

410-412 W. 4TH STREET

STOREFRONT RETAIL/OFFICE ASSET IN SANTA ANA

Marcus & Millichap



410-412 W. 4TH STREET | SANTA ANA, CA

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Marcus & Millichap

PROPERTY OVERVIEW

\$6,650,000

PRICE

18,717 SF

RENTABLE BUILDING AREA (RBA)

0.18

LOT SIZE (AC)

1918/1910/2024

YEAR BUILT/RENOVATED

THE OFFERING

TENANT	Multiple
ADDRESS	410-412 W 4th Street, Santa Ana, CA 92701
PARCEL NUMBER	398-593-04, 398-593-03
PROPERTY TYPE	Storefront Retail/Office

SITE DESCRIPTION

PARCEL SIZE	0.18 Acres
TYPE OF OWNERSHIP	Fee Simple
SQUARE FOOTAGE	18,717 SF

ZONING	Transit Zoning Code SD-84 within the Downtown District (DT)
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PARKING	Parking Structure and Street
LANDSCAPING	Trees
STREET FRONTAGE	W 4th Street
CROSS STREETS	West 4th Street and North Ross Street
HIGHWAY ACCESS	I-5, SR-55, and SR-22

LAND FOR ADDITIONAL DEVELOPMENT	None
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CONSTRUCTION

YEAR BUILT/RENOVATED	410 W 4th Street: 1918/2024 412 W 4th Street: 1910/2024
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NUMBER OF FLOORS	Two Above Ground + Full Basement w/ High Ceilings and Sprinklers Under Each Building
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NUMBER OF SUITES	Four
PARKING SURFACE	Asphalt

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the rare opportunity to acquire a well-positioned, two-parcel storefront retail/office property totaling 18,717 square feet on a 0.18-acre lot in the heart of Downtown Santa Ana directly across from the Ronald Reagan Federal Building and Courthouse. Offered at an attractive \$6,650,000 or \$355.29 per square foot, this asset presents an exciting opportunity for an owner-user, investor, or developer to secure a high-quality property in one of Orange County's most dynamic urban districts.

Located along the bustling 4th Street corridor, the property benefits from strong visibility, heavy pedestrian activity, and proximity to some of Santa Ana's most popular restaurants, boutique retailers, and entertainment venues. The area is supported by a thriving cultural and economic environment, making it one of the most active and desirable destinations in the county.

Accessibility is a major advantage, with excellent regional connectivity provided by the I-5, SR-55, and SR-22 freeways. The upcoming OC Streetcar, set to begin service in 2026, will span 4.15 miles with 10 stops, linking the Santa Ana Regional Transit Center to Garden Grove's Harbor Transit Center. Additional transit options include Amtrak and Metrolink, further enhancing accessibility. The area also features highly walkable and bike-friendly streets, making it easy for employees, visitors, and customers to get around.

Adding to its appeal, the property is zoned under the recently amended Transit Zoning Code (SD-84) within the Downtown District, providing highly flexible redevelopment and adaptive reuse opportunities. Zoning permits a wide range of uses, including medical offices such as doctors, dentists, and chiropractors, as well as laboratories, medical, and analytical facilities, making the property attractive to a broad spectrum of professional users.

Residential uses are also permitted by right, including live-work configurations and multi-family dwellings. Live-work spaces must be structured as vertical mixed-use, with commercial space on the ground floor and residential above, while multi-family residential is permitted on second floors or higher above retail. These allowances offer developers and investors a streamlined path to repositioning, without the need for a

Conditional Use Permit, and create multiple pathways to unlock future value.

In addition to its strong in-place attributes, the property offers significant value-add potential to further enhance cash flow and long-term returns. Approximately 6,332 square feet of basement space provides a versatile area well-suited for a variety of adaptive uses, maximizing the property's overall functionality and value.

Furthermore, the property presents an opportunity to establish a city-regulated public storage facility with designated operating hours, unlocking new income potential that contributes to both stronger performance and returns.

The property is positioned within a market experiencing significant public and private investment that continues to fuel revitalization throughout Downtown Santa Ana. With a strong daytime population, growing residential density, and a limited supply of comparable assets, the location offers long-term security and growth potential for a wide range of users.

At 18,717 square feet across two contiguous parcels and offered at a highly competitive \$6,650,000, this opportunity provides exceptional value. Whether for an owner-user seeking a flagship presence, an investor targeting future upside, or a developer capitalizing on the area's momentum, 410-412 West 4th Street presents one of the most compelling acquisitions available in today's market.



