

■ FOR SALE

±1.01  
Acres

Former Flowerdale  
Nursery

1st Time on Market  
in 50 Years!

\$3,950,000



**2800** SANTA ANA  
N TUSTIN AVENUE

**CBRE**



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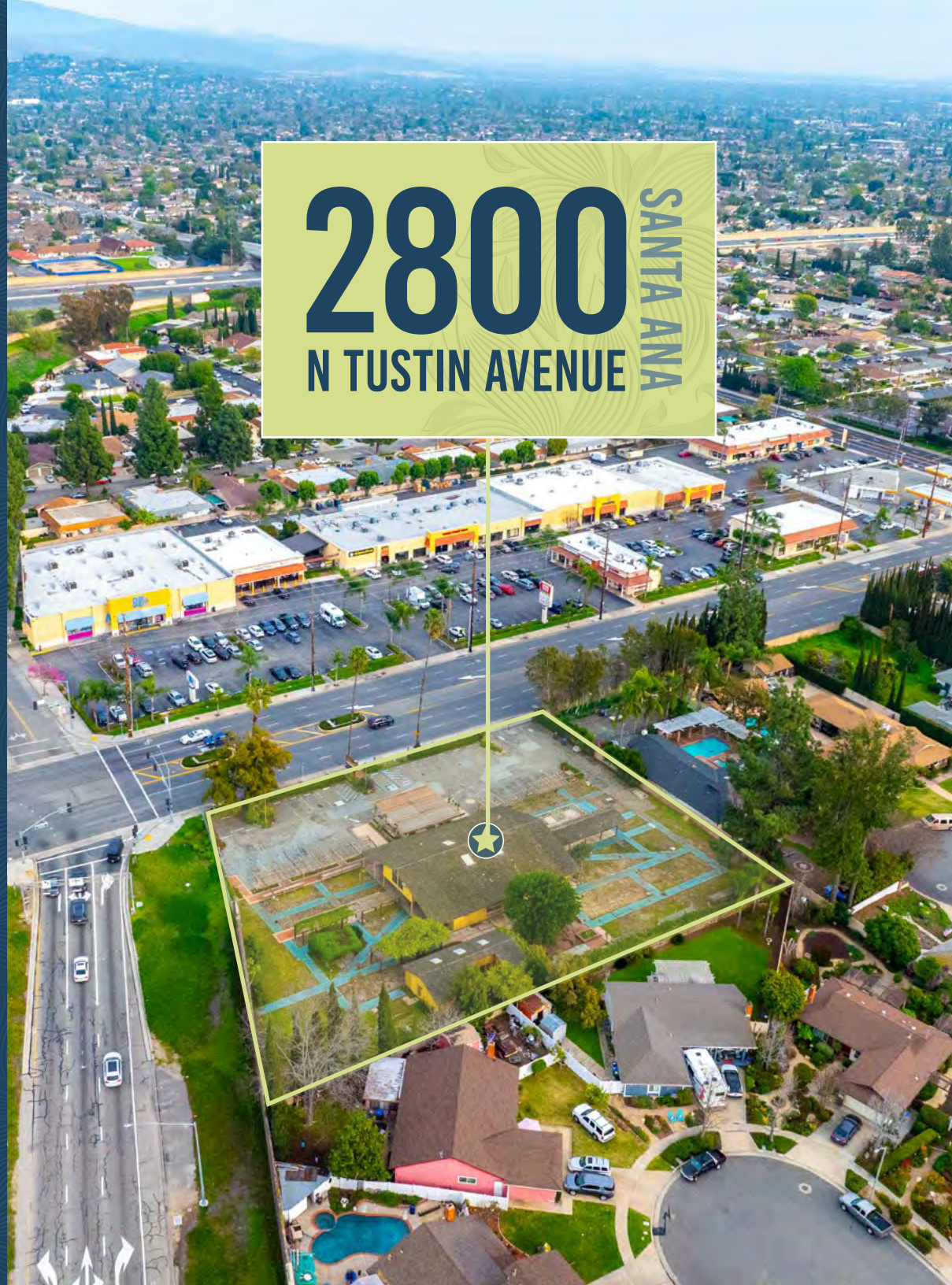
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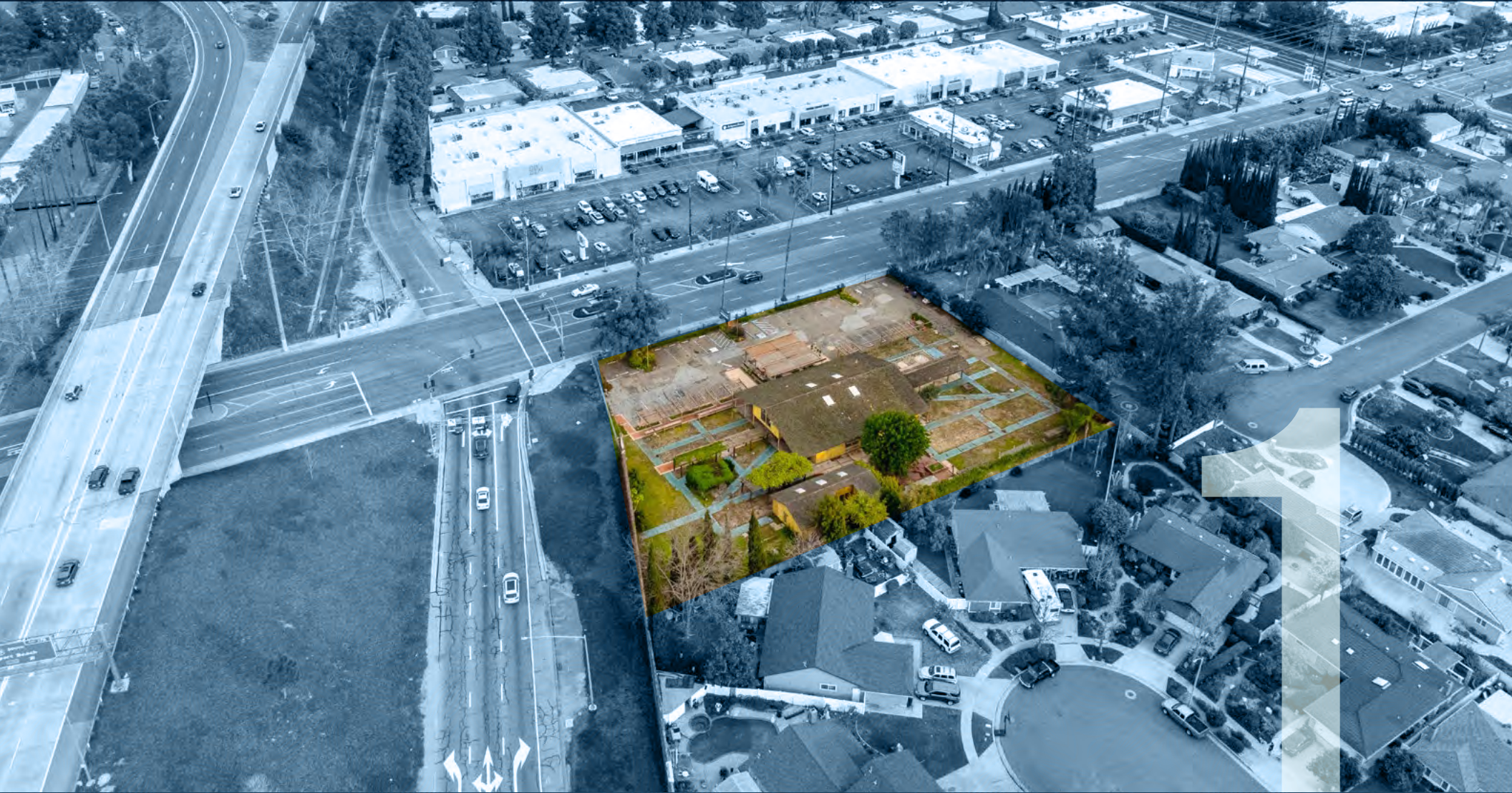
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Market Overview





# ■ Investment Summary





## THE OFFERING

2800 N Tustin Avenue, is a premier location adjacent to the Garden Grove (22) Freeway and the ramp.

The offering consists of approximately  $\pm 44,087$  square feet of land and contains two, separate single-story buildings totaling  $\pm 3,900$  square feet.

