaces	Parking Ratio	Date Sold
Subject											
	1902 S Standard Ave. Santa Ana, CA 92707	1962	\$966,786	1,614	\$599.00	9,148	\$105.68	18%	17	10.53	Active
Comparables											
	122 E. 17th St. Santa Ana, CA 92704	1965	\$3,720,000	6,421	\$579.35	16,988	\$218.98	38%	24	3.74	8/13/2025
	2222 S Bristol St. Santa Ana, CA 92704	1989	\$2,700,000	4,400	\$613.64	18,078	\$149.35	24%	20	4.55	4/17/2025
	2513 W Edinger Santa Ana, CA 92704	1965	\$1,400,000	2,400	\$583.33	13,796	\$101.48	17%	18	7.50	3/19/2025
	1768 N Grand Ave Santa Ana, CA 92705	1980	\$2,750,000	3,285	\$837.14	14,231	\$193.24	23%	10	3.04	3/19/2025
	1451 E McFadden Ave., Santa Ana, CA 92705	1941	\$2,100,000	2,534	\$828.73	20,996	\$100.02	12%	4	1.58	2/5/2025
	218 S Flower St. Santa Ana, CA 92703	1975	\$700,000	824	\$849.51	5,490	\$127.50	15%	6	7.28	1/28/2025
	1309 E. 1st St., Santa Ana, CA 92701	1956	\$2,400,000	3,412	\$703.40	10,629	\$225.80	32%	17	4.98	12/16/2024

ZONING MATRIX

Community Commercial Zone

Permitted Uses in the C1 district

- (a) Retail and Service Uses
- (b) Professional, business, and administrative offices
- (c) Automobile parking lots and parking structures
- (d) Automobile sales, excluding truck, trailer, tractor and boat sales
- (e) Churches and accessory church buildings
- (f) Mortuaries
- (g) Theatres
- (h) Hospitals
- (i) Animal hospitals and veterinaries
- (j) Plant nurseries
- (k) Gymnasiums
- (l) Golf courses
- (m) Public utility structures, including electric distribution
- (n) Restaurants, cafes, and eating establishments other than those specified in Section 41-365.5 of this Chapter
- (o) Schools and studios operated for commercial or public purposes
- (p) Daycare centers
- (q) Service Stations
- (r) Automobile Servicing
- (s) tattoo and/or body art establishments, subject to the development and operational standards set forth in Section 41-199.3 of this Chapter
- (t) Medical Offices

Uses Subject to a Conditional Use Permit in the C1 District

- (a) Clubs
- (b) Outdoor and indoor recreational or entertainment uses
- (c) Hotels, motels, lodging houses, care homes, fraternity and sorority houses
- (d) Thrift shops, purchase and loan, pawn shops
- (e) Eating establishments with drive-through window service
- (f) Eating establishments open at any time between the hours of 12:00 AM and 5:00 AM and located within one hundred fifty (150) feet of residentially zoned or used property, measured from property line to property line.
- (g) Laundromats, subject to the development and performance standards set forth in Section 41-199 of this Chapter
- (h) Retail markets having less than twenty thousand (20,000) square feet of floor area open at any time between the hours of 12:00 midnight and 5:00 AM
- (i) Check cashing facilities, as defined by Section 41-42.7 of this Chapter
- (j) Banquet facilities, subject to development and operational standards set forth in Section 41-199.1 of this Chapter
- (k) Banquet facilities as an ancillary use, subject to development and operational standards set forth in Section 41-199.1 of this Chapter
- (l) Adult day care facilities
- (m) Superstores
- (n) Tattoo and/or body art establishments open at any time between the hours of 12: AM and 7:00 AM subject to the development and operational standards set forth in Section 41-199.3 of this Chapter
- (o) Massage establishments, subject to the development and operational standards set forth in Article XVII.I of this Chapter

FINANCING

Financing Scenarios - 1902 S. Standard Avenue, Santa Ana

As of April 1st, 2025

Purchase Price:
\$1,100,000

- The **SBA 504** program provides 90% fixed rate financing split between two separate loans. There are many options available for the 1st Trust Deed bank loan.
- The SBA requires the owner to occupy at least 51% of the building.

- **Conventional** Owner User loans will typically require the owner to occupy at least 51% of the building.
- These loans can provide financing for as much as 75 - 80% of the project cost without use of the SBA.

1st Trust Deed - Bank Loan

Loan Amount
Loan to Value
Amortization
Term
Interest Rate
Monthly Payment

SBA - 504 Program 10 - 25 yr FIXED RATE

\$550,000
50%
30
25
6.00%
\$3,298

2nd Trust Deed - SBA Loan

Loan Amount (40%)*
Amortization
Term
Interest Rate (03/2025)
Monthly Payment

25 yr FIXED RATE
\$453,000
25
25
6.24%
\$2,986

Total Mortgage Payments

\$6,283

Funds Due at Closing

Down Payment
Loan Fees
Appraisal Report (est.)
Environmental Report (est.)
Escrow, Title, Recording, (est.)
Total

\$110,000
8,250
3,500
2,000
Paid by borrower
\$123,750

SBA - 7a Program 10 - 25 yr FIXED RATE

\$990,000
90%
25
25
6.25%
\$6,531

N/A

\$6,531

\$110,000
25,988
3,500
2,000
Paid by borrower
\$141,488

Conventional 10 yr FIXED RATE

\$825,000
75%
25
10
6.00%
\$5,315

N/A

\$5,315

\$275,000
8,250
3,500
2,000
Paid by borrower
\$288,750

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