PROPERTY HIGHLIGHTS

PRIME LOCATION:

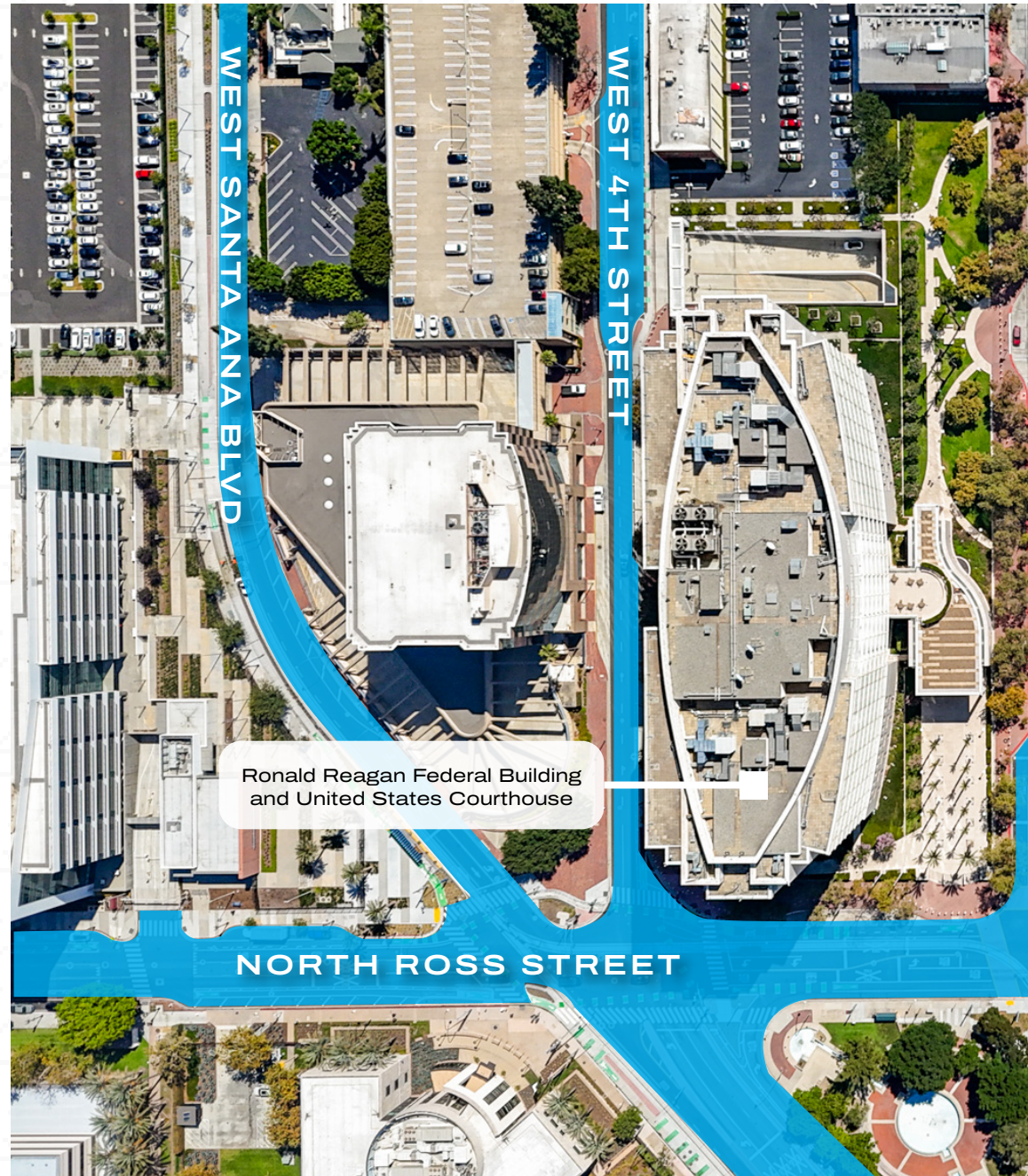
- Strategically located in the heart of Downtown Santa Ana along the vibrant 4th Street corridor directly across from the Ronald Reagan Federal Building and Courthouse.
- Offers exceptional visibility and prominent frontage within a high-traffic hub of retail, dining, and entertainment.
- Centrally located near major Orange County landmarks including the Honda Center, the future OC Vibe mixed-use entertainment district, South Coast Plaza, and John Wayne Airport, reinforcing the property's prime connectivity and regional appeal.

