

OFFERING MEMORANDUM



METROPLACE SHOPPING CENTER

1935 E 17TH ST, SANTA ANA, CA 92705

km Kidder
Mathews

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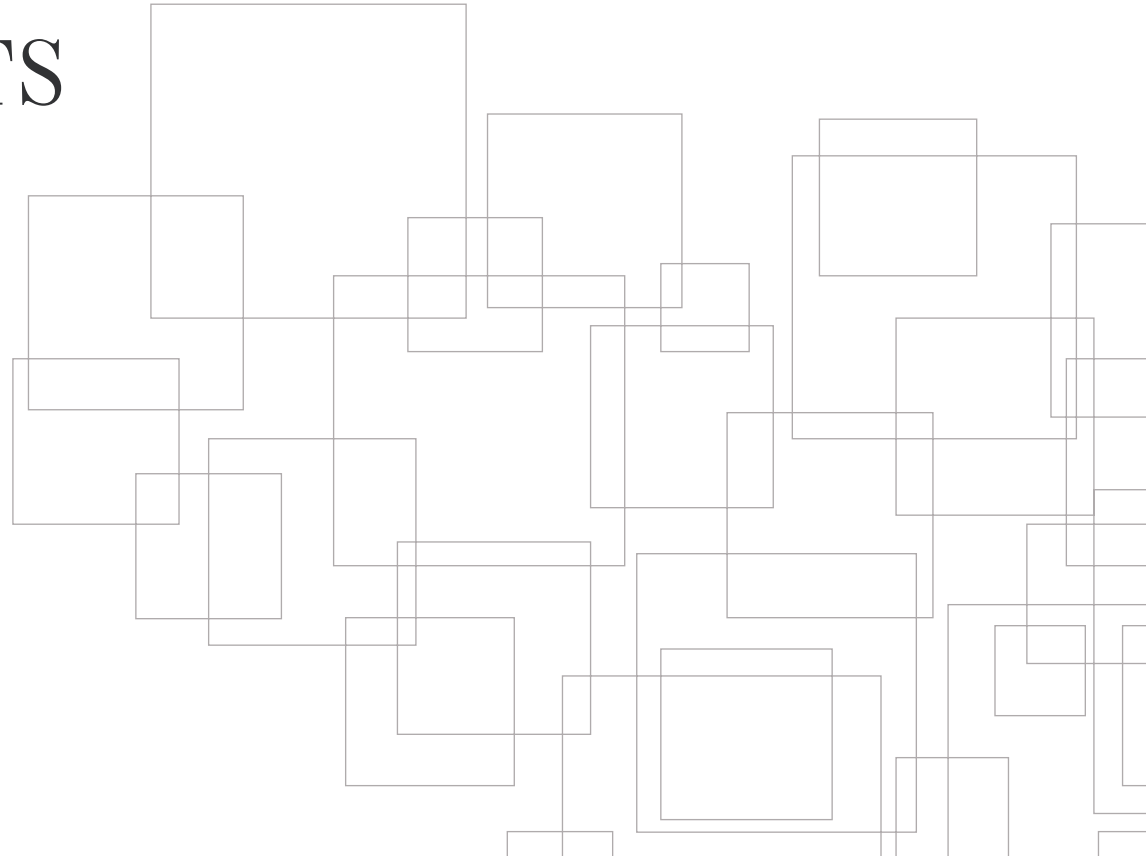
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*Exclusively
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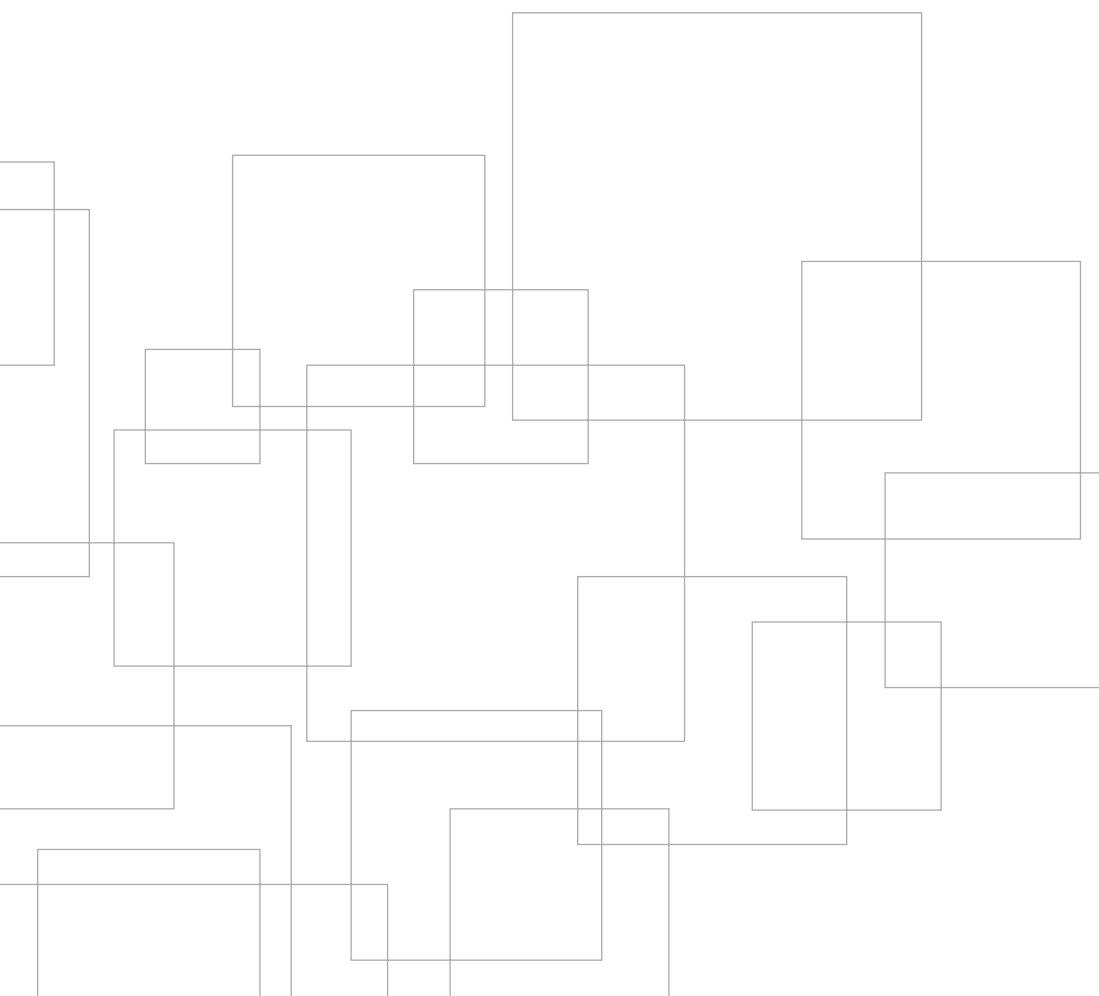
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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

