

FOR SALE

HIGH-VISIBILITY, SIGNALIZED CORNER AUTO REPAIR SITE IN CENTRAL SANTA ANA



1440

SOUTH BROADWAY
Santa Ana, CA 92707

CREM
COMMERCIAL



Executive Summary

The CREM Group is pleased to present for sale 1440 South Broadway, a freestanding auto repair property located at the signalized northwest corner of South Broadway and Edinger Avenue in Santa Ana, California. The offering consists of approximately 1,038 square feet of improvements situated on a generous 14,375-square-foot lot, currently occupied by a single-tenant auto repair and tire shop.

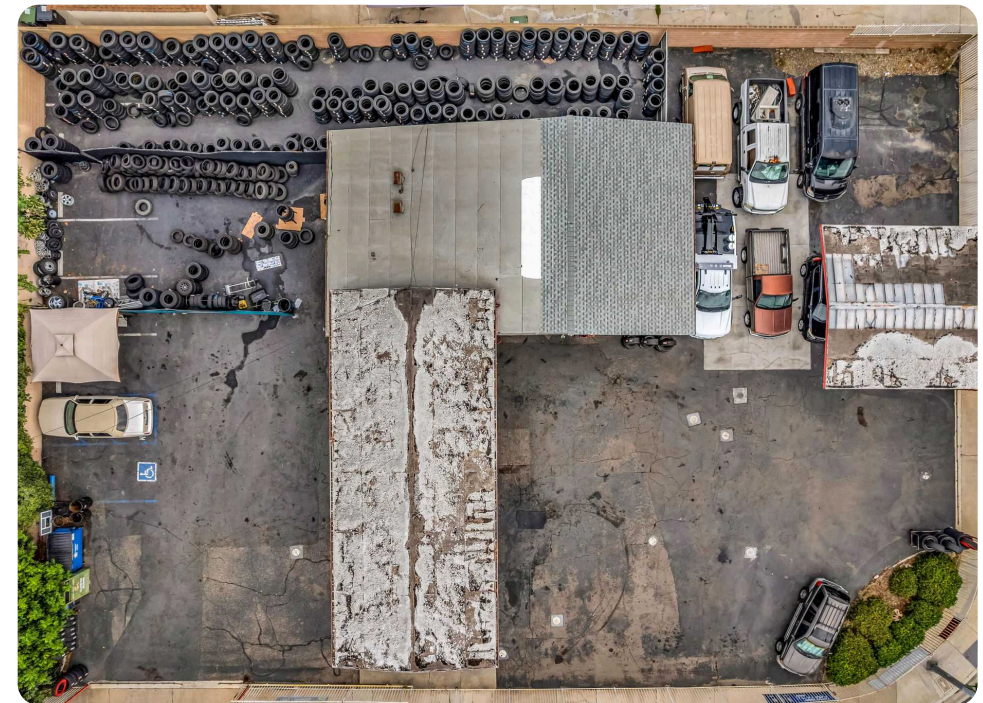
The existing triple-net (NNN) lease runs through February 2027, with the tenant responsible for all operating expenses except real property taxes. The absence of extension options provides flexibility for both owner-user buyers or investors seeking a cash-flowing asset with strong underlying land value.

The property benefits from excellent frontage and access on both South Broadway and Edinger Avenue, with a combined traffic count of nearly 40,000 vehicles per day. Its high-visibility, signalized corner position makes it ideal for a variety of commercial uses in accordance with the General Commercial (GC) designation within the City of Santa Ana's General Plan

Located in the heart of Santa Ana, the property sits within one of Orange County's most densely populated trade areas, with over 282,000 residents within a 3-mile radius and an average household income exceeding \$100,000 within one mile. The site is proximate to major transportation corridors including the I-5 and SR-55 Freeways, offering convenient access throughout the county.

Surrounding landmarks and demand drivers include Mater Dei High School, Century High School, and Santa Ana High School, all within minutes of the property, as well as Santa Ana College and the Orange County Civic Center. The nearby Historic Downtown Santa Ana district featuring restaurants, breweries, retail, and arts venues continues to attract significant private and public investment.