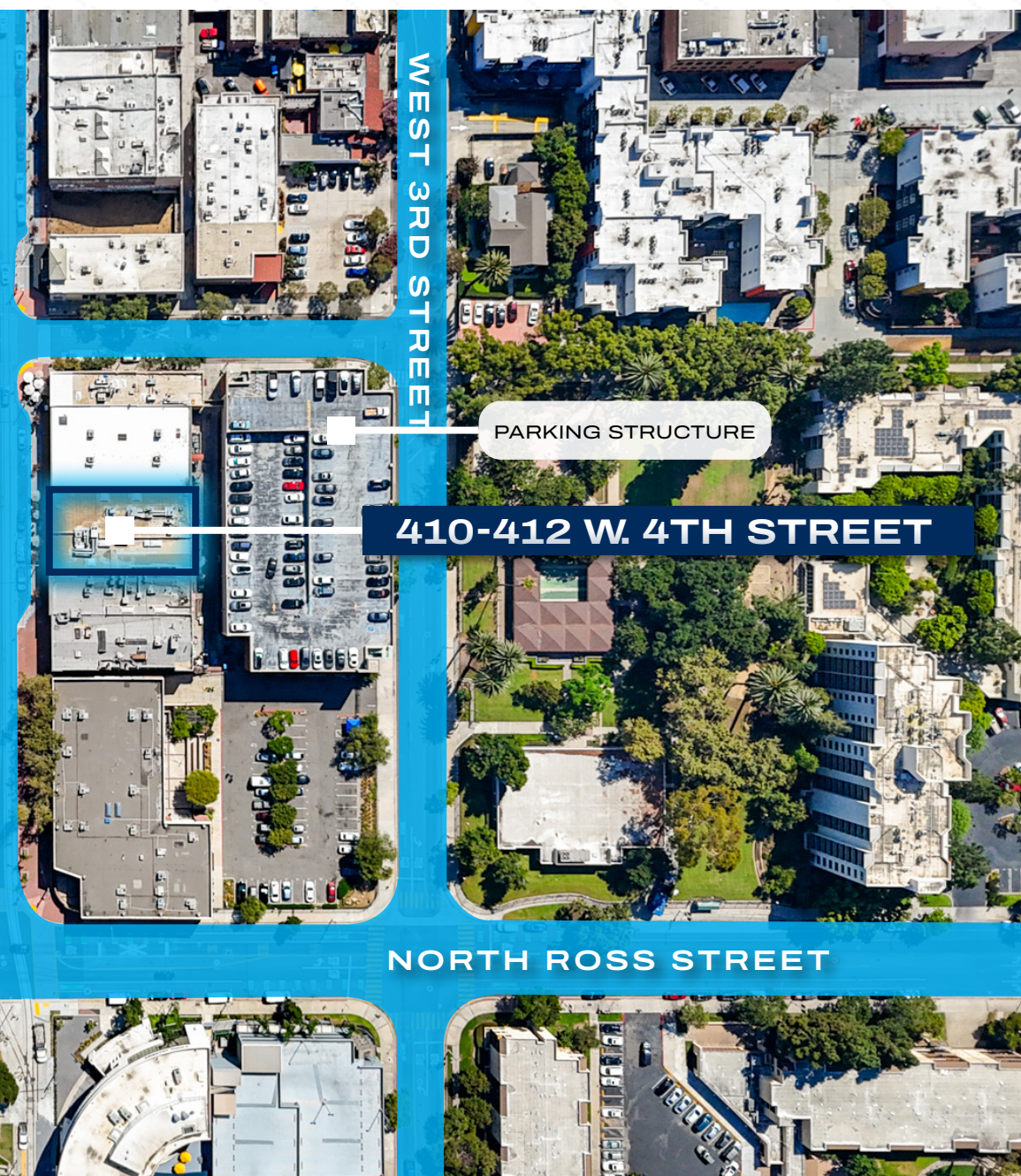
PROPERTY FEATURES:

- +/- 18,717-SF storefront retail/office asset sitting on a 0.18-acre lot.
- The fully renovated top floors showcase modern, high-quality finishes in turnkey condition, presenting a rare opportunity for an owner-user to move in immediately or capitalize on strong leasing demand for additional income.
- Prominent street frontage on West 4th Street with a well-maintained exterior, benefiting from exceptional visibility to over thousands of vehicles daily.
- Significant recent capital improvements, including a brand-new 15-year warranted roof and upgraded plumbing systems with new bathroom fixtures. Enhancements also include the replacement of over 130 feet of cast iron piping to Polyvinyl Chloride (PVC) from the second-floor bathrooms through the Academy, into the basement, and directly connected to the public sewer line, ensuring long-term durability and reduce maintenance requirements.

ATTRACTIVE PRICING:

- Offered at \$6,650,000 or \$355.29 Price Per Square Foot.
- Exceptional value for a prime storefront retail/office asset on West 4th Street, offering a rare opportunity at this caliber.
- Ideal for owner-occupants seeking a renovated turnkey space or investors targeting reliable returns in a high-demand, supply-constrained submarket.





TRANSIT & ACCESSIBILITY:

- Excellent regional access via I-5, SR-55, and SR-22 freeways, connecting the property to the greater Orange County region and beyond.
- Minutes from Santa Ana Regional Transportation Center (Amtrak & Metrolink).
- Served by multiple OCTA bus lines with abundant nearby parking and walkable streets.
- Future Santa Ana Tram/Streetcar Connectivity – Planned light rail and tram initiatives in Downtown Santa Ana will enhance transit accessibility, connecting the area to major employment, retail, and entertainment hubs throughout Orange County. The OC Streetcar, connecting Santa Ana to Garden Grove, also offers a relatively short ride to/from LA, creating a friendlier commute for those who live or work in either city.

NEIGHBORHOOD APPEAL:

- Vibrant downtown environment featuring a dynamic mix of restaurants, boutique retail, creative offices, and cultural destinations that attract a diverse and growing demographic.
- Significant public and private investment continues to drive revitalization, enhancing long-term value and market momentum.
- Recognized as one of Orange County's most walkable and desirable urban districts, offering a unique live-work-play experience with strong lifestyle and business appeal.