PREMIER *RETAIL* *PAD* IN THE HEART OF SANTA ANA

The Metro Place Shopping Center is located at 1935 E 17th Street, within Orange County in the City of Santa Ana, California. The property is well positioned within the heart of the Orange County metro area at the intersection of three major cities serving Santa Ana, Orange and Tustin. The location benefits from convenient access to major freeways inclusive of the SR-55 Freeway, I-22 Freeway, SR-57 Freeway and the I-5 Freeway.

The property consists of an 8,104 square foot retail pad building situated on a high-profile location on 25,700 square feet of land. Constructed in 1997, Metro Place Shopping Center is a high-image retail shopping center anchored by Hobby Lobby, Esporta, Carl's Jr. and CareMore Health. The property is in the business and shopping district of Santa Ana that is occupied by government, hospital, corporate offices and national retailers such as Target, Albertson, Petsmart, Ross, Raising Cane's, Chic-Fil-A, In-N-Out, and Starbucks.

The property is strategically positioned in an exceptionally dense residential and commercial infill area of the city of Santa Ana. Within a 5-mile radius of the property the residential and commercial daytime population is over 613,000 people with an average household income in excess of \$146,000. With significant frontage and visibility along 17th Street, the Property is situated near the major intersection of Tustin Ave and 17th Street which boast a traffic count of over 60,000 vehicles per day.



\$6.20M

PRICE

\$334,592

ACTUAL NOI

8,104 SF

BUILDING SIZE

25,700 SF

LAND AREA

INVESTMENT HIGHLIGHTS

HIGH IMAGE ASSET

Built in 1997, best-in-class, pride of ownership property, anchored by Enchanted Coffee, Mochinut, and El Yaqui Tacos

Located within Metro Place Shopping Center, which is anchored by Esporta, Hobby Lobby and Carl's Jr

Supply constrained, high barriers to entry, infill trade area with virtually no signalized sites available for future development, securing long term growth and success

Located along off/on ramp of the SR-55 Freeway and I-5 Freeway with direct access to the I-5, SR-55, I-22 & SR-57 freeways, in a densely filled Southern California location

Superior visibility and exposure on 17th Street with daily traffic counts in excess of 40,000 Vehicles

Established retail trade-area surrounded by synergistic mix of businesses and residential, including government offices, medical offices, a hospital and national retailers such as Target, Albertson, Ross, Chic-Fil-A, In-N-Out, Raising Canes, and Starbucks

