

# 125 & 205

SOUTH HARBOR BOULEVARD | SANTA ANA, CALIFORNIA

HARBOR MIXED USE TRANSIT CORRIDOR

MIXED USE / REDEVELOPMENT  
INVESTMENT OPPORTUNITY

 CUSHMAN &  
WAKEFIELD



# 125 & 205

# SOUTH HARBOR

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4 | EXECUTIVE SUMMARY

6 | AREA OVERVIEW

8 | HARBOR MIXED-USE  
TRANSIT CORRIDOR

12 | FINANCIAL SUMMARY

## TABLE OF CONTENTS

# EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to purchase this highly desired property located at 125-205 S. Harbor Blvd., Santa Ana. The property is located in a high traffic area and has extremely high visibility, foot traffic and parking. Spread across ±1.46 Acres at ±63,580 Sq. Ft., 178 Ft. of street coverage and about 60± parking spaces. Located within the Harbor Mixed Use Transit Corridor and extremely close proximity to other retailers and blocks from the 405 Highway, SR 22 and the 55 freeway this property provides fantastic opportunity to an Owner/User or Investor as well as a vast array of opportunity to any retail tenants and development.

## PROPERTY SUMMARY

Type	Mixed-Use/Redevelopment
Building Sq. Ft.	125 S. Harbor Blvd.: ±2,180 Sq. Ft. 205 S. Harbor Blvd.: ±1,249 Sq. Ft. Total: ±3,429 Sq. Ft.
Stories	One (1)
Docks	None
Year Built	1926
Parking	60±
Frontage	±178'
Walk Score®Very Walkable	82
Land Acres	±1.46 Acres
Approx. Land Sq. Ft.	±63,580 Sq. Ft.
Zoning	Corridor
Parcel	144-311-15, 144-311-14



# 125 & 205





# AREA OVERVIEW

## SANTA ANA, CALIFORNIA

Santa Ana is a city in Orange County, California. It's home to the Santa Ana Zoo, with its monkeys, mini-train and walk-through aviary. In a Mission Revival-style building, the Bowers Museum displays a large collection of Native American art. The Discovery Cube Orange County is a children's museum with hands-on science exhibits. The Heritage Museum of Orange County features restored 1890s homes set amid gardens.

Santa Ana is a city in and the county seat of Orange County, California in the Los Angeles metropolitan area. The city is the second most populous in the county. The United States Census Bureau estimated its 2018 population at 332,725, making Santa Ana the 57th most-populous city in the United States.

Santa Ana is in Southern California, adjacent to the Santa Ana River, about 10 miles (16 km) from the coast. Founded in 1869, the city is part of the Greater Los Angeles Area, the second largest metropolitan area in the United States, with almost 18 million residents in 2010. Santa Ana is a very densely populated city, ranking fourth nationally in that regard among cities of over 300,000 residents (trailing only New York City, San Francisco, and Boston). In 2011, Forbes ranked Santa Ana the fourth-safest city of over 250,000 residents in the United States. Santa Ana's northwestern and southern edges are part of the two largest commercial clusters in Orange County: the Anaheim-Santa Ana edge city and the South Coast Plaza-John Wayne Airport edge city.

Santa Ana lends its name to the Santa Ana Freeway (I-5), which runs through the city. It also shares its name with the nearby Santa Ana Mountains, and the Santa Ana winds, which have historically fueled seasonal wildfires throughout Southern California. The current Office of Management and Budget (OMB) metropolitan designation for the Orange County Area is Santa Ana-Anaheim-Irvine, California.

Approximately four-fifths Latino, the New York Times characterizes Santa Ana as the "face of a new California, a state where Latinos have more influence in everyday life — electorally, culturally and demographically — than almost anywhere else in the country."