VALUE-ADD OPPORTUNITY:

- Approximately 6,332 SF of basement space, providing a versatile area with potential for a variety of adaptive uses to maximize the property's functionality and value.
- Opportunity for a city-regulated public storage facility with designated operating hours, providing a value-add avenue to enhance cash flow and overall returns.
- Recognized as one of Orange County's most walkable and desirable urban districts, offering a unique live-work-play experience with strong lifestyle and business appeal.

CAPITAL & TENANT IMPROVEMENTS

The property has benefited from extensive capital improvements, delivering a turnkey opportunity for both owner- users and investors. A brand-new roof with upgraded tropical coating was installed, backed by a 15-year warranty, and includes metal ridge capping around the perimeter as well as enhancements to the retaining wall between buildings. The roofing upgrades were complemented by the addition of new skylights, providing enhanced natural light throughout the upper floor.

Plumbing upgrades were equally extensive. Over 130 feet of cast iron piping replaced with Polyvinyl Chloride (PVC) from the second-floor bathrooms through the Academy, into the basement, and directly connected to the public sewer line. Additional improvements included the replacement of outdated piping, installation of a new swamp pump, added clean-out access points, and fully renovated bathrooms.

Mechanical and building systems have been comprehensively modernized. All HVAC units were replaced and reconfigured for improved efficiency, including new wiring, fuse boxes, shutoff valves, thermostats, and reinforced platforms designed to support the equipment. Hundreds of feet of unnecessary ductwork were eliminated, while new ducting was added in the basement to improve airflow. Further modifications included rewiring, silicone application to eliminate condensation, replacement of a compressor, and platform rebuilding to ensure long-term performance. Electrical systems were upgraded with all-new outlets, switches, and LED lighting across the second floor, including ceiling fixtures with multiple lighting modes, energy-efficient bathroom fixtures, and modern lights.

Interior finishes reflect a balance of durability and modern appeal. The second-floor features high-quality engineered wood flooring imported from Germany, while bathrooms were upgraded with ceramic tile and the front entry with new carpet and a protective runner to preserve the original wooden staircase. Both the second floor and portions of the building exterior were repainted following ceiling repairs, providing a fresh, modern presentation. The entire Nicholas Academy flooring was also replaced in 2024.

Security and accessibility enhancements further add to the property's appeal. New security cameras were installed at the front, rear, and throughout the second-floor units, along with upgraded entry doors, keypads, and enhanced access control for tenant and employee safety. Additional convenience comes from ample public parking located directly across the alley, offering one hour of complimentary parking for visitors and those needing quick access to the office. A reduced monthly rate is also available for frequent users. The unique alley configuration, which ends in a dead end with single access via Birch Street, enhances both privacy and security. Additionally, the location benefits from the presence of the Ronald Reagan Federal Building across the front, contributing to the overall safety and vibrancy of the area.

The building has also been seismically retrofitted, ensuring earthquake resilience and long-term structural security. Collectively, these significant improvements represent a rare opportunity to acquire a modernized, fully upgraded property in a supply-constrained submarket with strong long-term fundamentals.



PERMITTED USES VALUE-ADD OPPORTUNITY



The property is zoned under the recently amended Transit Zoning Code (SD-84) within the Downtown District, providing highly flexible redevelopment and adaptive reuse opportunities. The zoning permits a wide range of uses, including medical offices such as doctors, dentists, and chiropractors, as well as laboratories, medical, and analytical facilities, making the property attractive to a broad spectrum of professional users.

Residential uses are also permitted by right, including live-work configurations and multi-family dwellings. Live-work must be structured as vertical mixed-use, with commercial space on the ground floor and residential above, while multi-family residential is allowed on second floors or higher above retail.

Both redevelopment options require only a Development Project Review rather than a Conditional Use Permit, offering a streamlined path for developers and investors to reposition the asset. While the city may impose standards under SD-84, the framework provides greater flexibility compared to typical zoning regulations, creating an ideal environment for creative adaptive reuse, modernized office conversions, or brand-new development.



Beyond its current strengths, the property provides compelling value-add opportunities that can unlock additional income and long-term upside. The asset includes roughly 6,332 square feet of unused basement space, offering flexibility for creative adaptive reuse that can enhance both functionality and tenant appeal. Additionally, there is potential to implement a city-regulated public storage facility with defined operating hours, introducing a new revenue stream and further boosting overall cash flow and investment performance.

Furthermore, both parcels are designated historic and are located within a historic district, providing architectural character and distinction, along with potential eligibility for historic-related incentives or credits.

Whether occupied by an owner-user, repositioned for multi-tenant leasing, or redeveloped to capture the vibrancy of Downtown Santa Ana, 410-412 W 4th Street represents a rare and compelling opportunity to secure a high-quality asset in a supply-constrained, revitalized urban environment with versatile, income-generating potential.