INVESTMENT GRADE TENANCY

100% leased with regional and local, tenants. All tenants are on NNN leases

All 6 tenants are open and current on rent

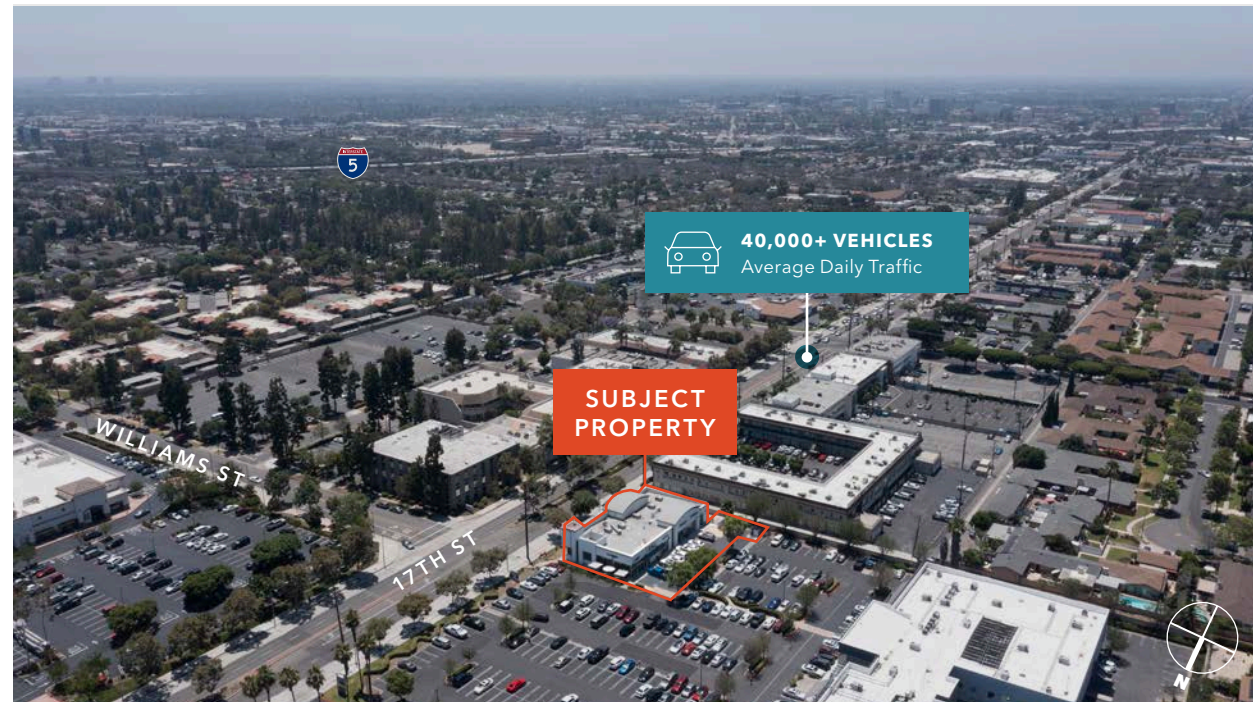
Low rent with the opportunity to increase rent over time