The front building used for Nursery Sales and general office, is  $\pm 3,000$  square feet and includes 500 square feet of mezzanine. Originally built in 1972 with updates and expansion in 1983 and 1988

The second, rear building, is used for landscape sales. Built in 1988 consists of 900 square feet.

The site has been operating as Flowerdale Nurseries for several decades.

This use is suitable in its current zoning for a nursery, or can be upgraded into a commercial application with a zone change.



The location of this asset on N Tustin Avenue, adjacent to the Garden Grove (22) Freeway makes it an ideal destination location for a variety of commercial uses.

- $\pm 1.01$  Acres of flat, developable land
- Outstanding visibility to Tustin Avenue
- Excellent demographics: \$136,000 Average Household Income and over 25,000 people in 1-mile radius
- Across from regional retailers 99 Cents Only, Harbor Freight Tools
- Prominent Street Signage
- Signal at location

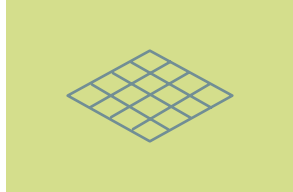
*The zoning is currently, R1 but city Staff is open to re-designating and rezoning into a commercial use.*

*\*With applicable CEQA reviews, Development Project review, and subsequent planning commission/city council approvals*

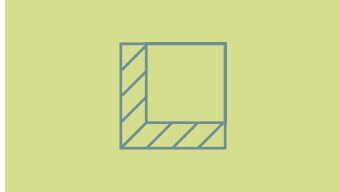


# INVESTMENT HIGHLIGHTS

This is a rare opportunity to acquire an asset on highly-travelled N Tustin Avenue. There are no available parcels of this size and quality anywhere else on N Tustin Avenue or the immediate trade area. There are no available parcels of this size and quality on N Tustin Avenue or the immediate trade area.



