

FOR SALE

\$2,499,000

5,480 SF in Santa Ana's
French Court District

1315 N Main St & 1316 N Bush St, Santa Ana, CA 92701

Building + Parking Lot



COLDWELL BANKER
LEADERS

John Chapman

jawkneesea32@aol.com
818.441.6629

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by Coldwell Banker Leaders affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

OFFERING SUMMARY

Sale Price:	\$2,499,000
Lot Size (acres):	0.159 + .179 = .338
Zoning:	SP3 Midtown Specific Plan
Sq.Ft.+-	5,480
Year Built:	1955
APNs:	398-132-03 & 398-132-07

- Midtown Specific Plan: Meant to be an integrated civic and business district that promotes retail and cultural activity
- Two parcels offered together, which is an existing building and parking or a potentially developable pad
- Minutes from Downtown Santa Ana, CHOC Medical Center, Santa Ana Zoo and Santa Ana Metro & PD
- Includes 4-car garage in rear
- New electrical panel and wiring
- Presently in an open space format, with restrooms

Well-located space near the intersection of Main St and Washington Ave and less than 1-Mile from Downtown Santa Ana.

The surrounding area is a mix of office, retail and apartments and many charming and historic residences.

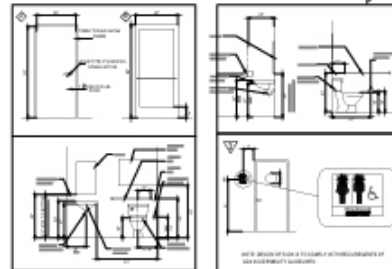
FLOORPLAN



(E) FLOOR PLAN
SCALE: 3/16" = 1'-0"



(P) FLOOR PLAN
SCALE: 1/8"=1'-0"

[illegible]