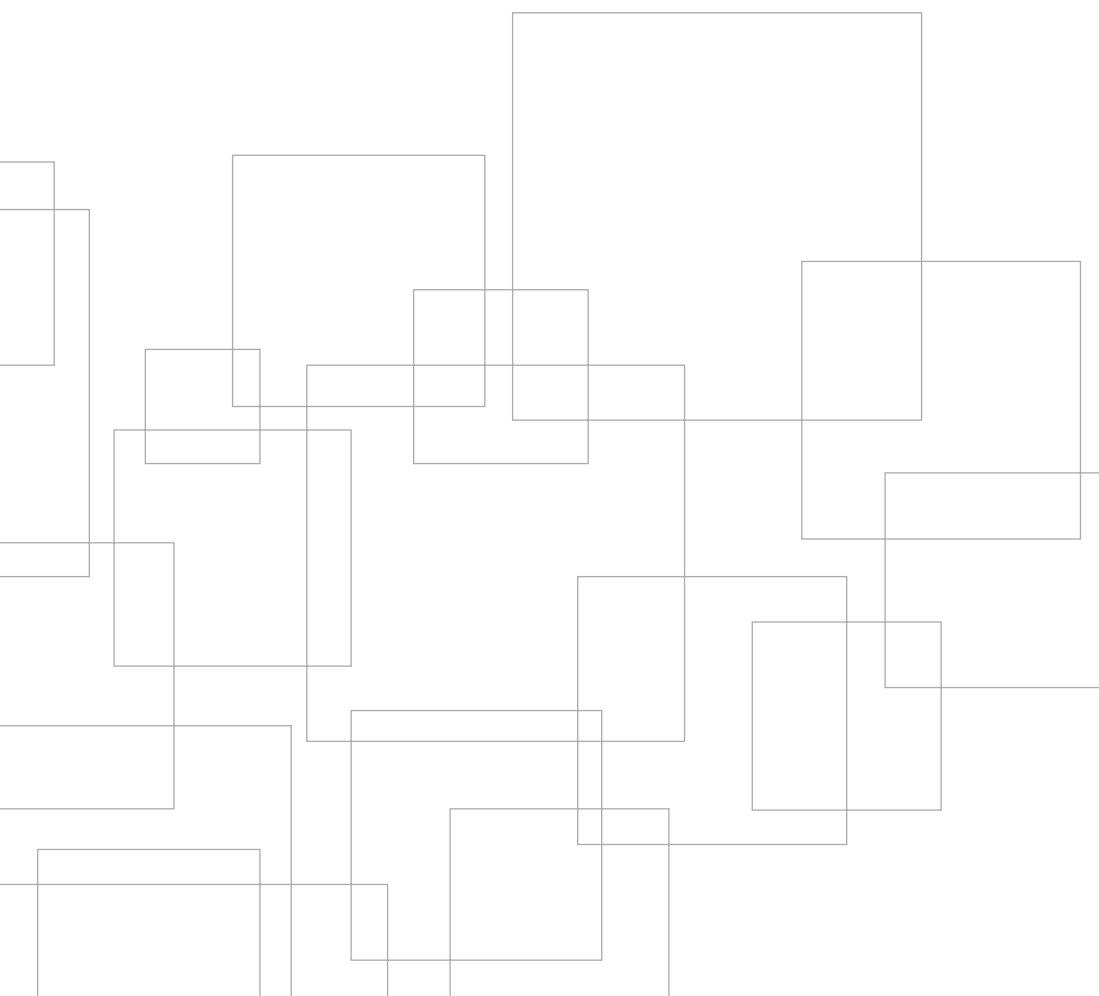
PASSIVE INVESTMENT

Only six (6) regional credit tenant property which minimizes management obligations

Ideally suited for the 1031 Exchange investor

Delivered free & clear of debt allowing an all cash purchase





PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	1935 E 17th Street, Santa Ana, CA 92705
PRICE	\$6,200,000
TOTAL NOI	\$334,592
CAP RATE	5.40%

BUILDING INFORMATION

YEAR BUILT	1997
TOTAL BUILDING SF	8,104 SF
NUMBER OF TENANTS	Six (6), Regional Credit Tenants

SITE INFORMATION

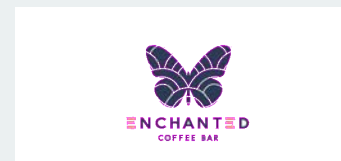
LAND AREA	25,700 SF
PARCEL NUMBER	396-321-20
COUNTY	Orange County
ACCESS	Two (2) curb cuts from 17th Street
ZONING	C5 (General Commercial)
SIGNAGE	Building & Monument
PARKING	Reciprocal with Metroplace