KEY ACTIVE DEVELOPMENTS

RELATED BRISTOL (METRO TOWN SQUARE REDEVELOPMENT)

- A \$3 billion, 42-acre mixed-use mega-project, approved by the City Council.
- Will feature up to 3,750 residential units, 200 senior housing units, a 250 room hotel, 350,000 sq ft of retail and office space, and 13 acres of parks and plazas.
- Offers approximately \$544 million in community benefits, including affordable housing and safety enhancements.
- Expected groundbreaking: early 2026; phased build-out over ~10 years.

Source: RelatedGlobest

THE VILLAGE SANTA ANA (SOUTH COAST PLAZA VILLAGE)

- A 17.2-acre mixed-use development plan for 1,583 residential units, 300,000 sq ft commercial/office space, 80,000 sq ft retail, and significant open and amenity spaces.
- Currently in zoning and specific plan approval stages; public hearings scheduled later this year.

Source: The Real Deal, Los Angeles Times, Santa Ana Chamber, City of Santa Ana

OC STREETCAR

- A modern streetcar line connecting the Santa Ana Regional Transit Center to Garden Grove's Harbor Transit Center.
- Under construction, spanning ~4.15 miles, serving 10 stops.
- Expected to begin service in 2026.

Source: Wikipedia

SOUTH COAST TECHNOLOGY CENTER

- A transformative industrial flex campus converting three outdated office buildings and a vacant parcel into a modern industrial business complex.
- Will generate ~687 permanent jobs and additional construction jobs, adding ~\$256 million annually in economic activity.

Source: Deal Town

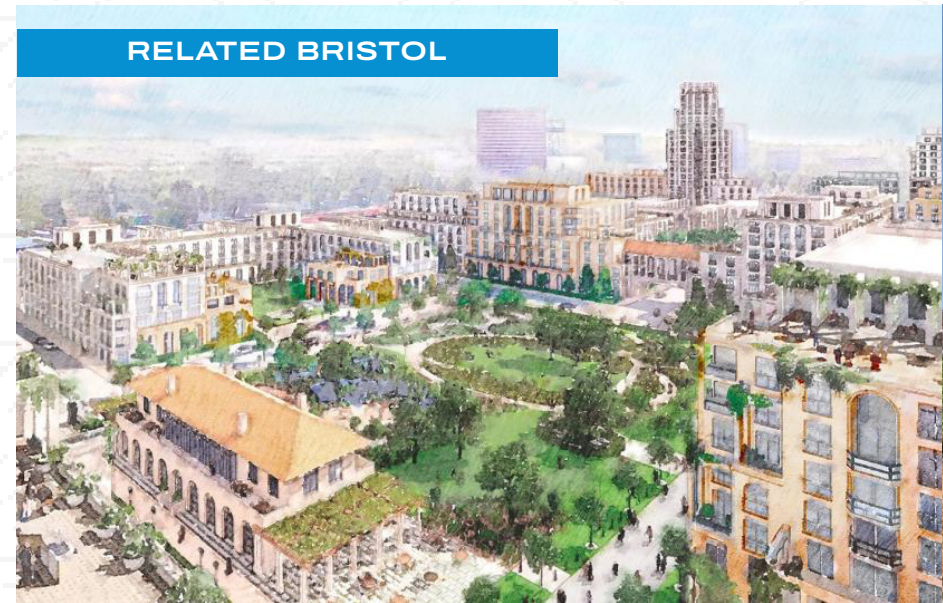


Image Source: Urbanize Los Angeles



Image Source: Orange County Transportation Authority

KEY ACTIVE DEVELOPMENTS

3RD & BROADWAY PROMENADE

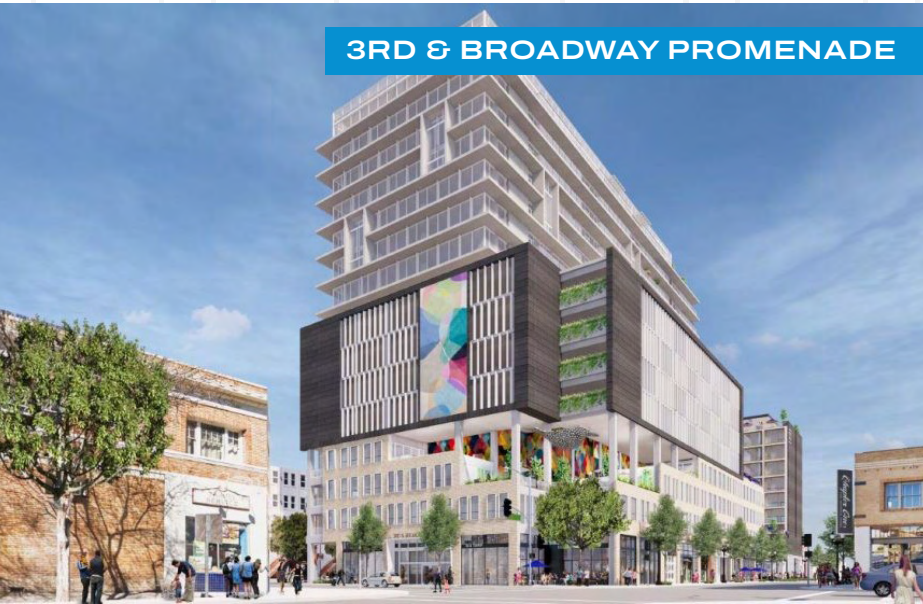


Image Source: City of Santa Ana

MAJOR HOUSING, MIXED USE & TRANSIT-ORIENTED PROJECTS

- **Rafferty on 4th Street (Toll Brothers):** 218 apartments in downtown Santa Ana's business district.
- **The Row at Redhill (Greystar):** 1,100 residential units plus ~80,000 sq ft of retail and restaurant space.
- **1st & Harbor Mixed Use:** A nine story building offering 181 condos and ~15,000 sq ft of commercial space.