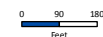


Map Date: 2/13/2017

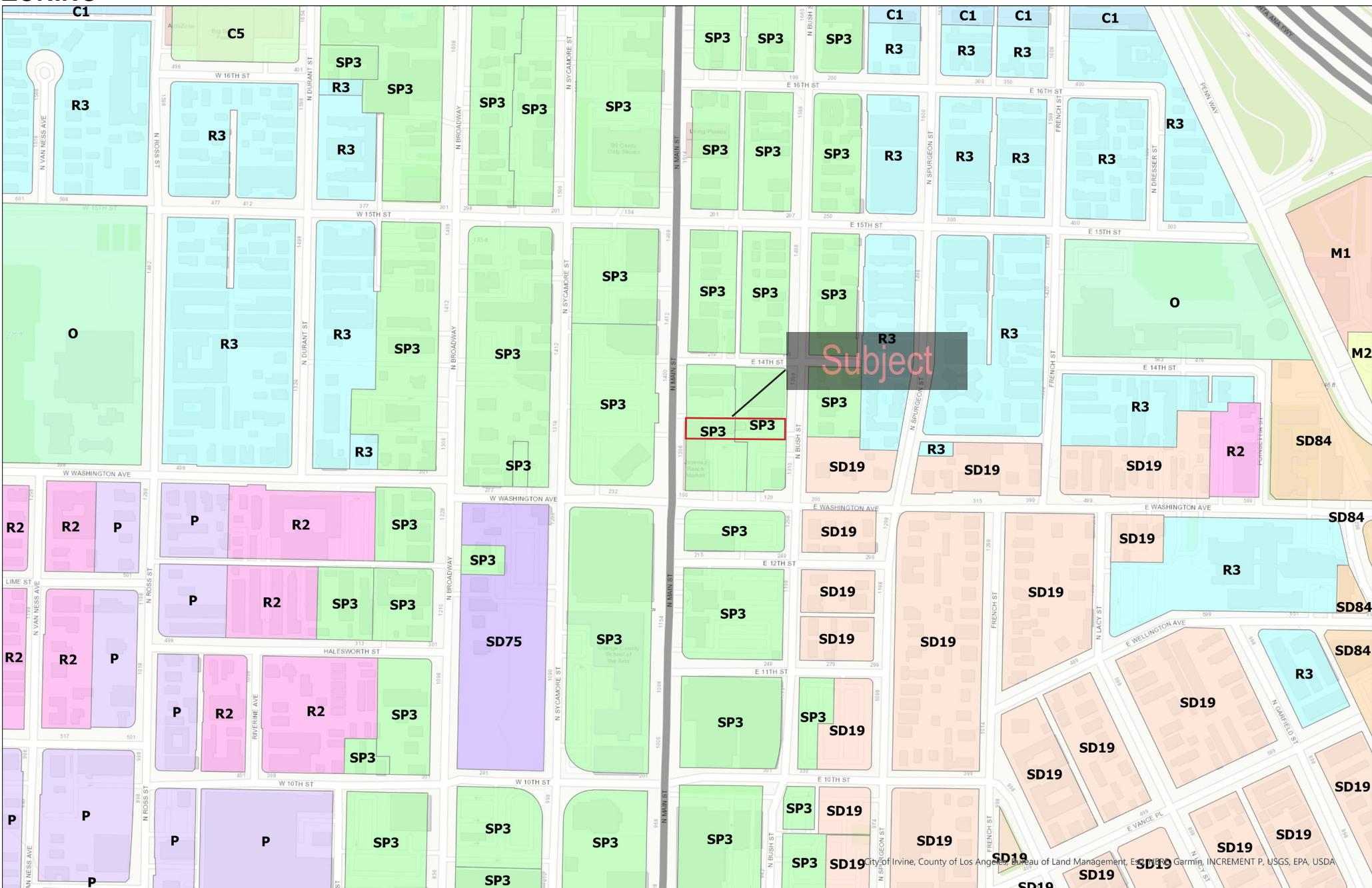


French Court

Schools Parks

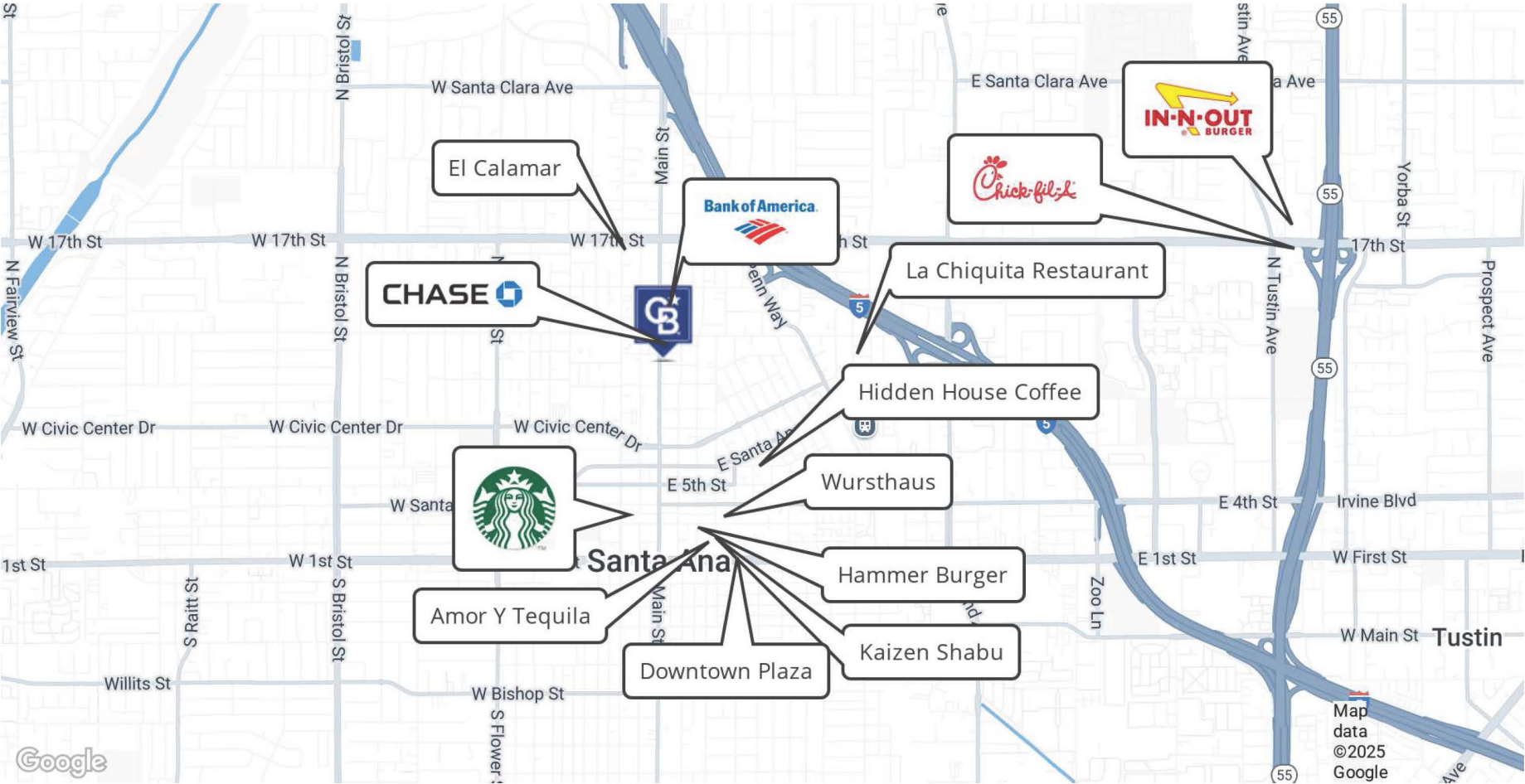


