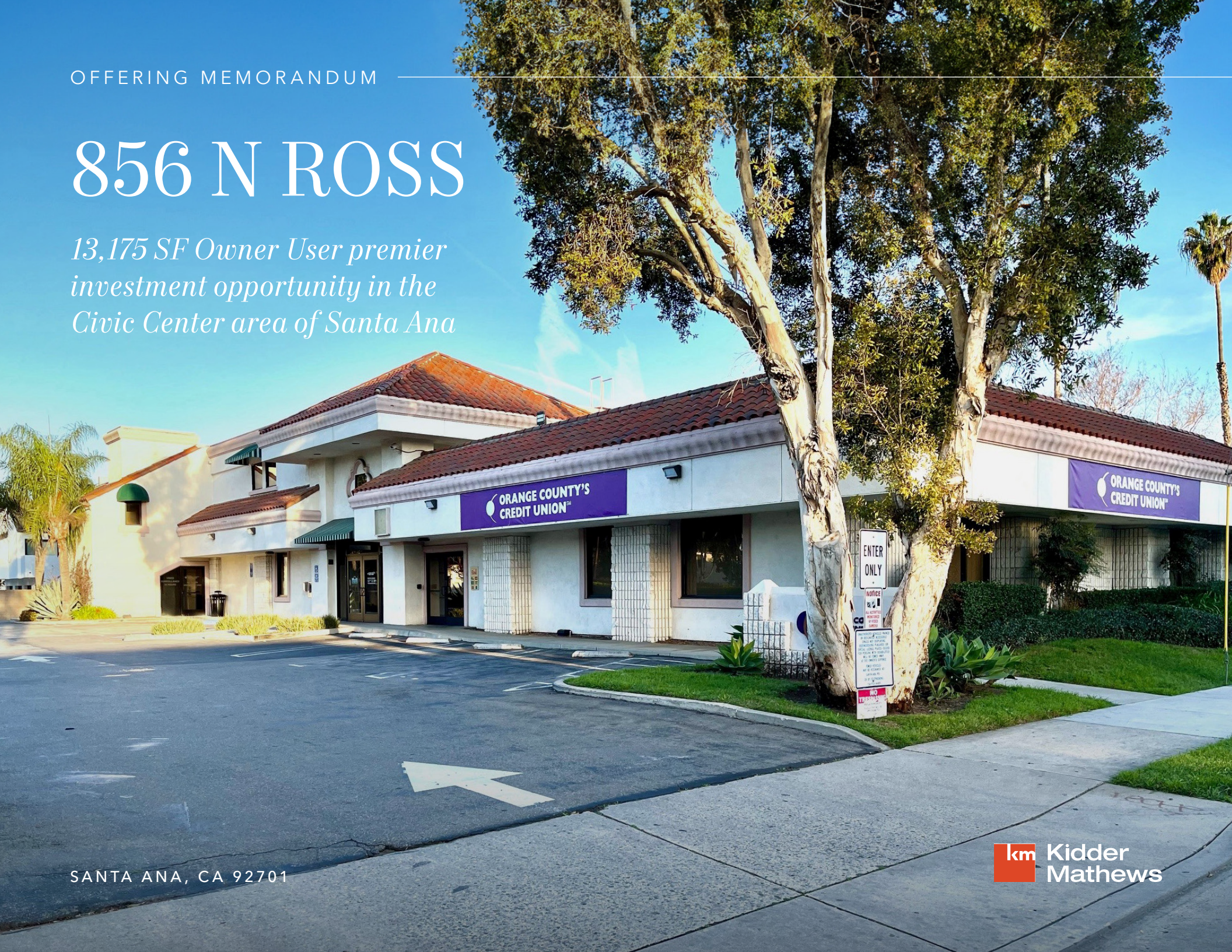


OFFERING MEMORANDUM

856 N ROSS

13,175 SF Owner User premier investment opportunity in the Civic Center area of Santa Ana