THE AMTRAK STATION IN SANTA ANA



SANTA ANA ZOO



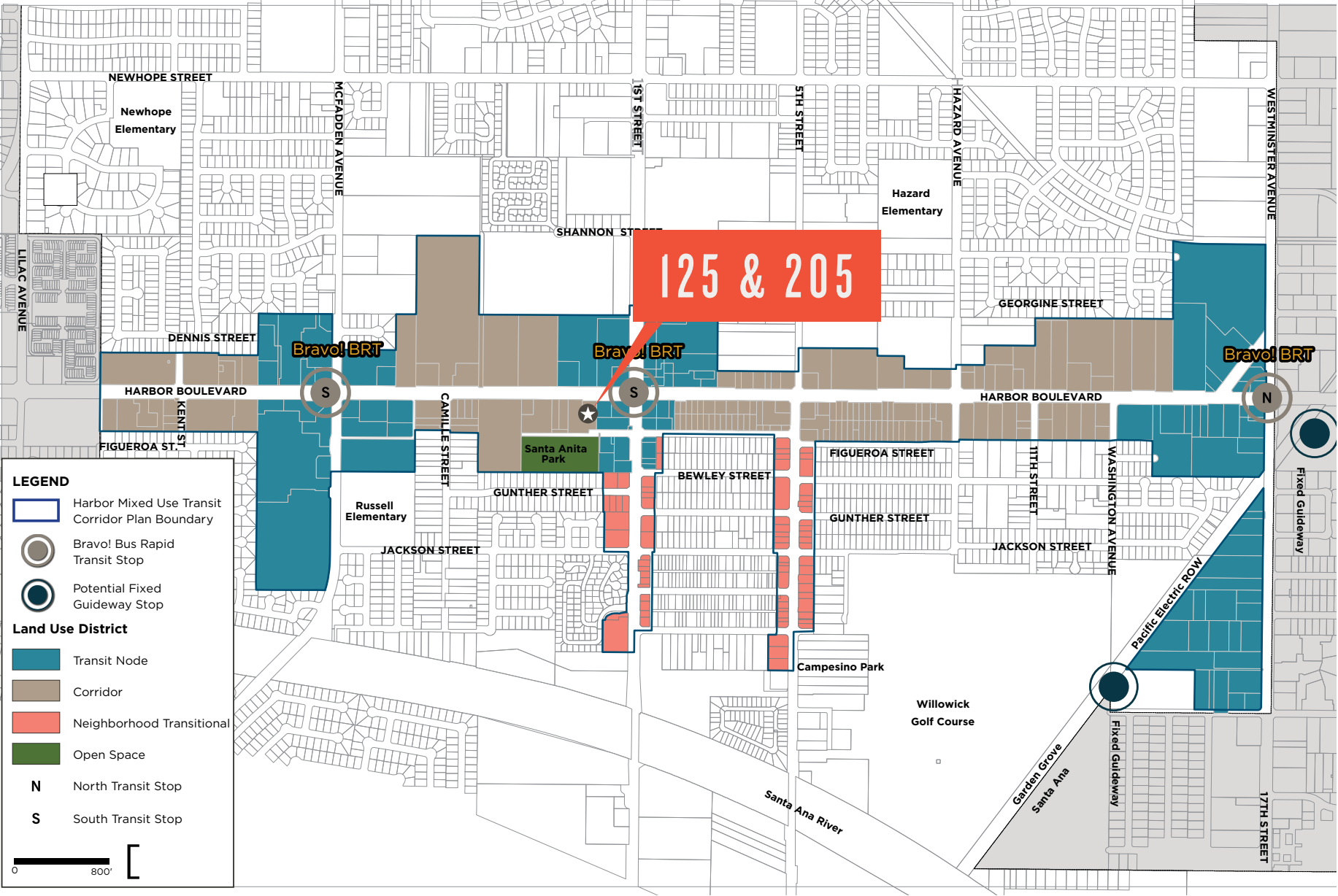
BOWERS MUSEUM

	1 Mile	3 Miles	5 Miles
Population			
2024 Population	49,117	345,926	794,911
2019 Population	48,512	340,076	780,156
2010 Population	46,971	328,021	749,562
2000 Population	48,125	334,937	
Households			
2024 Households	11,027	81,709	215,331
2019 Households	10,874	80,109	210,613
2010 Households	10,426	76,315	199,394
2000 Households	10,254	75,833	196,670
Household Income 2019			
Income \$ 35,000 - \$49,999	13.7%	12.6%	12.3%
Income \$ 50,000 - \$74,999	22.0%	18.6%	17.6%
Income \$ 75,000 - \$99,999	13.2%	14.0%	14.0%
Income \$100,000 - \$124,999	9.3%	11.2%	11.0%
Income \$125,000 - \$149,999	6.0%	6.0%	6.6%
Income \$150,000 +	6.5%	10.8%	12.6%
Average Household Income	\$70,405	\$83,839	\$89,945
Median Household Income	\$57,012	\$63,284	\$65,956
Per Capita Income	\$15,823	\$20,059	\$24,613

# DEMOGRAPHIC SUMMARY

LAND USE MAP

HARBOR MIXED USE TRANSIT CORRIDOR





# PERMITTED USES

The table provides uses by district. The uses are indicated by abbreviation: permitted (P), not permitted (N), permitted by Conditional Use Permit (CUP), permitted by Land Use Certificate (LUC), and permitted through Site Plan Review (SPR).