Source: City of Santa Ana

3RD & BROADWAY PROMENADE

- A new high-rise downtown project that includes a 15 story apartment tower, ground-floor retail, and a 10 story hotel.
- Construction expected to begin in spring 2026; budget over \$100 million.

Source: Orange County Coast

LEGACY SQUARE

- A transit-oriented affordable housing initiative funded by a \$25.4 million grant.
- Will replace underutilized buildings near a future streetcar station with 93 affordable apartments and flexible community space.

Source: National Core

AFFORDABLE HOUSING HIGHLIGHTS

- **The Crossroads at Washington:** Just opened—86 units for extremely low-income families and people experiencing homelessness. Recognized as the 2025 Project of the Year.
- **WISEPlace on Broadway and Estrella Springs:** Award-winning supportive housing projects serving vulnerable groups.

Source: RelatedPublicCEO

REVITALIZING MAINPLACE MALL AND FORMER MALLS

- **MainPlace Mall:** Repurposing into a mixed-use destination with apartments, a food hall, entertainment, and green public spaces.
- **Orange Mall:** Planning to convert closed mall into a blend of residential and commercial units.

MAINPLACE MALL



Image Source: The New MainPlace

PERMITTED USES

PERMITTED USES (P) AND CONDITIONAL USE PERMIT (CUP) USES IN THE DOWNTOWN – (DT) ZONE:



RESIDENTIAL USES:

- Live-Work Use / Joint Living-Working Quarters: P
- Care Homes: CUP
- Multi-Family Dwellings: P



MISCELLANEOUS USES:

- Structures Over Four Stories: SPR
- Businesses Operating Between 12 AM and 7 AM: CUP
- Alcoholic Beverage Sales or Consumption: CUP



RECREATION, EDUCATION, & ASSEMBLY USES:

- Community Assembly: P
- Health/Fitness Facility: P
- Library, Museum: P
- Schools: P
- Studio: P
- Trade School: P
- Theater, Cinema, or Performing Arts: P
- Commercial Recreation (Indoor) \leq 5,000 sq. ft.: P
- Commercial Recreation (Indoor) $>$ 5,000 sq. ft.: CUP



SERVICE GENERAL USES:

- Banquet Facility/Catering: CUP
- Day Care Center: P
- Adult Day Care Center: P
- Hotel*: P
- Personal Services: P
- Tattoo/Body Art Establishments: P
- Pet Day Care Facility: CUP
- Craft and Specialized Automotive Restoration Service: P



RETAIL USES:

- General Retail: P
- Artisan/Craft Product – Limited On-Site Production: CUP
- Eating Establishments: P



BUSINESS-FINANCIAL-PROFESSIONAL-TECHNOLOGY USES:

- Bank, Financial Services: P
- Business Support Service: P
- Doctor, Dentist, Chiropractor, etc., Office: P
- Laboratory – Medical – Analytical: P
- Media Production: P
- Professional/Administrative/Service Office: P

**Excludes Transient Residential Hotel and Long-Term Stay*

Disneyland
Park

HONDA
Center

CHAPMAN
UNIVERSITY



City Hall of Santa Ana
OC Civic Center

Ronald Reagan Federal Building
and United States Courthouse

NORTH ROSS STREET

NORTH BROADWAY ROAD

MAIN STREET

410-412 W. 4TH STREET

RENT ROLL 410 W. 4TH STREET

TENANT NAME	SUITE	SF	% BLDG SHARE	LEASE COMM.	LEASE EXP.	ANNUAL RENT/SF	TOTAL RENT/MONTH	TOTAL RENT/YEAR	PRO FORMA RENT/YEAR	CHANGES ON	RENT INCREASE
Crave	1st Floor	3,444	32.0%	01/01/23	12/31/26	\$54.40	\$15,614	\$187,362	\$194,857	Jan 2026	\$16,238
Vacant	2nd Floor	3,649	34.0%	-	-	\$0.00	\$0.00	\$0.00	\$0.00	-	-
Vacant	Basement	3,649	34.0%	-	-	\$0.00	\$0.00	\$0.00	\$0.00	-	-
TOTAL*		10,742				\$19.17	\$15,614	\$187,362	\$194,857		
Occupied Tenants: 1 Unoccupied Tenants: 2						Occupied Rentable SF: 32.0%		Unoccupied Rentable SF: 68.0%			
Total Current Rents: \$187,362						Occupied Current Rents: \$187,362		Total Combined 410-412 Occupied Rents: \$307,325			