Santa Ana serves as a central employment hub in Orange County, home to major employers such as the County of Orange, Santa Ana Unified School District, First American Financial, Behr Paint, and the Orange County Transportation Authority, among others. Retailers in the surrounding area include Northgate Market, CVS, Walgreens, AutoZone, O'Reilly Auto Parts, and Jack in the Box, reinforcing the corridor's established commercial character.









Property Details

ADDRESS:	1440 SOUTH BROADWAY SANTA ANA, CA 92707
TYPE:	COMMERCIAL/AUTO REPAIR
PRICE:	\$1,100,000
BUILDING SF:	1,038
LAND SF:	14,375
CAP RATE:	5.09%
ZONING:	R1 (GC - GENERAL COMMERCIAL UNDER GENERAL PLAN)
YEAR BUILT:	1965
APN:	013-172-30
FRONTAGE:	140' ON EDINGER AVE & 100' ON S. BROADWAY
OCCUPANCY:	100%

Listing broker is also serving as the court-appointed referee for the sale of the property. The sale is subject to court confirmation and may be subject to overbid. Broker makes no representations or warranties regarding the condition, history, or compliance status of the property and shall not be responsible for inspections, repairs, reports, or retrofit requirements prior to closing. Prospective buyers are advised to conduct their own independent investigations and due diligence to satisfy themselves as to all aspects of the property.

The map shows a residential tract bounded by Birch St. to the north, Broadway to the west, and Street to the east. The tract is labeled "TRACT" at the bottom. The map is divided into two rows of lots. The top row contains lots numbered 1 through 10 from left to right. The bottom row contains lots numbered 11 through 20 from left to right. The lots are separated by 5-foot wide streets. The tract is labeled "TRACT" at the bottom. The map also shows the surrounding streets: Birch St. to the north, Broadway to the west, and Street to the east. The map is a black and white line drawing with dimensions and lot numbers.









Location Overview

Santa Ana is one of the largest and most established cities in Orange County, serving as a central hub for business, government, and education in Southern California. Centrally located between Los Angeles and Irvine, Santa Ana offers convenient access to the region's major transportation corridors, including the I-5, SR-55, SR-22, and SR-57 freeways, connecting it efficiently to surrounding employment centers and residential communities.



The city features a diverse and resilient economy supported by major employers such as the County of Orange, Santa Ana Unified School District, First American Financial, Behr Paint, and the Orange County Transportation Authority. This strong employment base contributes to consistent local demand for housing, retail, and service-related businesses.

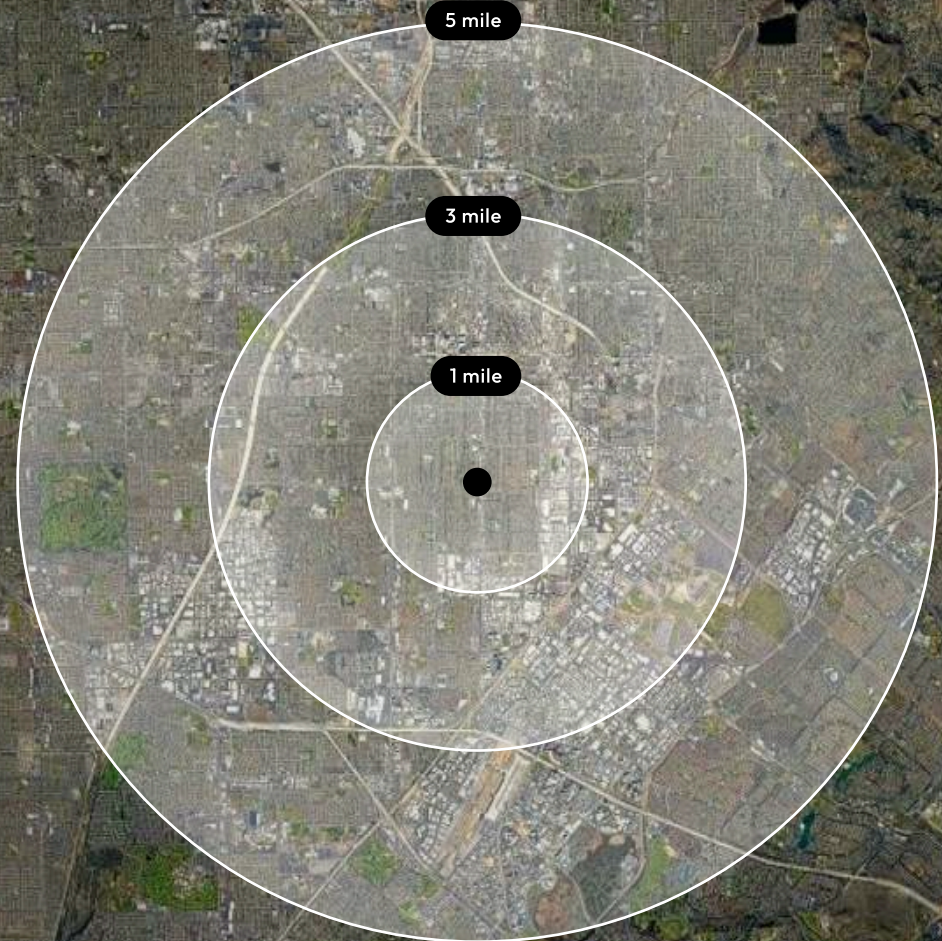
Santa Ana is also home to several of Orange County's most notable institutions, including Mater Dei High School, Santa Ana College, and the Orange County Civic Center. The revitalized Historic Downtown Santa Ana district continues to experience growth and investment, offering a vibrant mix of dining, retail, art galleries, and entertainment venues that attract residents and visitors alike.