Flat, developable parcel



Ideal size for a variety of uses



Grandfathered for nursery, or city supportive of commercial uses



Strong traffic counts over 36,000 CPD



Excellent Daytime and Residential Support





# PROPERTY OVERVIEW

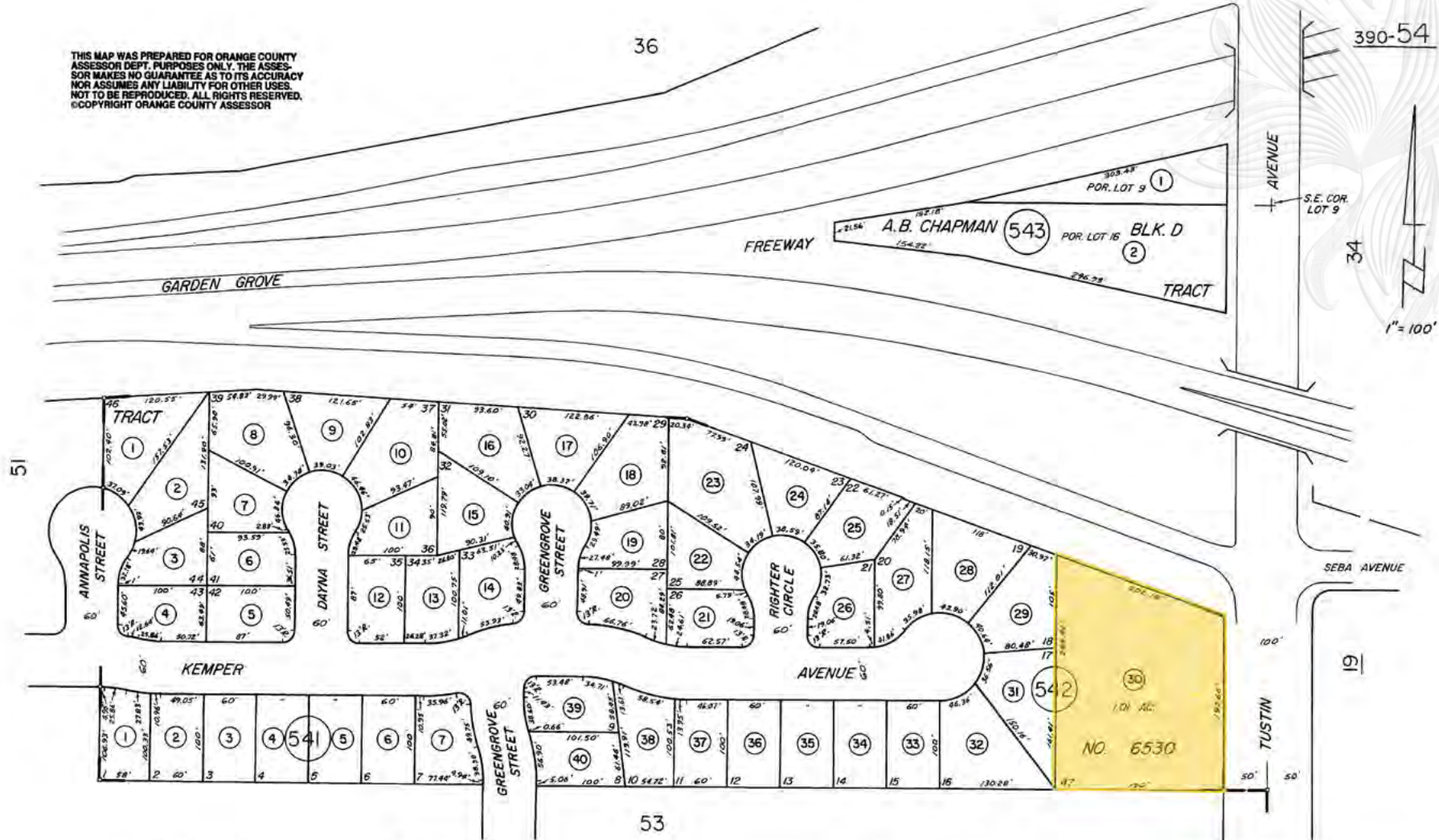
Sales Price	\$3,950,000
Region	Orange County
Name	2800 N Tustin Avenue, Santa Ana, CA
Type	Nursery site (zoned residential) with conversion to commercial application
Asset Size	±3,900 SF Buildings on +/-44,087 SF Parcel
Contact	Joe Miller, CBRE 714.614.3444   joe.miller@cbre.com