CURRENT TENANTS

100%
OCCUPANCY



Massage

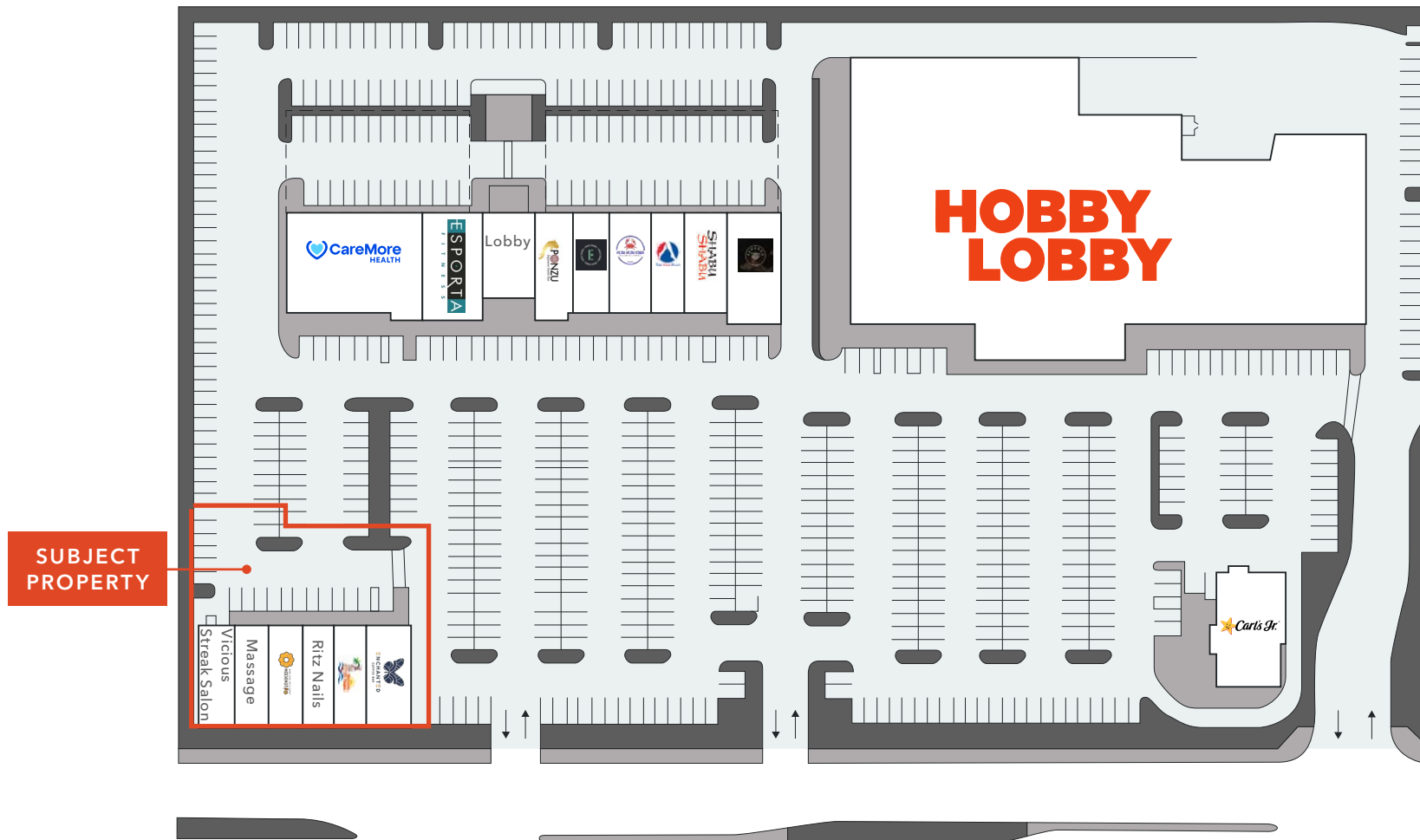


Ritz Nails



*Vicious
Streak Salon*

METROPLACE SHOPPING CENTER



SUBJECT PROPERTY

HOBBY LOBBY

Carls Jr.