* Mezzanine - 1,041 SF – Not Included in the Building Square Footage



RENT ROLL 412 W. 4TH STREET

TENANT NAME	SUITE	SF	% BLDG SHARE	LEASE COMM.	LEASE EXP.	ANNUAL RENT/SF	TOTAL RENT/MONTH	TOTAL RENT/YEAR	PRO FORMA RENT/YEAR	CHANGES ON	RENT INCREASE
Nicholas Academy	1st Floor	2,617	32.9%	01/01/23	12/31/27	\$45.84	\$9,997	\$119,963	\$124,761	Jan 2026	\$10,397
Vacant	2nd Floor	2,675	33.6%	-	-	\$0.00	\$0.00	\$0.00	\$0.00	-	-
Vacant	Basement	2,673	33.5%	-	-	\$0.00	\$0.00	\$0.00	\$0.00	-	-
TOTAL		7,965				\$13.41	\$9,997	\$119,963	\$124,761		
Occupied Tenants: 1 Unoccupied Tenants: 2 Occupied Rentable SF: 32.9% Unoccupied Rentable SF: 67.1%											
Total Current Rents: \$119,963 Occupied Current Rents: \$119,963 Total Combined 410-412 Occupied Rents: \$307,325											



LOCAL AERIAL



AERIAL MAP



MARKET OVERVIEW

One of the longest uninterrupted stretches of beaches in the world, along 42 miles of Highway 1, defines the western edge of Orange County, which is located in the heart of Southern California. The county's land area covers 790 square miles, bordering the counties of Los Angeles, San Diego, Riverside and San Bernardino. Outdoor activities, beaches and a temperate climate attract visitors, residents and businesses, expanding the local population to nearly 3.2 million people. The city of San Clemente boasts the "best climate in the world." Anaheim, home to Disneyland, and Santa Ana are the largest cities in the county, each with a population above 310,000 people. Irvine is close behind with a population of 295,000. White collar positions account for nearly 30 percent of the metro's total workforce, translating to a median household income above \$110,000.

From fishing to yachting, water sports of every kind abound at the beaches, harbors and marinas along the Orange County coast. Many of its beaches are famous for surfing; the town of Huntington Beach is known worldwide as Surf City USA. The weather is also ideal for golfing, hiking and biking. Orange County also has a world-class selection of entertainment, restaurants and shopping. The area boasts big attractions, such as Disneyland Resort and Knott's Berry Farm. Orange County also hosts professional sports teams in baseball and hockey. Educational institutions of higher learning include two public universities: California State University, Fullerton and the University of California, Irvine.

SANTA ANA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection			
Total Population	58,044	312,949	655,644
2024 Estimate			
Total Population	57,531	310,120	649,537
2020 Census			
Total Population	60,506	324,732	670,924
2010 Census			
Total Population	64,862	338,383	664,006
Daytime Population			
2024 Estimate	68,247	365,117	894,613

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2029 Projection			
Total Households	14,608	84,245	198,108
2024 Estimate			
Total Households	14,405	83,150	195,614
Average (Mean) Household Size	3.9	3.8	3.4
2020 Census			
Total Households	14,118	81,640	192,184
2010 Census			
Total Households	13,659	78,166	177,685

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 Estimate			
\$200,000 or More	5.8%	10.3%	13.7%
\$150,000-\$199,999	7.4%	10.9%	11.8%
\$100,000-\$149,999	16.2%	19.4%	20.3%
\$75,000-\$99,999	10.7%	13.1%	13.1%
\$50,000-\$74,999	19.8%	17.1%	15.1%
\$35,000-\$49,999	13.6%	10.0%	8.6%
\$25,000-\$34,999	8.8%	6.5%	5.7%
\$15,000-\$24,999	7.4%	5.4%	5.2%
Under \$15,000	10.5%	7.2%	6.7%
Average Household Income	\$85,635	\$106,830	\$117,115
Median Household Income	\$85,488	\$82,486	\$84,104
Per Capita Income	\$22,265	\$29,135	\$36,029

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2024 Estimate Total Population	57,531	310,120	649,537
Under 20	31.4%	28.1%	25.4%
20 to 34 Years	24.8%	24.5%	24.5%
35 to 49 Years	22.4%	20.4%	20.1%
50 to 59 Years	10.6%	11.9%	12.5%
60 to 64 Years	3.5%	4.7%	5.2%
65 to 69 Years	2.5%	3.5%	4.1%
70 to 74 Years	1.8%	2.5%	3.0%
75+	3.1%	4.3%	5.1%
Median Age	31.0	33.0	36.0
Population by Gender			
2024 Estimate Total Population	57,531	310,120	649,537
Male Population	46.9%	48.7%	49.5%
Female Population	48.7%	49.4%	49.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	28.0	28.0



DEMOGRAPHIC HIGHLIGHTS



POPULATION

In 2024, the population in your selected geography is 649,537. The population has changed by -2.18 percent since 2010. It is estimated that the population in your area will be 655,644 five years from now, which represents a change of 0.9 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 8,269 people per square mile.