# PARCEL MAP

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MARCH 1977

A.B. CHAPMAN TRACT  
TRACT NO. 6530

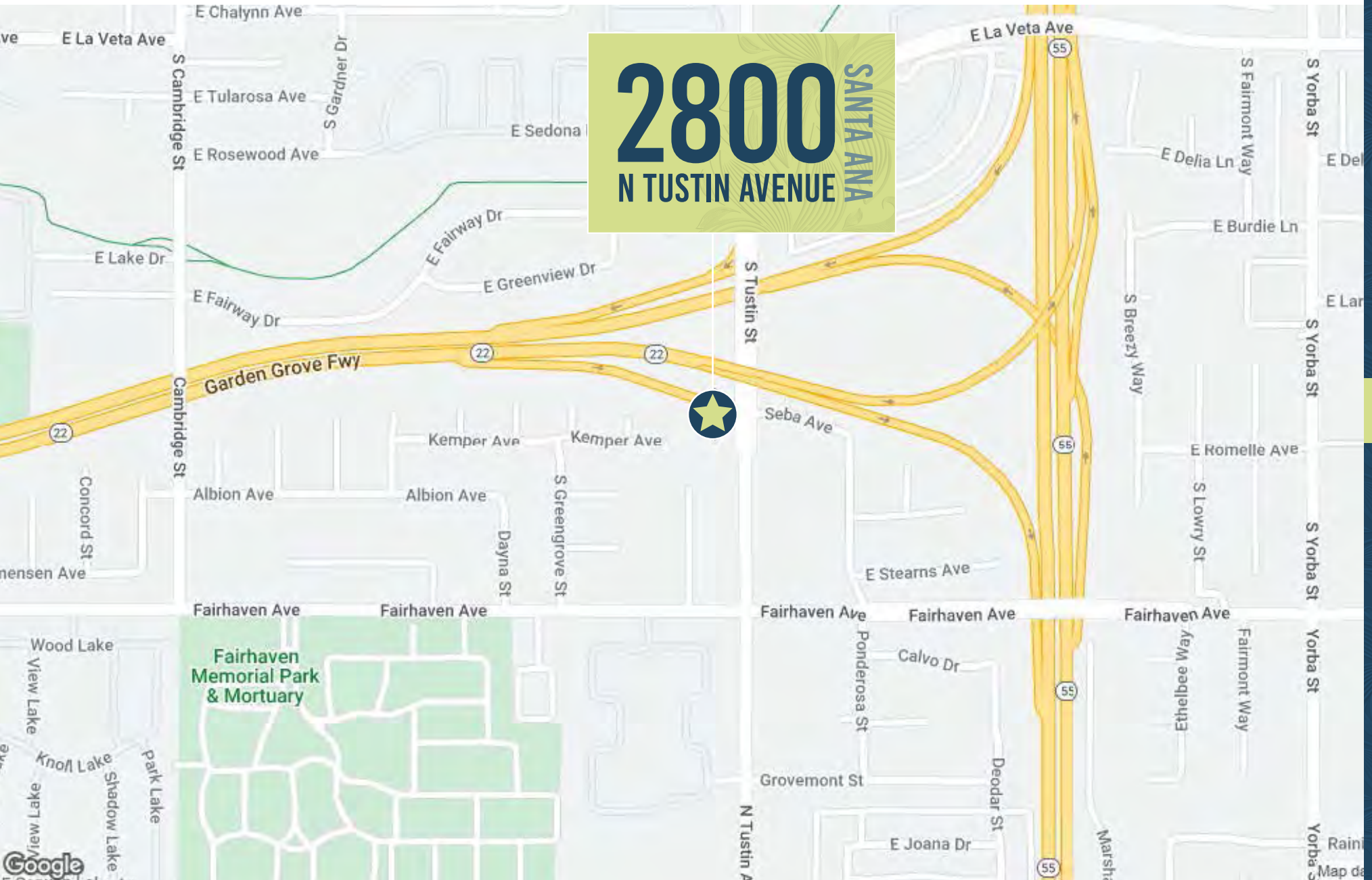
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NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 390 PAGE 54  
COUNTY OF ORANGE