SANTA ANA, CA 92701

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

MARKET
OVERVIEW

04

COMPARABLES

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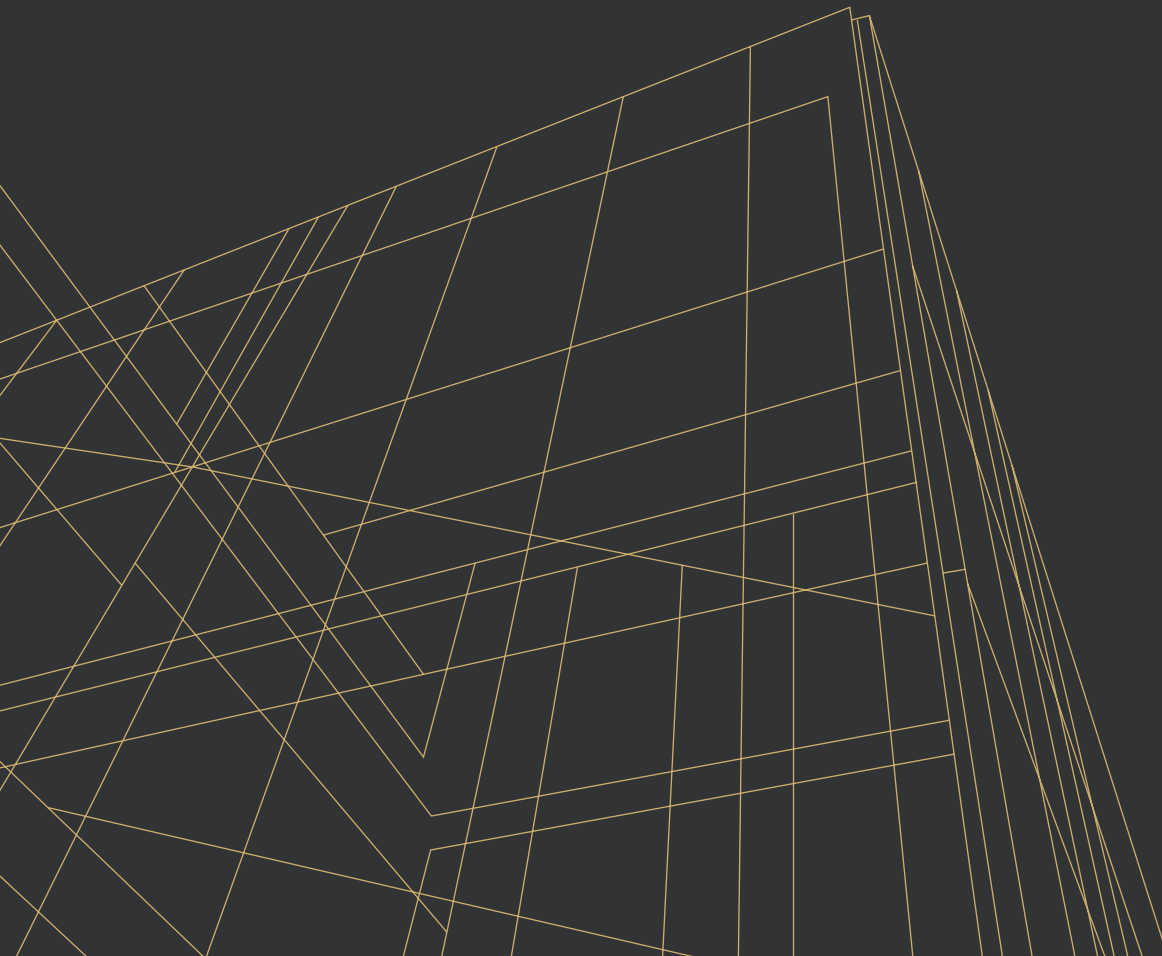
KIDDER.COM



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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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 OFFERING FOR SALE OR LEASE

Kidder Mathews is pleased to present this rare opportunity to purchase an owner user/investment or long-term lease opportunity in the heart of Santa Ana.

856 N Ross is a free-standing office building located in the Santa Ana Civic Center Area. The subject property has a gross square footage of 13,175 SF, consisting of two floors with a total rentable area of 12,816 SF. The property is situated on two lots totaling 39,365 SF per assessor. There are 61 stripped parking stalls for a parking ratio of 4.7 per 1,000.

The property, built in 1977 and most recently occupied by the Orange County Credit Union, is well suited for an owner user or investor. The (P), Professional zoning district allows for many permitted uses including medical offices, professional offices, law firms, insurance companies, accounting offices, daycare, pharmacy's, art galleries, banks and more. Other uses subject to a conditional use permit (CUP) may include churches, trade and professional schools, health clubs, eating establishments, banquet facilities and adult day care.

856 N Ross is located in a Opportunity Zone. The Tax Cuts and Jobs Act of 2017 established Opportunity Zones as a mechanism to provide tax incentives for investment in designated census tracts. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains. For more information, please visit the State of California, Department of Finance opportunity zone website.

→ [VIEW WEBSITE](#)



INVESTMENT HIGHLIGHTS



RARE CIVIC CENTER AREA FREE-STANDING BUILDING

High barriers to entry...no available free standing owner user buildings in the area.



EXCELLENT VISIBILITY BUILDING WITH ELEVATOR AND LARGE PARKING LOT

Highly visible property with significant signage potential and rare large parking lot with two ingress and egress points.



CIVIC CENTER REVITALIZATION AREA

Home to Santa Ana City Hall, Public Library, County, State & Federal Courthouse, Downtown Santa Ana Historic District. Very walkable area, walk score of 82.