The surrounding area benefits from dense residential neighborhoods, a diverse workforce population, and strong retail demand, making Santa Ana one of the most active commercial markets in central Orange County. With ongoing infrastructure improvements, a growing local economy, and increasing investor interest, Santa Ana continues to demonstrate strong long-term fundamentals for both users and investors.

Demographics

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	46,810	282,129	638,843
AVG. HH INCOME	\$101,623	\$98,874	\$111,657
MEDIAN AGE	33.5	34.6	36.2
EMPLOYEES	6,287	176,151	487,699





Investment Highlights

- ✔ Signalized hard-corner location at South Broadway and Edinger Avenue with excellent visibility and access.
- ✔ Approximately 1,038 square feet of building area on a 14,375-square-foot parcel.
- ✔ Single-tenant auto repair and tire shop on a triple-net (NNN) lease through February 2027.
- ✔ Tenant responsible for all operating expenses except real property taxes.
- ✔ High-traffic intersection with combined counts of nearly 40,000 vehicles per day.
- ✔ Located in a dense Orange County submarket with over 282,000 residents within 3 miles.
- ✔ General Commercial (GC) zoning allows for a wide range of future commercial uses.
- ✔ Centrally located near the I-5 and SR-55 freeways, major employers, and Historic Downtown Santa Ana.

FOR SALE

\$1,100,000

1440 SOUTH BROADWAY, SANTA ANA, CA 92707

FINANCIAL DETAILS

MARKET CAP:	5.09%
SQUARE FEET:	1,038
PRICE PER SQ FT (BLDG):	\$1,060
LOT SIZE:	14,375
PRICE PER SQ FT (LAND):	\$77

CURRENT RENT

MONTHLY RENT:	\$5,796
ANNUAL RENT:	\$69,556

OPERATING DATA

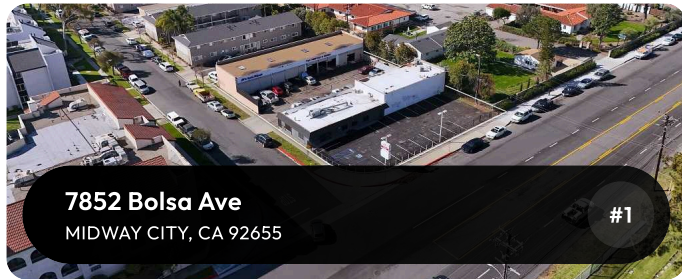
SCHEDULED LEASE INCOME:	\$69,556
EXPENSES (PROPERTY TAXES):	-\$13,530
NET OPERATING INCOME:	\$56,026

TENANT INFORMATION

Tenant	Sq. Ft.	%	Expires	Current Rent	\$/SF	Increases	Options	Type
ALEX TIRES	1,038	100%	2/28/2027	\$ 5,796.37	\$ 5.58	3% ANN.	N/A	NNN (NOT INCL PROPERTY TAXES)