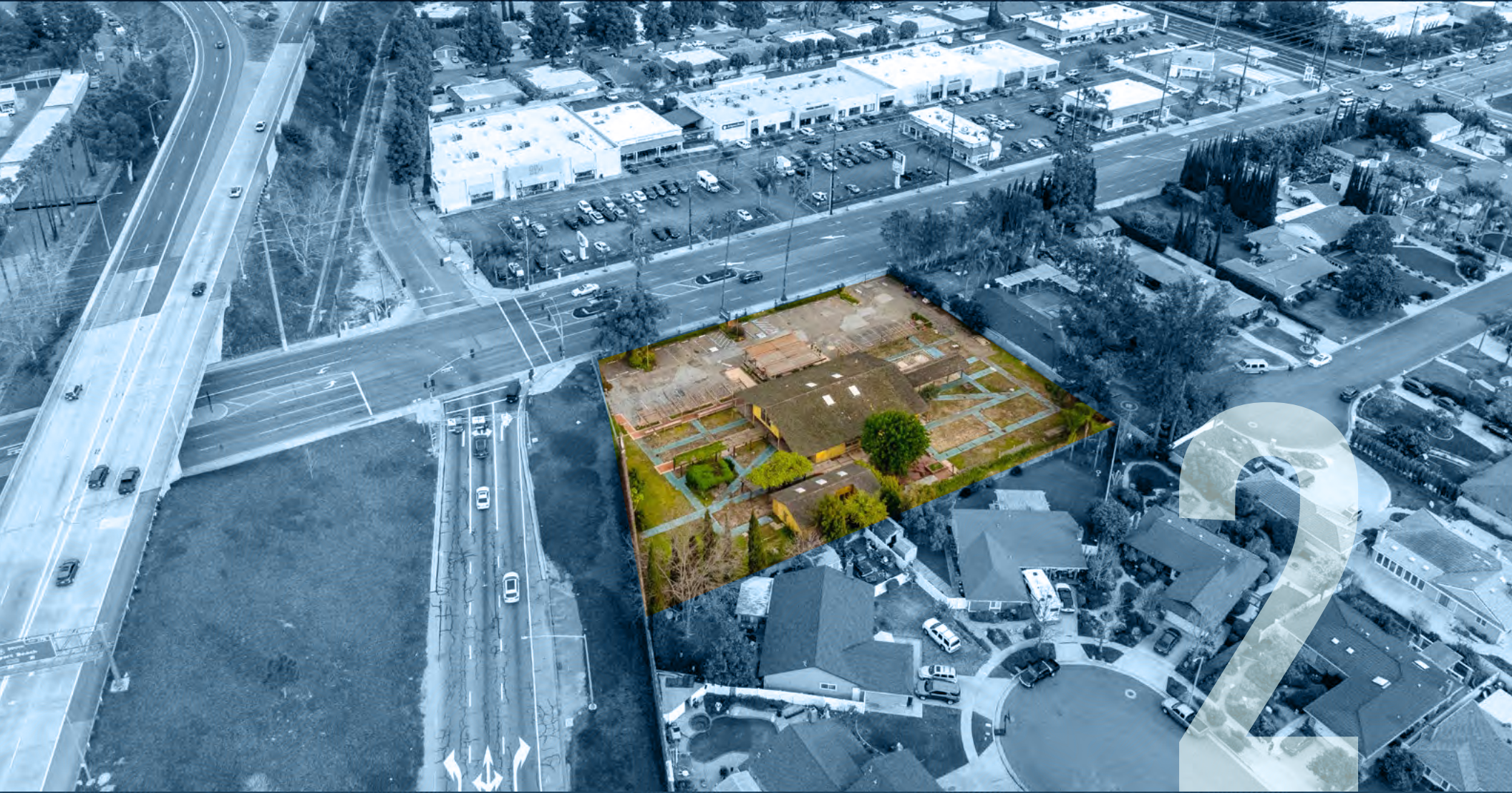


# LOCATION MAP





# ■ Location Overview



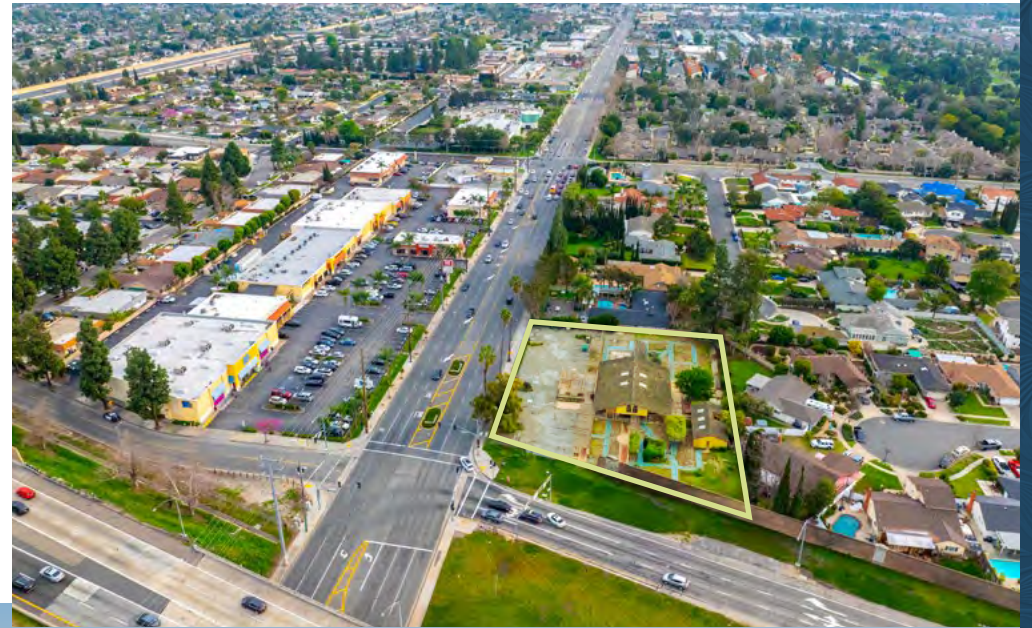


# LOCATION OVERVIEW

The property is ideally located within prominent Orange County. This location, just off the Garden Grove (22) Freeway, is centrally located in the county and offers convenience to the neighboring cities of; Orange, Tustin, and Garden Grove.

The access and visibility to the freeway and off-ramp, makes it ideal for neighborhood convenience and destination operations.

The Garden Grove (22) Freeway also feeds into the Santa Ana (5) , Orange (57) and Costa Mesa (55) Freeways.