QUALIFIED OPPORTUNITY ZONE

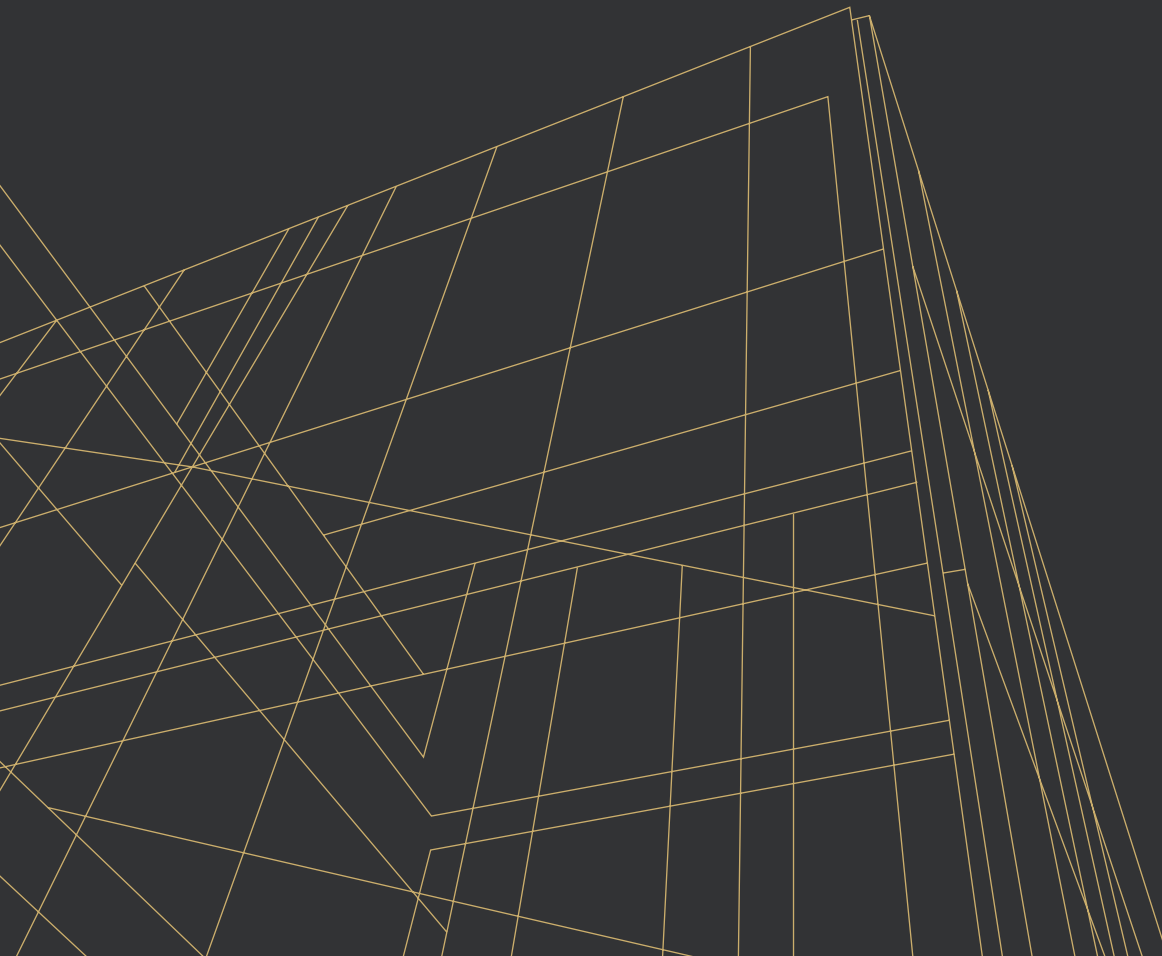
The Tax Cuts and Jobs Act of 2017 established Opportunity Zones as a mechanism to provide tax incentives for investment in designated census tracts. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains.

Opportunity Zones are census tracts that are economically-distressed communities where new investments may, under certain conditions, be eligible for preferential federal tax treatment or preferential consideration for federal

grants and programs. They were added to the Internal Revenue Service tax code in 2017.

For more information, please visit the State of California, Department of Finance opportunity zone website.

[→ VIEW WEBSITE](#)



PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

ADDRESS	856 N Ross St, Santa Ana, CA 92701
LISTING PRICE	\$3,999,000
PRICE PER SF	\$303.53
TOTAL BUILDING SF	13,175 SF
NET LEASABLE SF	12,816 SF
STORIES	2
LAND AREA	39,365 SF
PARCELS	005-144-33, 005-144-35
ZONING	P
COUNTY	Orange

ADDITIONAL SITE INFORMATION

FRONTAGE	141' on Ross St
WALK SCORE	(82) Very Walkable
TRANSIT SCORE	(53) Good Transit