- The Transit Node District is divided into two areas based on their proximity to the transit stops.
- Transit Node | North: Permitted uses shall apply to properties in the Transit Node District adjacent to the North Transit Stop as depicted in Figure 3-1.
- Transit Node | South: Permitted uses shall apply to properties in the Transit Node District adjacent to the South Transit Stops as depicted in Figure 3-1.



LAND USE TYPE	TRANSIT NODE		CORRIDOR	NEIGHBORHOOD TRANSITIONAL	OPEN SPACE
	NORTH	SOUTH			
RESIDENTIAL					
Joint living-working quarters	P (1)	P	P (2)	CUP	N
Care homes	N	N	CUP	CUP	N
Single family dwelling	N	N	P	P	N
Multi-family dwellings (in building types other than a House or Live-Work)	P (1)	P (1)	P	P	N
RECREATION, EDUCATION, AND ASSEMBLY					
Community assembly or religious facility	P (1)	P (1)	P	CUP	N
Library, museum	P	P	P	P	SPR
Park or recreation facility (outdoor)	P	P	P	P	P
Commercial recreation/health/fitness (indoor)	CUP	CUP	N	N	P
School	P (1)	P (1)	P	CUP	N
Studio	P (3)	P	P	CUP	N
Theater, cinema or performing arts	P	P	P	N	N
RETAIL					
General retail	P (3)	P	P	P (2)	N
Grocery, food market	P (3)	P	P (3)	P (2)	N
Eating establishment	P (3)	P	P	P (2)	N
Auto or motor vehicle sales	N	N	CUP	N	N
SERVICE: GENERAL					
Auto or motor vehicle service	N	N	CUP	N	N
Banquet facility/catering - subject to 41.199.1 of the SAMC	CUP (1)	CUP (1)	CUP (1)	N	N
Child day care - more than 8 and up to 14 children	P (1)	P	P	LUC	N
Child day care center (15 or more children)	P (1)	P	P	CUP	N
Hotel, excluding transient residential hotel and long-term stay	P	P	P	N	N
Personal services	P (3)	P	P	P (2)	N
Personal services - restricted	N	N	CUP	CUP	N
SERVICE: BUSINESS/FINANCIAL/PROFESSIONAL					
Bank, financial services	P (3)	P	P	N	N
Clinic, urgent care	N	N	P	N	N
Doctor, dentist, chiropractor office	P (1)	P	P	N	N
Professional/administrative/service office	P (1)	P	P	P (2)	N
TRANSIT, COMMUNICATION, INFRASTRUCTURE					
Parking facility - public or commercial (stand-alone parking structures are prohibited) (4)	P	P	SPR	N	N
Transit station or terminal	P	P	P	N	SPR
Public utility structure, excluding wireless communication facilities	N	N	N	CUP	SPR
MISCELLANEOUS/OTHER					
Any structure over three (3) stories in height	SPR	SPR	SPR	SPR	SPR
Businesses operating between 12 am and 7 am	CUP	CUP	CUP	CUP	N
Alcoholic beverage sales or consumption	CUP	CUP	CUP	CUP	N
Adult business	N	N	N	N	N
Light or heavy industrial	N	N	N	N	N

- (1) Use permitted only on second or upper floors, or behind retail or service ground floor use.
- (2) Permitted use as part of a vertical mixed use program, with upper floor residential
- (3) Permitted only as part of a mixed use project with a commercial or residential component
- (4) Parking facilities must comply with building frontage standards

- P Use is permitted subject to compliance with all applicable provisions of the Santa Ana Municipal Code
- LUC Use is permitted subject to the approval of a Land Use Certificate
- CUP Use is permitted subject to the approval of a Conditional Use Permit
- SPR Use is permitted subject to the approval of a Site Plan Review
- N Use not permitted in district



# ST HARBOR PLAZA



25,190 SF AVAILABLE  
SANTA ANA, CA

SHOPPING  
CENTER

125

SHOPPING  
CENTER

South Harbor Blvd.