Sales Comps



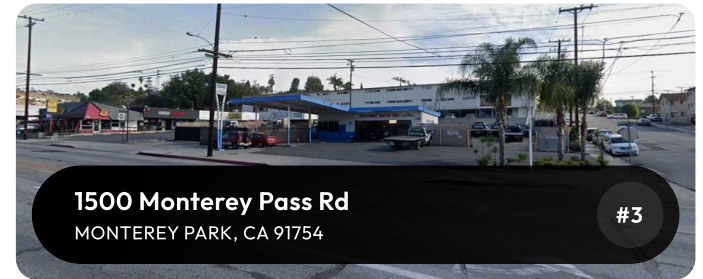
7852 Bolsa Ave
MIDWAY CITY, CA 92655

#1



2509 E. Pacific Coast Hwy
SIGNAL HILL, CA 90755

#2



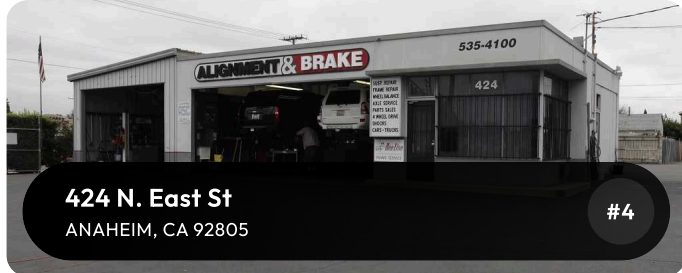
1500 Monterey Pass Rd
MONTEREY PARK, CA 91754