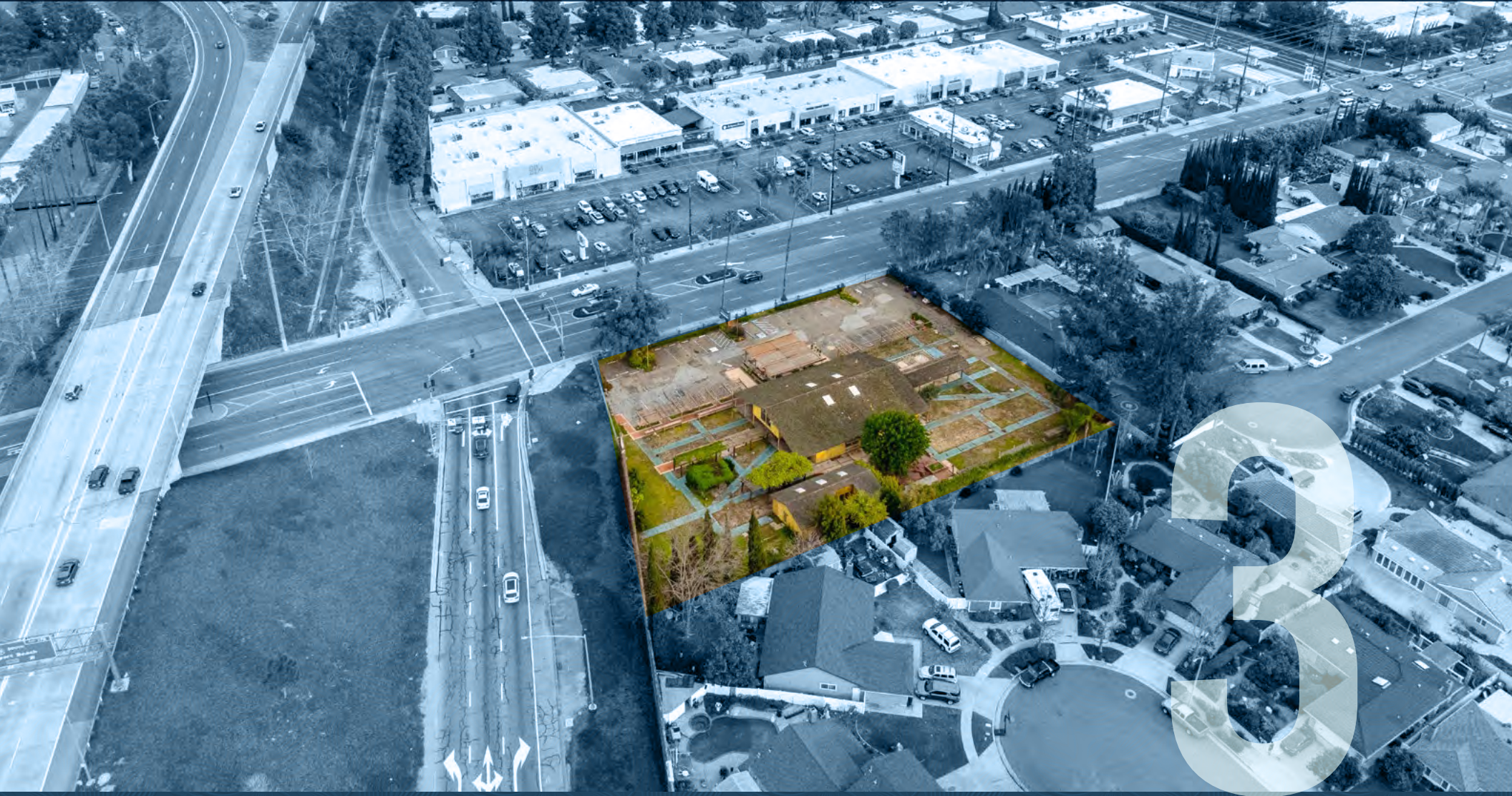


## CITY OF SANTA ANA





# ■ Market Overview





# CITY OVERVIEW

Santa Ana is a vibrant and diverse city in Orange County, Southern California.

It is the county seat and the second most populated city in Orange County, 13th in the state and 64th overall in the United States.

Santa Ana also boasts a large geographical prominence within the county with over 27.5 miles, within its borders.

Santa Ana is also known for its diverse cultural heritage and range of shopping, employment base and attractions.



## Site Demographics



### Average HH Income

1 Mile	\$136,144
3 Miles	\$126,812



### Population

1 Mile	25,019
3 Miles	235,945



### Daytime Population

1 Mile	18,298
3 Miles	258,286

## Top Santa Ana Employers

### ORANGE COUNTY GOVERNMENT

Santa Ana serves as the county seat, and the county government provides a substantial number of jobs in the area.

### TENET HEALTHCARE

This healthcare company operates hospitals and medical facilities in Santa Ana, providing employment opportunities in the healthcare sector.

### BANC OF CALIFORNIA

A major financial institution with offices in Santa Ana, contributing to the city's financial sector.

### FIRST AMERICAN CORPORATION

A leading provider of title insurance and settlement services, offering employment in the financial and real estate industries.

### INGRAM MICRO

A global technology company, Ingram Micro has a significant presence in Santa Ana, offering jobs in the technology sector.



# SANTA ANA ATTRACTIONS

*Santa Ana offers a wide range of attractions and activities.*