EXTERIOR PHOTOS



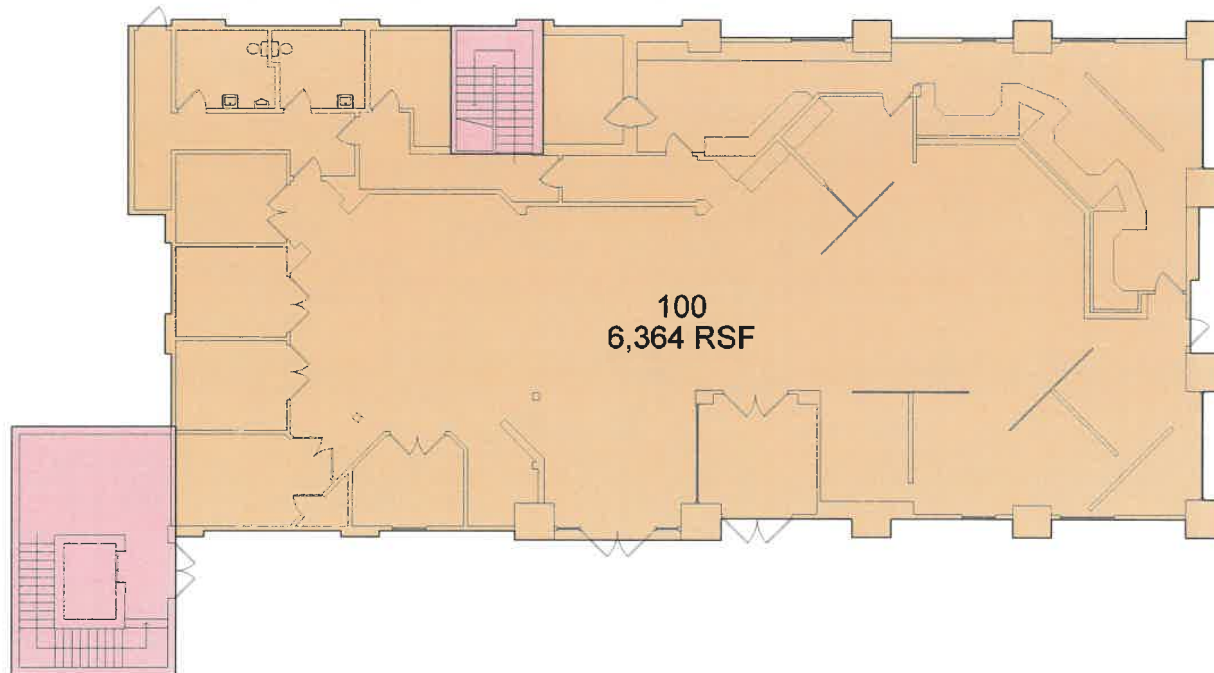
FIRST FLOOR PHOTOS



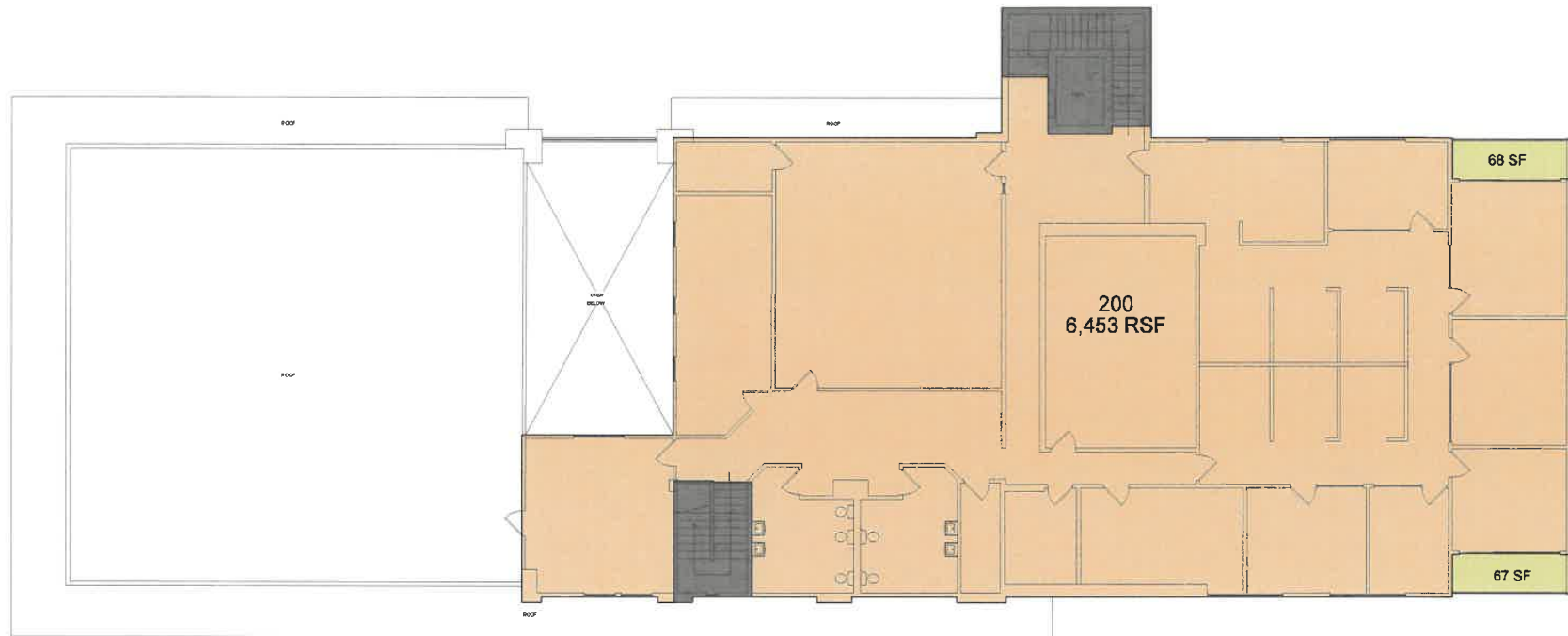