100%
OCCUPANCY

8,104
PROJECT RENTABLE SF

PROPERTY OVERVIEW



PROPERTY OVERVIEW



CENTER ON SEVENTEETH



24,026+ VEHICLES
Average Daily Traffic

N TUSTIN AVE

OLD TUSTIN AVE

METROPLACE SHOPPING CENTER

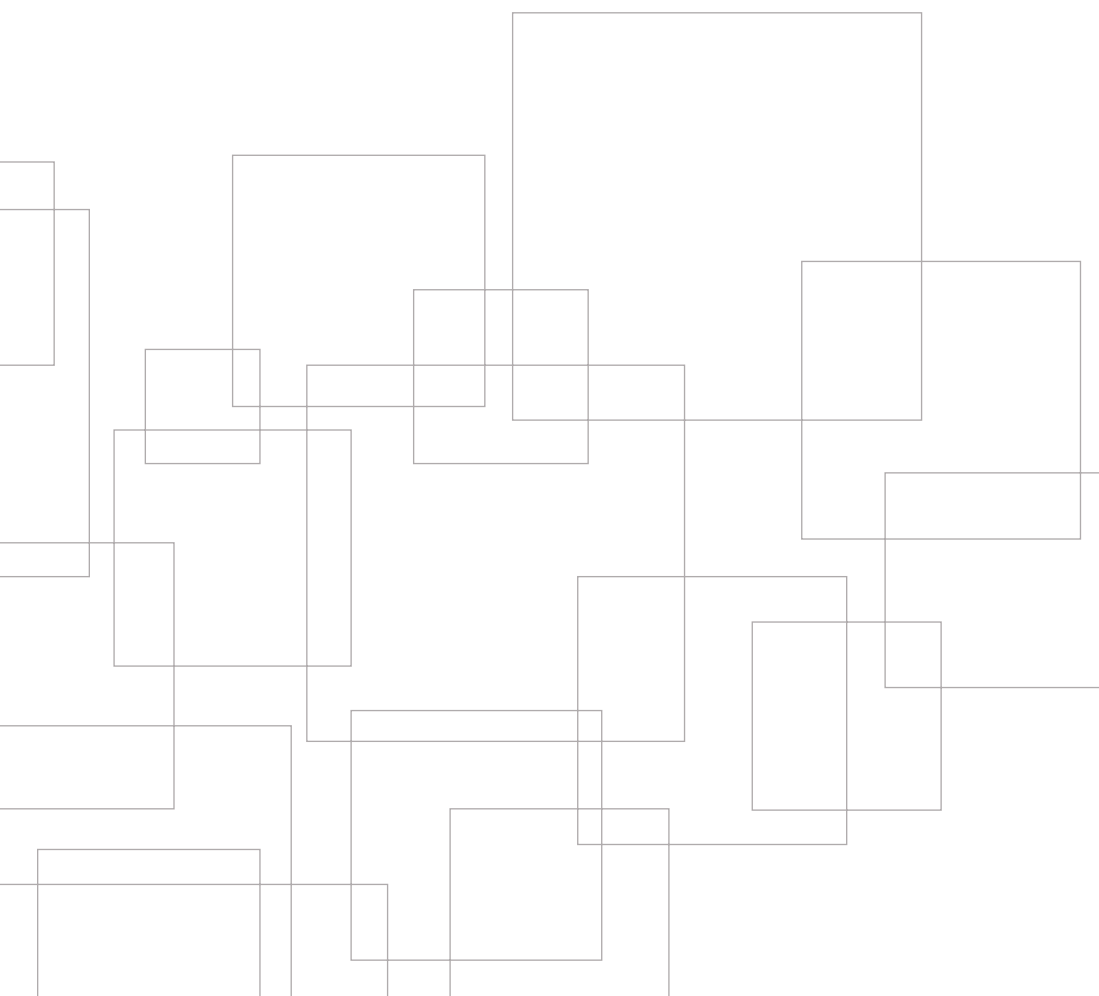


17TH ST

40,000+ VEHICLES
Average Daily Traffic

SUBJECT PROPERTY





LOCATION OVERVIEW



SANTA ANA'S MARKET IS RIPE FOR GROWTH

Santa Ana (Spanish for 'Saint Anne') is the second most populous city and the county seat of Orange County, California, in the Los Angeles metropolitan area.

Santa Ana, California, is a prime location for business investment, with convenient access to major roads, strategic placement, and proximity to important markets throughout Southern California. The city is nestled in the center of Orange County. For investors, the city's diversified economy—which includes business services and commercial manufacturing—offers stability and opportunity. Santa Ana supports development incentives and simplified approvals for new and growing businesses, making it a business-friendly environment. The value of properties is increased by revitalization initiatives and proximity to important regional markets, drawing in customers and increasing business activity. These factors collectively contribute to a thriving future for the city.

Santa Ana's northwestern and southern edges are part of the two largest commercial clusters in Orange County: the Anaheim–Santa Ana edge city and the South Coast Plaza–John Wayne Airport edge city.

ORANGE COUNTY

Orange County is the 6th most populous county in the United States, with approximately 3.1M residents, 42 miles of magnificent shoreline, and 34 cities spread throughout 798 square miles. Orange County is strategically located in Southern California, with easy access to 15 major interstates and state routes connecting to the world's two largest freight ports: Los Angeles and Long Beach. This vibrant metro area offers one of the lowest unemployment rates in the nation, highly qualified workers, and affordable business expenses.

Orange County is the 6th most populous county in the United States.

TOURISM

The county is famous for its tourism with several attractions, including tourist destinations Disneyland, Knotts Berry Farm, Angels baseball, Ducks hockey, Fashion Island, OC Fair, South Coast Plaza, and Irvine Spectrum. Huntington Beach is a hot spot for sunbathing and surfing; nicknamed "Surf City, USA," it is home to many surfing competitions.

MULTI-CULTURAL

North Orange County, including Anaheim, Fullerton and Santa Ana, was the first part of the county to be developed and is culturally closer to neighboring Los Angeles County. This region is more Hispanic (mostly Mexican) and Asian (predominantly Vietnamese and Korean), more densely populated. Historical points

The county has 34 incorporated cities. Older cities like Santa Ana, Anaheim, Orange, and Fullerton have traditional downtowns dating back to the 19th century.

of interest include Mission San Juan Capistrano, the renowned destination of migrating swallows. The Richard Nixon Presidential Library and Museum are in Yorba Linda and the Richard Nixon Birthplace home, located on the grounds of the library, is a National Historic Landmark.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	24,324	270,836	613,753
2029 PROJECTION	25,744	270,763	606,356
2020 CENSUS	23,683	270,562	620,474
PROJECTED GROWTH 2024 - 2029	1,420	-73	-7,398
MEDIAN AGE	36.5	34.8	35.5

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	8,173	80,595	183,178
2029 PROJECTED	8,788	82,136	184,347
2020 CENSUS	8,269	78,496	179,251
GROWTH 2024 - 2029	614	1,541	1,169