**MAIN PLACE MALL:** This 1.1 million square foot mall has transformed several times over the 60+ year history. The importance of this location is the centrality in the city and location at the confluence of the Garden Grove (22) and Santa Ana (5) Freeways. In March 2019, the owners announced they plan to invest \$3 MM to a mixed-use development, adding two apartment communities with 700 new residential units.

**DOWNTOWN SANTA ANA:** The historic downtown area is known for its vibrant arts and culture scene, with galleries, theaters, and restaurants.

The Artists Village is a hub for local artists and hosts regular art walks.

**DISCOVERY CUBE ORANGE COUNTY:** A science museum that offers hands-on exhibits and interactive learning experiences for both kids and adults.



**BOWERS MUSEUM:** This museum showcases a diverse collection of art and cultural artifacts, with a particular emphasis on Asian, Native American, and Latin American art.

**SANTA ANA ZOO:** Home to a variety of exotic and endangered species, the zoo provides a family-friendly outing for animal enthusiasts.

**OLD ORANGE COUNTY COURTHOUSE:** A historic courthouse building that has been preserved and now serves as a museum.

**HERITAGE MUSEUM OF ORANGE COUNTY:** A historical site featuring several restored buildings from the 19th century, offering insight into the area's history.

**SANTIAGO CREEK TRAIL:** A scenic urban trail for walking and biking that winds through the city, providing a peaceful escape from the urban hustle and bustle.





# 2800

SANTA ANA  
N TUSTIN AVENUE

## INVESTMENT CONTACT

**Joe Miller**

First Vice President

+1 714 614 3444

Broker license # 00902422

[joe.miller@cbre.com](mailto:joe.miller@cbre.com)

**CBRE**

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