SECOND FLOOR PHOTOS



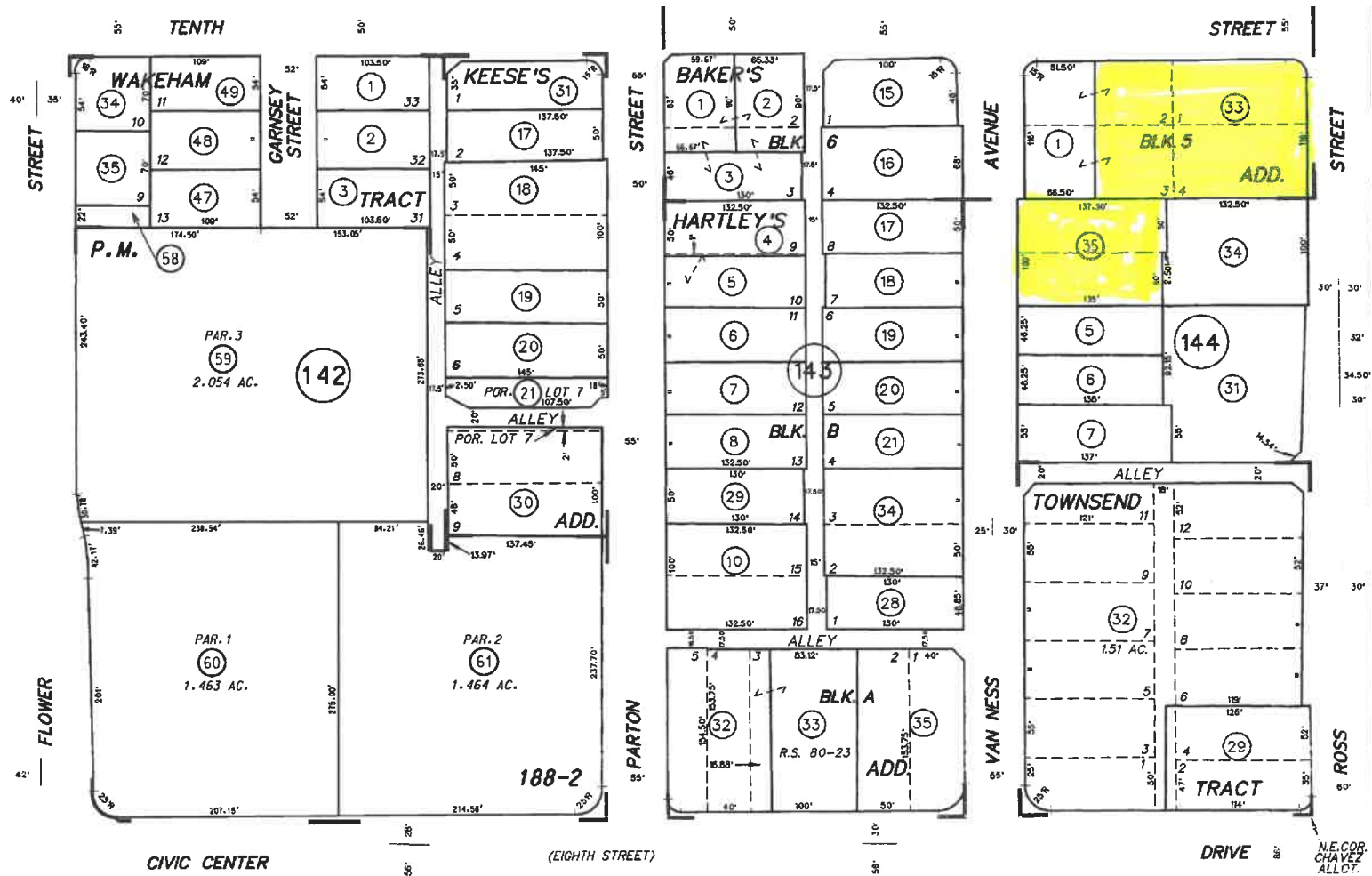
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