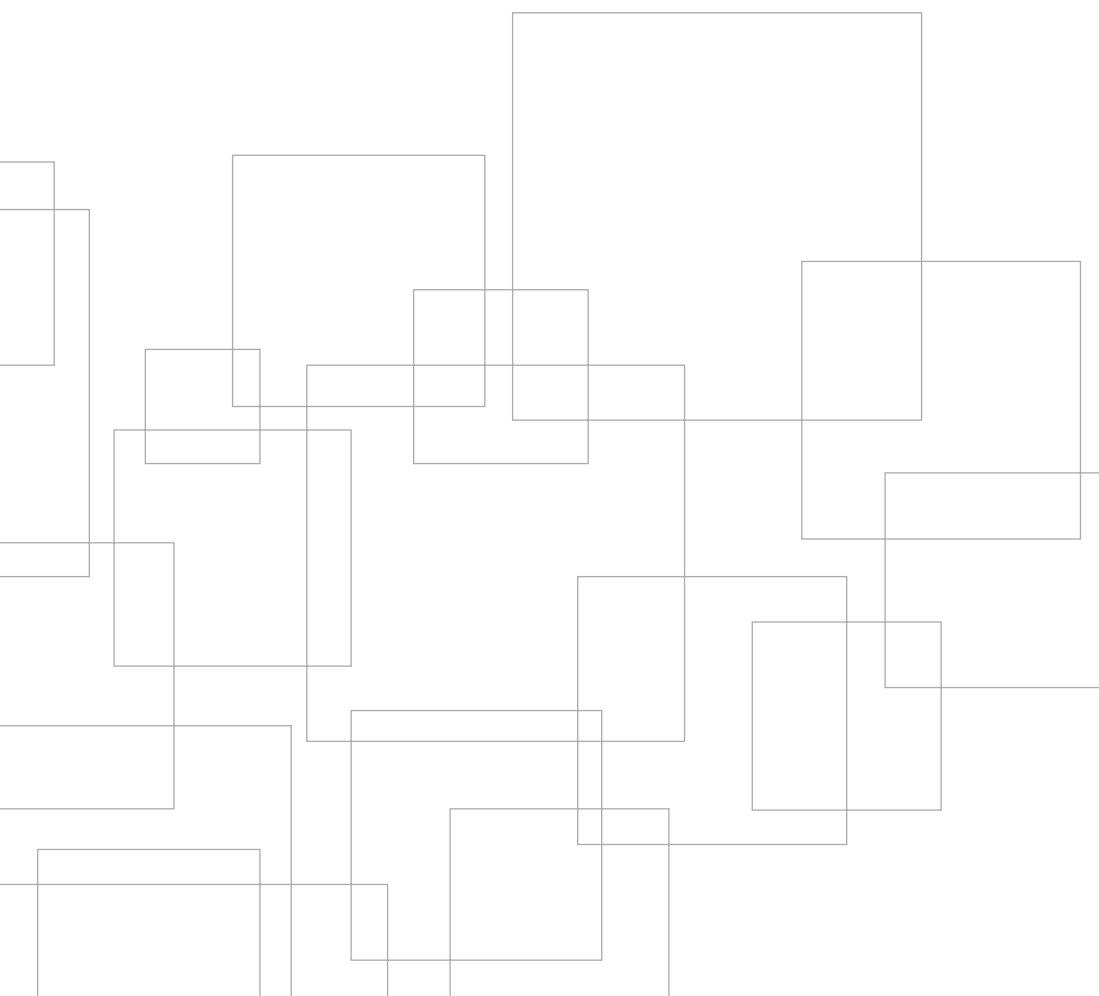
INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$139,486	\$131,347	\$146,327
2024 MEDIAN HH INCOME	\$109,679	\$104,086	\$115,002
2024 EST. PER CAPITA INCOME	\$47,036	\$39,292	\$43,831

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	2,666	14,518	35,189
TOTAL EMPLOYEES	24,485	142,068	370,835





FINANCIAL

FINANCIALS

INCOME ANALYSIS

	Actual As-Is
GROSS	\$334,592
PLUS RECAPTURE	NNN
TOTAL INCOME	\$334,592
VACANCY	0
EFFECTIVE GROSS	\$334,592
EXPENSES	NNN
TOTAL NOI	\$334,592