ZONING

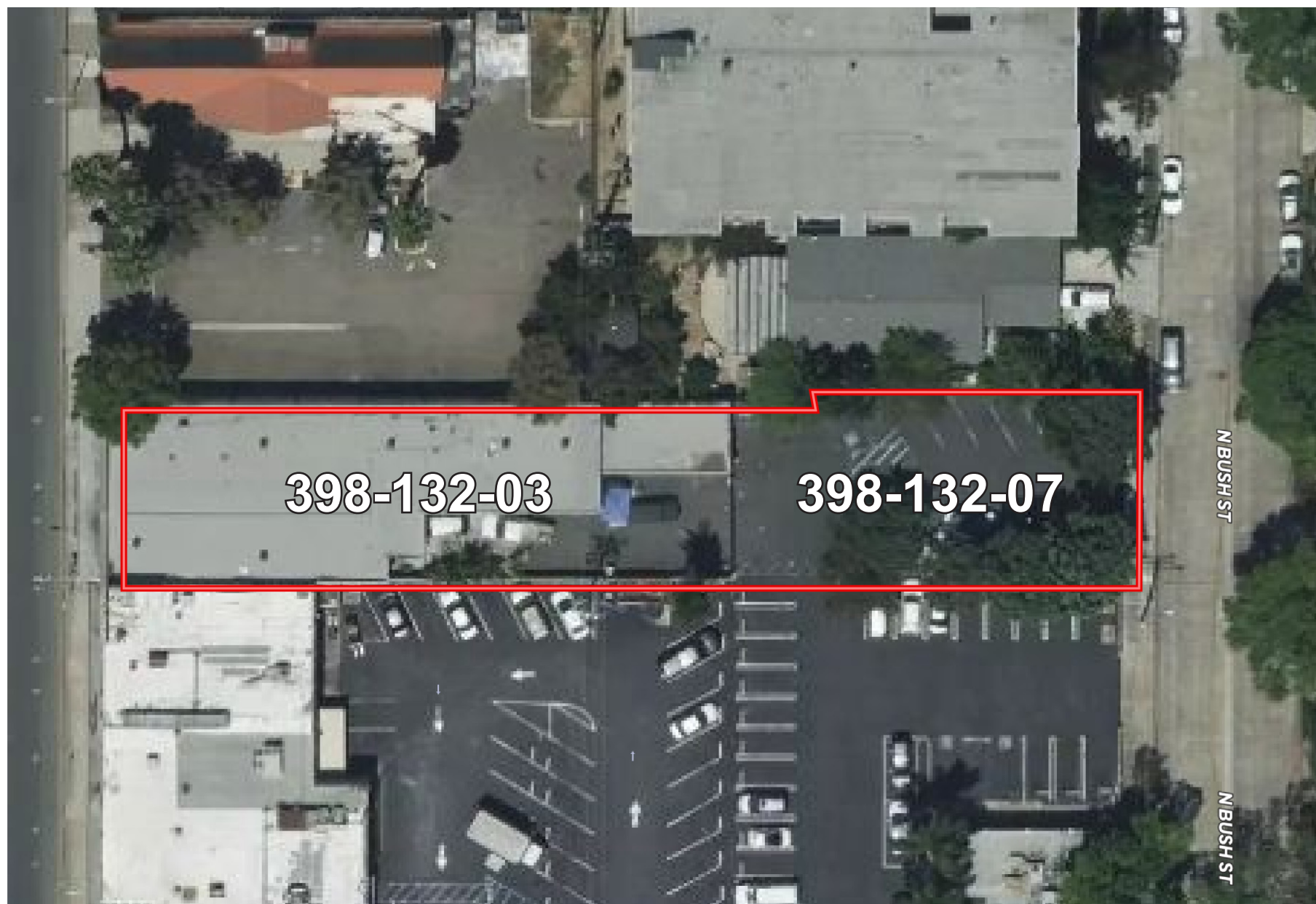


https://gis-santa-ana.opendata.arcgis.com/datasets/0014facb1f7240f7be9cf07a5f56fdb_0/explore?location=33.753709%2C-117.853010%2C14.70