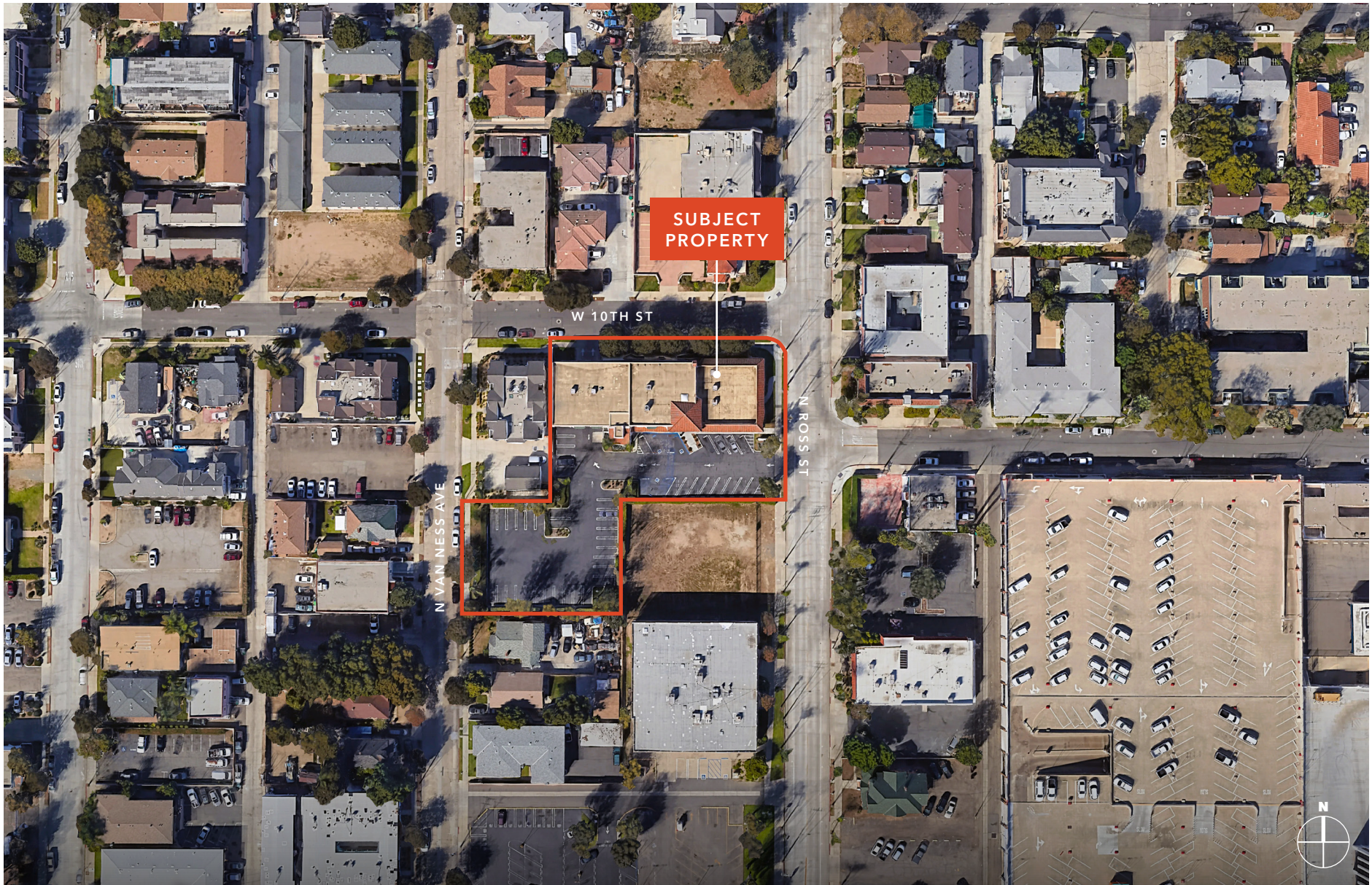
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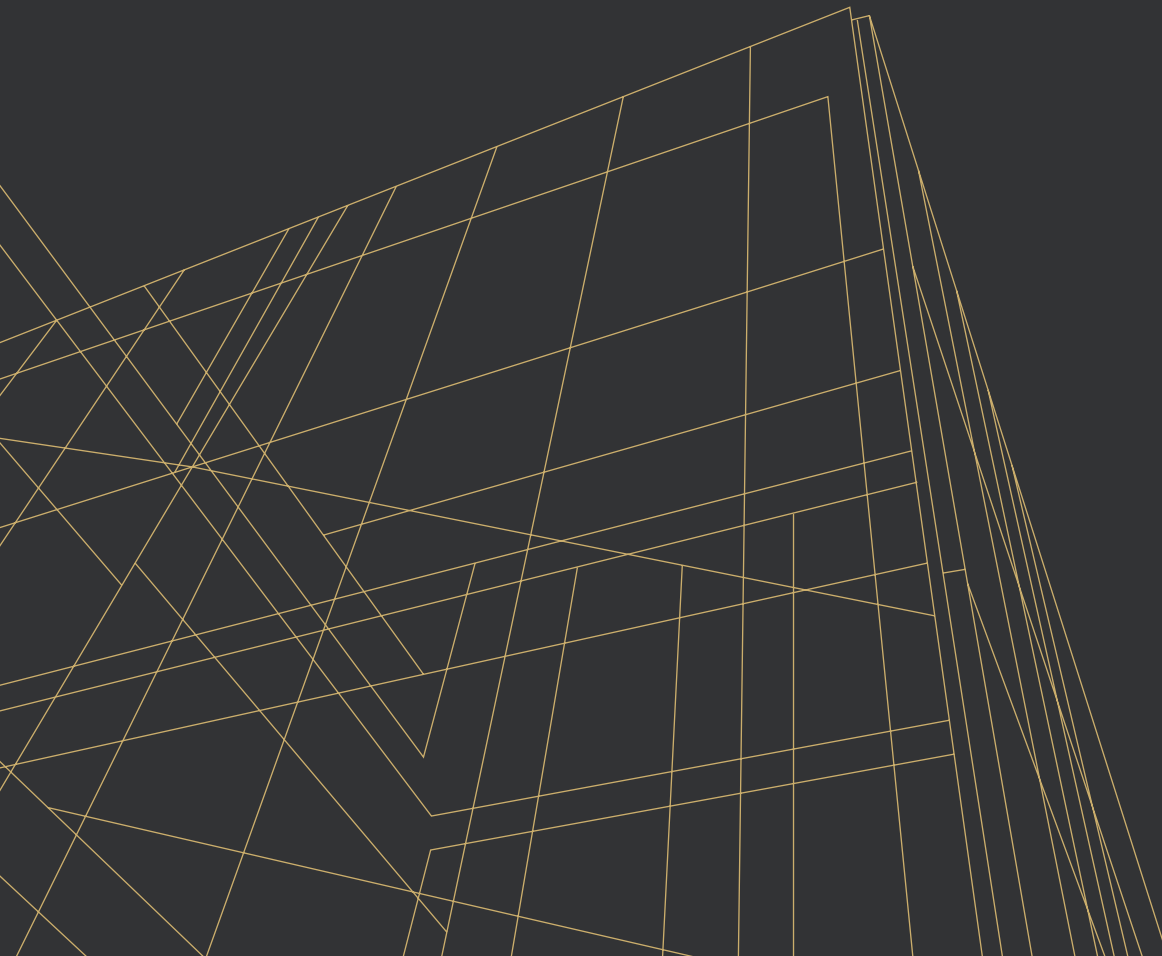