W. 1st St.





SHOPPING  
CENTER

SHOPPING  
CENTER

205

# AREA SNAPSHOT



# FINANCIAL ANALYSIS

## OFFERING SUMMARY

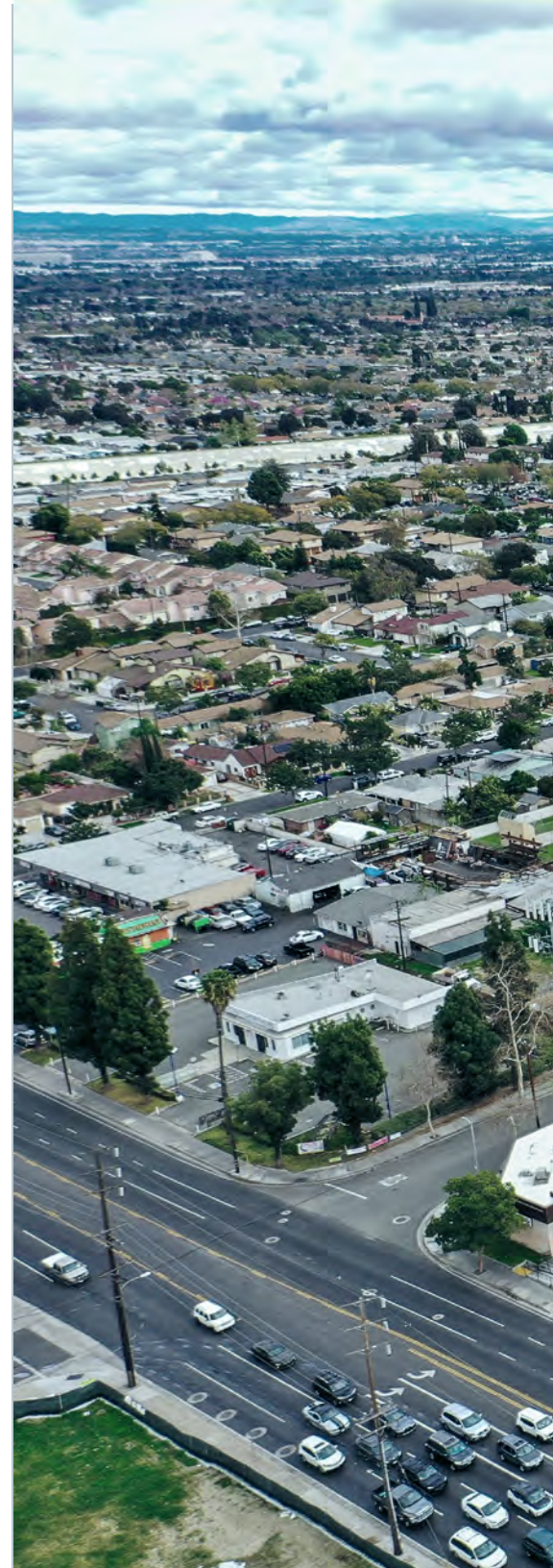
Address	125-205 S. Harbor Blvd., Santa Ana.
Assessor's Parcel Number	144-311-15, 144-311-14
Current Occupancy	M+M Tenants
Gross Leasable Area	±1.46 Acres
Year Built	1926
Lot Size	±63,580 Sq. Ft.
Parking Spaces	60±

## PRICING

List Price	\$5,500,000
Price Per Square Foot (GLA)	\$86.50 Per Sq. Ft.
Price Per Square Foot (Lot)	\$94 Per Sq. Ft.
Est. Rental Rate	\$28,611 Per Month (\$0.45 Per Sq. Ft.)
Current Rate	\$17,300 Per Month
CAP Rate (Pro Forma)	6.2%

## ESTIMATED EXPENSES

Property Taxes	\$60,500
Insurance	\$5,000
Total	\$65,500





IRVINE

SANTA ANA

FASHION ISLAND



SHOPPING  
CENTER

SHOPPING  
CENTER

South Harbor Blvd

SHOPPING  
CENTER

125 & 205



## OFFERING MEMORANDUM

# 125 & 205

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