RETAILERS



SUBJECT OFFERING

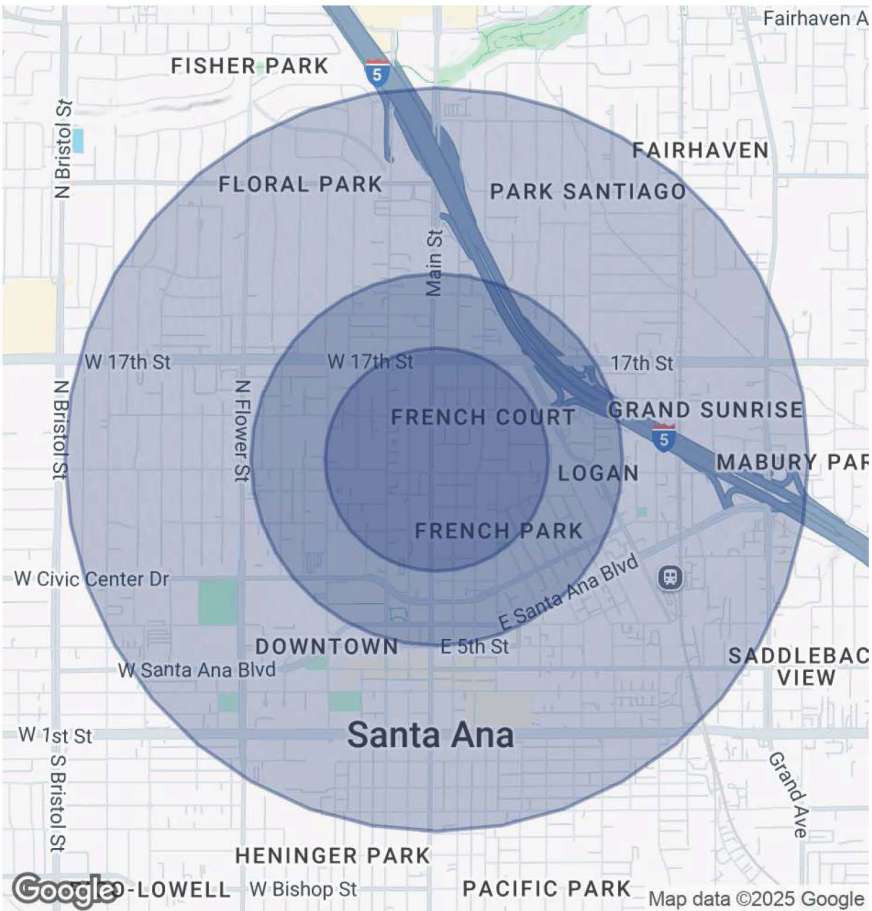


DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,031	16,840	46,376
Average Age	32	33	35
Average Age (Male)	31	32	35
Average Age (Female)	32	33	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,168	4,589	12,499
# of Persons per HH	3.7	3.7	3.7
Average HH Income	\$71,067	\$74,239	\$88,717
Average House Value	\$886,890	\$888,104	\$829,873

Demographics data derived from AlphaMap



DEMOGRAPHICS

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
W Washington Ave	N Sycamore St W	4,591	2025	0.08
N Sycamore St	W 15th St N	3,833	2025	0.10
N Main St	W 15th St N	30,031	2025	0.10
N Broadway	W Washington Ave N	22,109	2024	0.16
North Broadway	W Washington Ave N	22,012	2025	0.18
N Main St	W 10th St N	31,161	2025	0.21
N Main St	E 16th St S	29,522	2025	0.23
West 17th Street	N Spurgeon St E	35,086	2025	0.28
W 17th St	N Sycamore St W	42,022	2025	0.28
North Main Street	E 8th St S	31,067	2025	0.30

Made with TrafficMetrix® Products





COLDWELL BANKER

John Chapman

jawkneesea32@aol.com
818.441.6629