PLAT MAP



PROPERTY OVERVIEW





MARKET OVERVIEW



SANTA ANA, CA

Santa Ana is a vibrant, young and diverse community at the heart of Orange County. The City is the County seat, the second most populous city in Orange County, and widely known as “Downtown Orange County”. The historic downtown area has emerged as one of Orange County’s premier live/work/play walkable neighborhoods, with eclectic restaurants, trendy retail, and nearby arts and cultural institutions, such as the Grand Central Art Center and the Browsers Museum.

The Santa Ana Regional Transportation Center is the focal point of Orange County transportation and serves as a gateway to Santa Ana, just east of the historic downtown. Nearby government offices and services, as well as industrial and commercial development, anchor this area as one of Santa Ana’s economic hubs.

Top employers include Santa Ana College, The Orange County Medical Center, headquarters for insurer First American Title Company, metal forging Aluminum Precision Products and Johnson & Johnson.

According to CoStar, the Civic Center Area office submarket has a vacancy rate of 7.2%. This vacancy rate is 1.3% lower than it was this time last year. Rents have increased by 0.4% in the past 12 months and are currently around \$2.17 / s.f. Nothing is under construction in the Civic Center Area office submarket. The total Civic Center Area office submarket comprises 6.2 million square feet of inventory.

There have been 9 sales in the Civic Center Area office submarket over the past year, averaging \$328.00 per square foot. The sales in the past 12 months include one building rated 3 Star, and 8 buildings rated 1 & 2 Star. The 1 and 2 Star buildings traded for \$7.8 million, or \$340.00 per square foot on average.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	53,624	332,508	667,427
2028 PROJECTION	54,115	336,696	665,201
2020 CENSUS	54,277	335,570	676,159
PROJECTED GROWTH 2023 - 2028	491	4,188	-2,226
MEDIAN AGE	33.3	34.3	36.0

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	13,341	87,469	192,549
2028 PROJECTED	13,466	89,439	191,957
2020 CENSUS	13,272	85,449	190,699
GROWTH 2023 - 2028	125	1,971	-592
OWNER-OCCUPIED	45.8%	52.2%	53.5%
RENTER-OCCUPIED	54.2%	47.8%	46.5%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$94,945	\$115,447	\$129,748
2023 MEDIAN HH INCOME	\$79,573	\$94,702	\$104,267
2023 EST. PER CAPITA INCOME	\$24,731	\$30,769	\$37,723

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,893	13,720	38,756
TOTAL EMPLOYEES	23,160	150,304	432,744