EXPENSE ANALYSIS

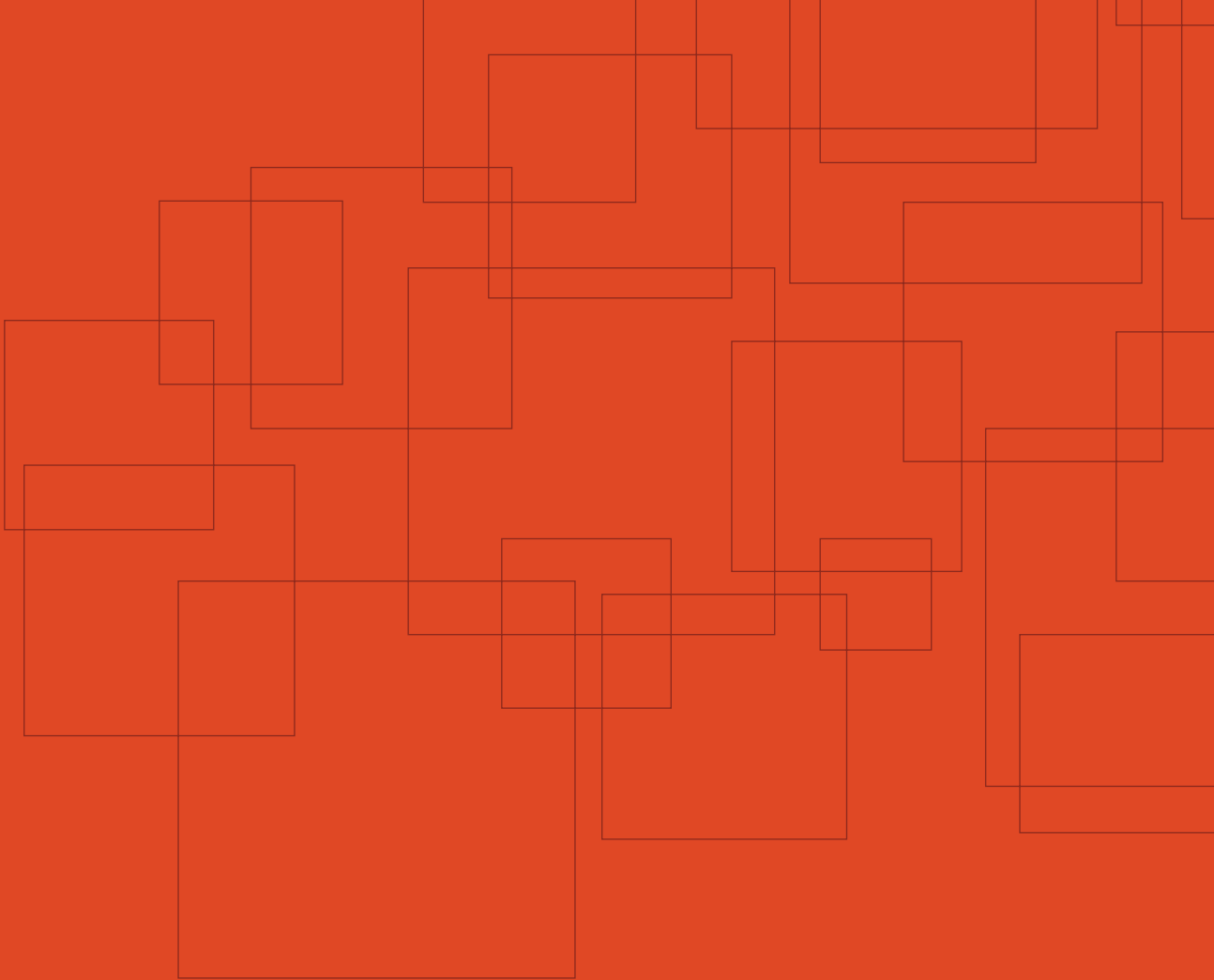
	2024 Budget	Monthly \$/Per SF
REAL ESTATE TAXES	\$68,000*	\$0.70
INSURANCE	\$3,823	\$0.04
ELECTRIC	\$1,865	\$0.02
HOA	\$17,100	\$0.18
WATER	\$5,535	\$0.06
TRASH	\$6,240	\$0.06
LANDSCAPING	\$7,381	\$0.08
FIRE SYSTEM	\$2,720	\$0.03
REPAIR & MAINTENANCE	\$5,800	\$0.06
MANAGEMENT FEE (% OF EGI)	\$15,000	\$0.15
TOTAL EXPENSES	\$141,744	\$1.46

*Estimated new tax



RENT ROLL

TENANT	SQUARE FOOTAGE		RENTAL INFORMATION				BASE RENT INCREASES		OPTIONS	LEASE	
	Tenant Name	Area	Project %	Base	Per Sq Ft	CAMS	Total Rent	Date	Amount	Comments	Since
Enchanted Coffee	1,524	18.81%	\$5,715.00	\$3.75	NNN	\$5,715.00	7/1/25	\$5,730.24	2 (5yr)	7/1/24	6/30/29
							7/1/26	\$5,897.88			
							7/1/27	\$6,080.76			
							7/1/28	\$6,263.64			
El Yaqui Tacos	1,476	18.21%	\$5,287.03	\$3.58	NNN	\$5,287.03	1/2/25	\$5,445.64	1 (5y)	1/2/19	12/31/29
							1/2/26	\$5,609.01			
							1/2/27	\$5,777.28			
							1/2/28	\$5,950.60			
Ritz Nails	1,500	18.51%	\$5,580.54	\$3.72	NNN	\$5,580.54	8/1/25	\$5,747.96		8/1/09	7/31/27
							8/1/26	\$5,920.40			
Mochinut	1,406	17.35%	\$4,771.96		NNN	\$4,771.96	12/1/24	\$4,915.12	1 (5yr)	12/1/23	1/12/32
							12/1/25	\$5,065.58			
							12/1/26	\$5,215.45			
							12/1/27	\$5,370.88			
							12/1/28	\$5,532.01			
							12/1/30	\$5,868.91			
Massage	915	11.29%	\$2,784.35		NNN	\$2,784.35	12/1/24	\$2,867.86	1 (5yr)	12/1/20	11/30/25
							6/1/26	\$3,856.11			
BBM Glamour	1,283	15.83%	\$3,743.80		NNN	\$3,743.80	6/1/26	\$3,856.11	1 (5yr)	6/1/22	5/31/27
TOTALS	8,104	100%	\$27,883		-	\$27,883					



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