EMPLOYMENT

In 2024, 341,760 people in your selected area were employed. The 2010 Census revealed that 50.1 percent of employees are in white-collar occupations in this geography, and 25.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSEHOLDS

There are currently 195,614 households in your selected geography. The number of households has changed by 10.09 percent since 2010. It is estimated that the number of households in your area will be 198,108 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 3.4 people.



HOUSING

The median housing value in your area was \$787,963 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 87,493.00 owner-occupied housing units and 90,189.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$96,429, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 62.87 percent since 2010. It is estimated that the median household income in your area will be \$111,948 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$36,029, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$117,115, compared with the U.S. average, which is \$101,307.



EDUCATION

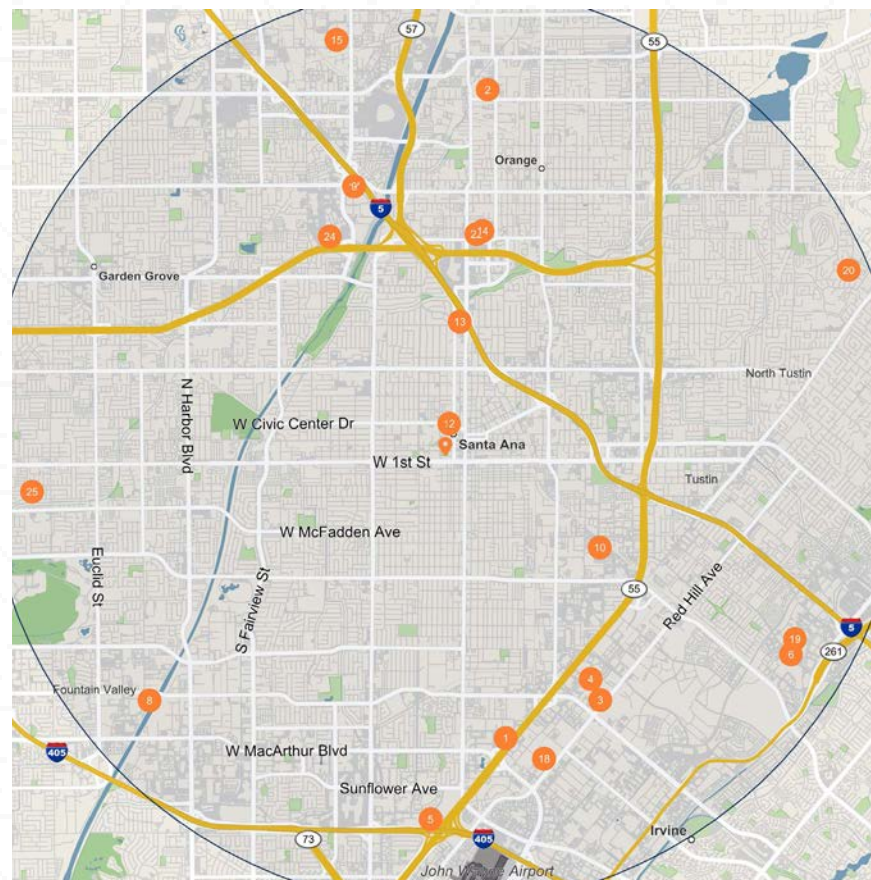
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 26.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.0 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS

NEARBY EMPLOYERS		EMPLOYEES
1.	First American Title Company	6,000
2.	Axia Acquisition Holding Corp	5,916
3.	Property Insight LLC	4,197
4.	Air Liquide Electronics US LP-Air Liquide Globl E C Solutions	3,930
5.	Experian Info Solutions Inc-Experian	3,700
6.	Lsf9 Cypress Parent 2 LLC	3,500
7.	Lsf9 Cypress Holdings LLC	3,398
8.	Kingston Technology Company	3,000
9.	University California Irvine-Uc Irvine Medical Center	3,000
10.	Universal Services America LP	2,708
11.	Thaihot Investment Co US Ltd	2,450
12.	County of Orange-County Executive Office	2,400
13.	Rancho Sntago Cmnty Cllege Dst-Santa Ana College	2,300
14.	St Joseph Hospital of Orange	2,100
15.	Alstyle Apparel LLC	2,079
16.	Alstyle AP & Activewear MGT Co	1,800
17.	University California Irvine-Uc Irvine Hlth Rgonal Burn Ctr	1,757
18.	Edwards Lifesciences LLC	1,700
19.	Youngs Interco Inc	1,606
20.	D1 Holdings LLC	1,601
21.	Edwards Lifesciences Corp-EDWARDS	1,600
22.	Childrens Hospital Orange Cnty-CHOC	1,530
23.	Childrens Healthcare Cal-CHOC CHILDRENS	1,500
24.	Cashcall Inc-Chapter Seven Lending	1,400
25.	Anthony Elementary School	1,379



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