#3

PRICE	\$ 2,150,000
YEAR BUILT	1973
BUILDING SF	7,140
BUILDING \$/SF	\$ 301.12
LAND SF	20,038
SALES DATE	10/8/2025

PRICE	\$ 1,700,000
YEAR BUILT	1996
BUILDING SF	3,822
BUILDING \$/SF	\$ 444.79
LAND SF	16,553
SALES DATE	9/30/2025

PRICE	\$ 1,800,000
YEAR BUILT	1959
BUILDING SF	1,274
BUILDING \$/SF	\$ 1,412.87
LAND SF	21,486
SALES DATE	7/23/2025



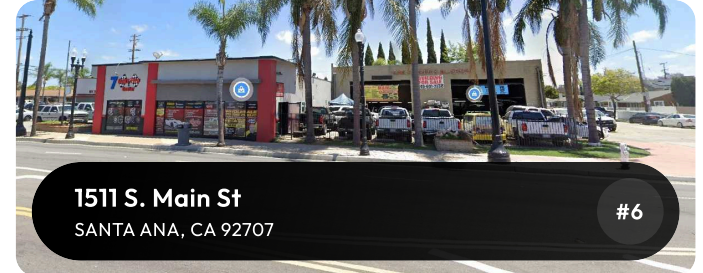
424 N. East St
ANAHEIM, CA 92805

#4



10502 Garden Grove Blvd
GARDEN GROVE, CA 92843

#5



1511 S. Main St
SANTA ANA, CA 92707

#6

PRICE	\$ 1,750,000
YEAR BUILT	1980
BUILDING SF	2,140
BUILDING \$/SF	\$ 817.76
LAND SF	15,682
SALES DATE	7/17/2025

PRICE	\$ 1,050,000
YEAR BUILT	1963
BUILDING SF	3,577
BUILDING \$/SF	\$ 293.54
LAND SF	8,059
SALES DATE	6/27/2025

PRICE	\$ 3,275,000
YEAR BUILT	1945
BUILDING SF	7,253
BUILDING \$/SF	\$ 451.54
LAND SF	13,504
SALES DATE	6/18/2025

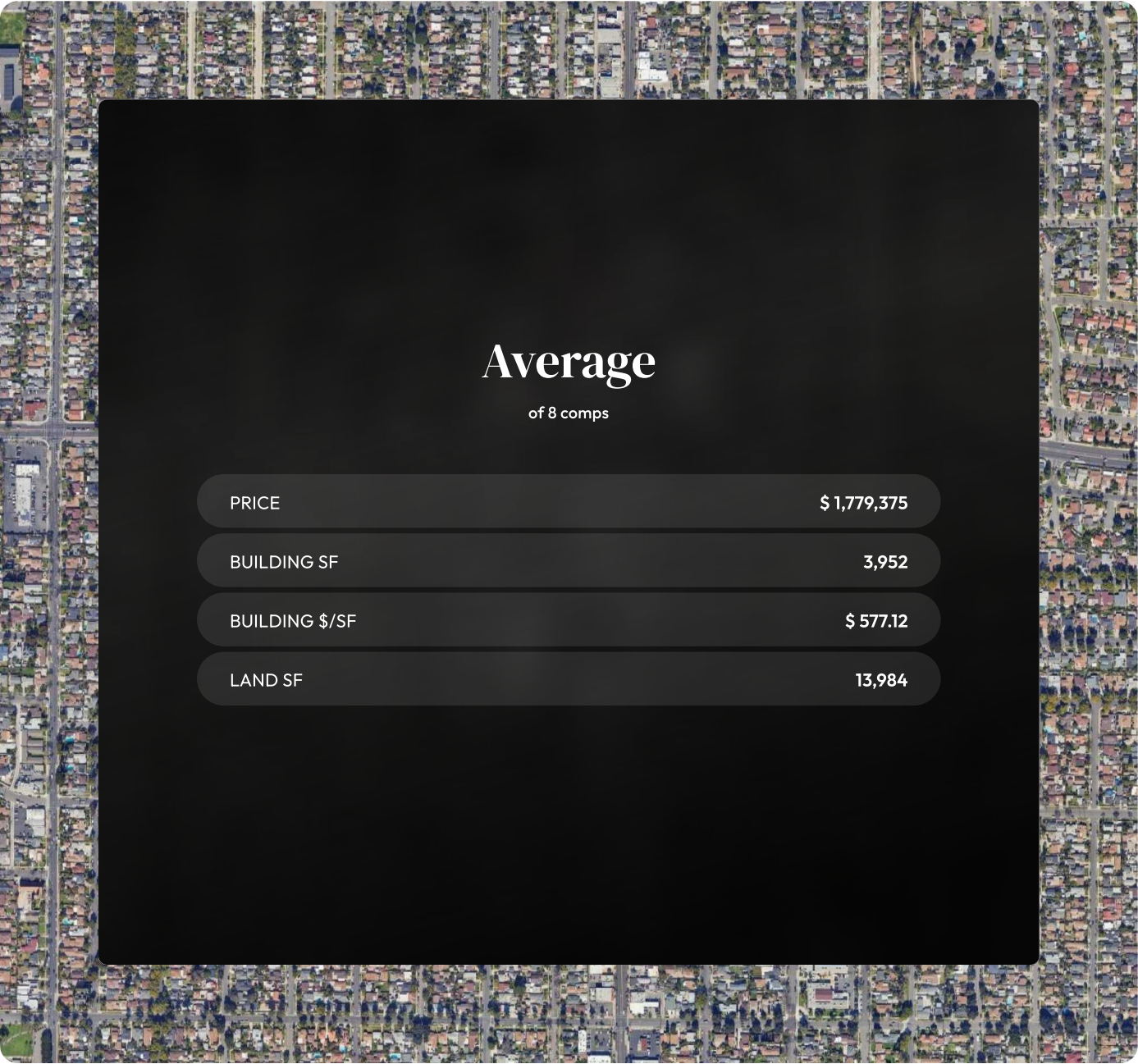
Sales Comps



PRICE	\$ 1,510,000
YEAR BUILT	1946
BUILDING SF	4,662
BUILDING \$/SF	\$ 323.90
LAND SF	9,148
SALES DATE	5/28/2025



PRICE	\$ 1,000,000
YEAR BUILT	1953
BUILDING SF	1,750
BUILDING \$/SF	\$ 571.43
LAND SF	7,405
SALES DATE	4/16/2025



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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 1440 South Broadway, Santa Ana, CA 92707 ("Property") and is not to be used for any other purpose.

The only party authorized to represent the property owner ("Owner") in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

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Get In Touch With Us!

FOR MORE INFORMATION.



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