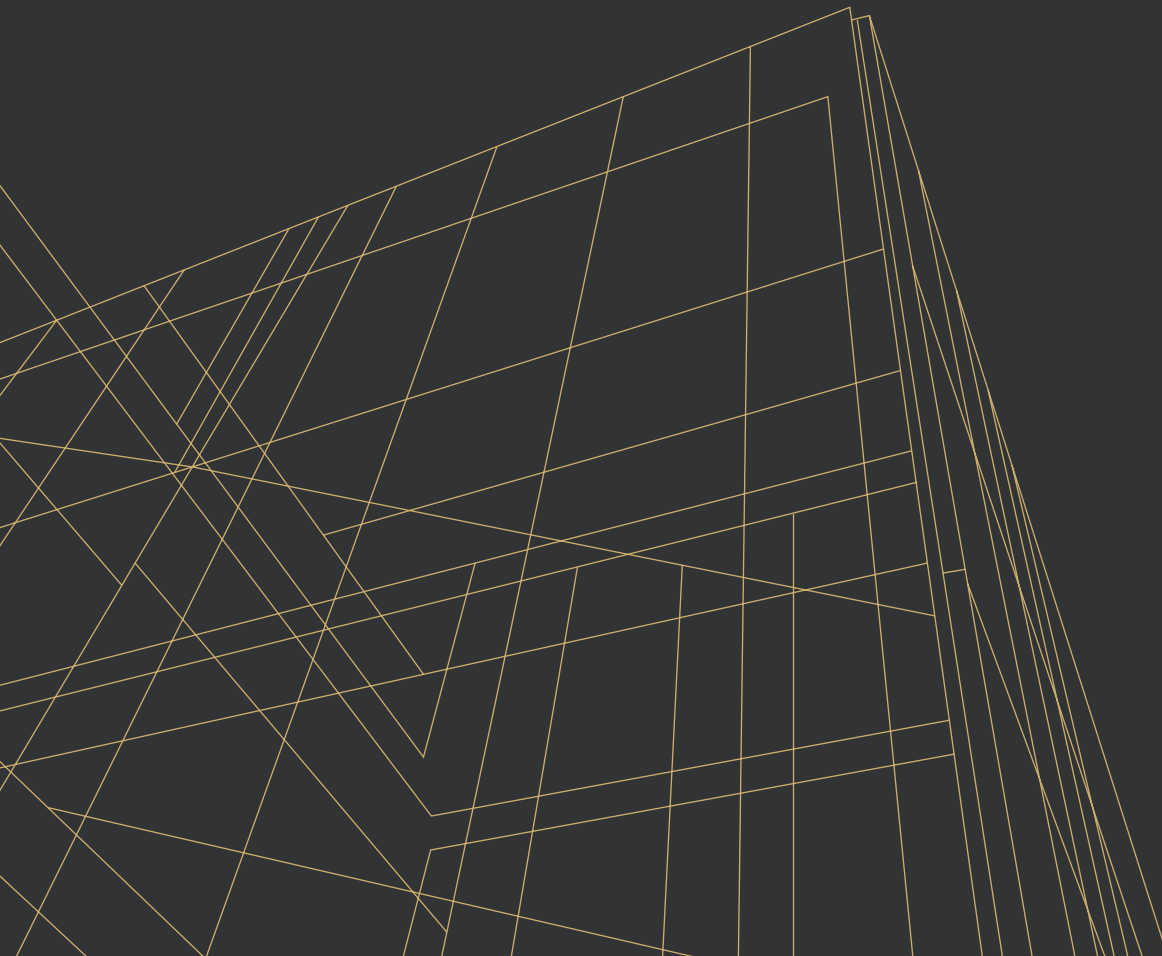
RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	27.6%	30.0%	33.1%
BLACK OR AFRICAN AMERICAN	7.4%	3.6%	2.9%
AMERICAN INDIAN OR ALASKA NATIVE	2.8%	2.3%	1.8%
ASIAN	7.9%	13.8%	21.1%
HAWAIIAN OR PACIFIC ISLANDER	0.1%	0.2%	0.3%
OTHER RACE	39.0%	35.1%	27.0%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	14.1%	11.5%	9.7%
HIGH SCHOOL DIPLOMA	23.6%	23.8%	21.8%
SOME COLLEGE	18.1%	18.4%	19.0%
ASSOCIATE	4.3%	5.8%	6.5%
BACHELOR'S	11.8%	15.4%	19.5%
GRADUATE	6.3%	7.1%	9.8%

Data Source: ©2024, Sites USA



COMPARABLES

Section 04

SALE COMPARABLES



2922 DAIMLER ST
Santa Ana, CA 92705

BUYER	Prime Acq Llc
SELLER	Lisoy Family Trust
BLDG SF	8,726 SF
SALE DATE	Nov 2, 2023
SALE PRICE	\$3,152,000
PRICE/SF	\$361.22
LAND SF	12,221 SF



1516 BROOKHOLLOW DR
Santa Ana, CA 92705

BUYER	1516 Brookhollow Dr LLC
SELLER	Krish Properties LLC
BLDG SF	13,084 SF
SALE DATE	Aug 18, 2023
SALE PRICE	\$3,725,000
PRICE/SF	\$284.70
LAND SF	22,651 SF



414-416 W 4TH ST
Santa Ana, CA 92701

BUYER	DE & BB Property Mgmt
SELLER	Lft Property Mgmt Llc
BLDG SF	15,000 SF
SALE DATE	Jun 30, 2023
SALE PRICE	\$5,380,000
PRICE/SF	\$358.67
LAND SF	22,651 SF



550 N GOLDEN CIRCLE DR
Santa Ana, CA 92705

BUYER	Equaltox Llc
SELLER	Goldenwheat Props Llc
BLDG SF	11,259 SF
SALE DATE	Mar 24, 2023
SALE PRICE	\$3,075,000
PRICE/SF	\$273.11
LAND SF	35,284 SF



210 N TUSTIN AVE
Santa Ana, CA 92705

BUYER	Tustin Ave Llc
SELLER	Rcm Equities Llc
BLDG SF	10,096 SF
SALE DATE	Feb 15, 2023
SALE PRICE	\$2,475,000
PRICE/SF	\$245.15
LAND SF	14,807 SF



717 S LYON ST
Santa Ana, CA 92705

BUYER	West Coast LLC
SELLER	Brown Stephen Oc Elec
BLDG SF	12,000 SF
SALE DATE	Aug 8, 2023
SALE PRICE	\$4,800,000
PRICE/SF	\$400.00
LAND SF	100,624 SF

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