

Marcus & Millichap
THE BRODY GROUP

2301-2313 W. 1ST STREET



Santa Ana, CA 92703

3 Contiguous Parcels on Major Thoroughfare

3 CONTIGUOUS PARCELS ON MAJOR THOROUGHFARE

2301-2313 W. 1st Street Santa Ana, CA 92703

Marcus & Millichap
THE BRODY GROUP
www.Brody-Group.com



DANA S. BRODY

Senior Vice President Investments
Director, National Multi Housing Group
Broker License: CA 01429001

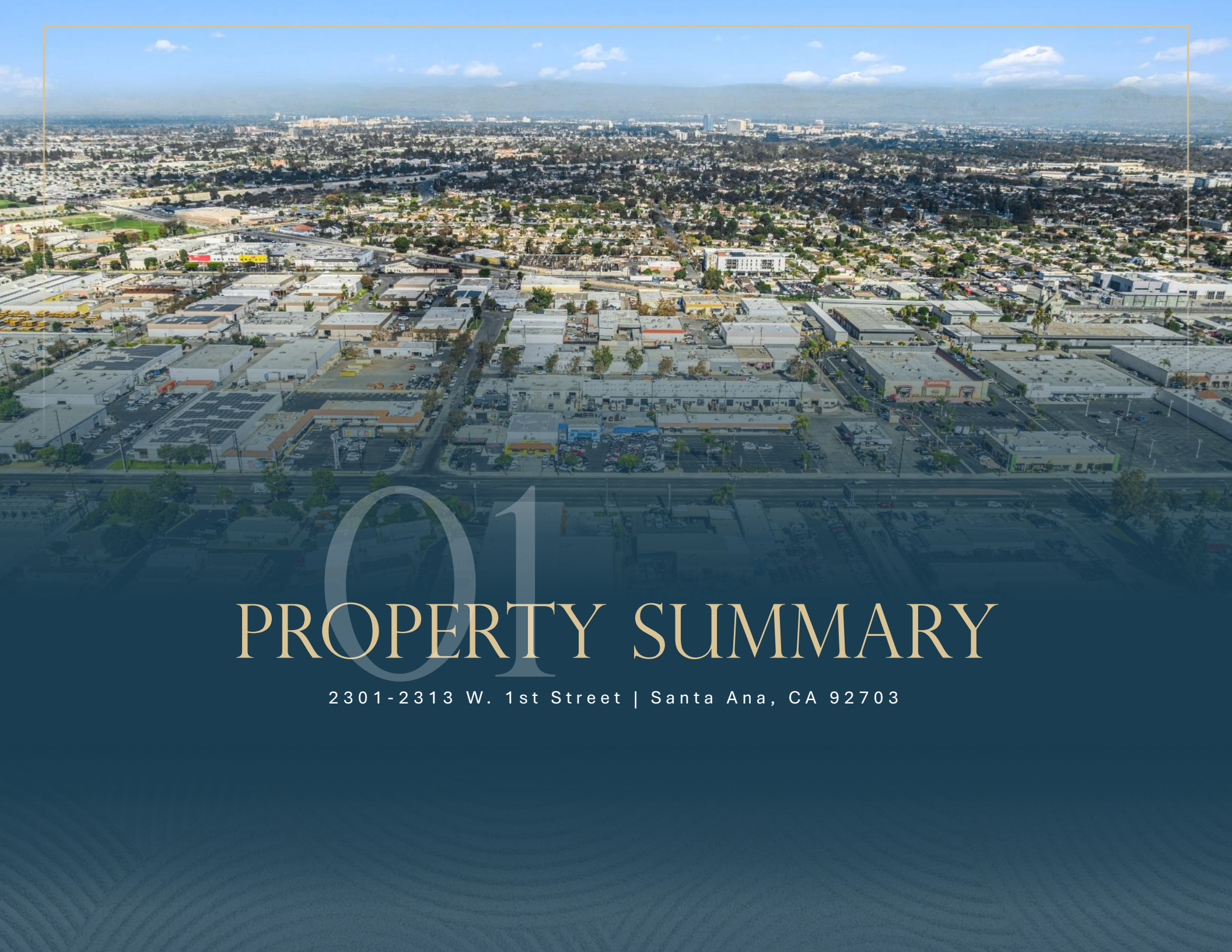
(818) 212-2757 Direct ■ (310) 849-8151 Mobile ■ dana.brody@marcusmillichap.com

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. 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. Marcus & Millichap 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



PROPERTY SUMMARY

2301-2313 W. 1st Street | Santa Ana, CA 92703

PROPERTY SUMMARY

Price	\$2,795,000 (\$78/SF)
APNs	007-362-022 007-362-023 007-362-024
Land Area	±35,825 SF (±0.82 acres)
Zoning	C2 – General Commercial
General Plan	Flex 1.5 (Max FAR 1.5)
Design Standard	General Plan Interim Design Standard
Overlay / Districts	Bristol Redevelopment Area; <i>Empowerment Zone</i>
Flood Zone	X – No flood hazard
Historic / Enterprise Zone	No / No



WALKSCORE®



79
Very Walkable
Most errands can be accomplished on foot



42
Good Transit
Many nearby public transportation options



59
Very Bikeable
Biking is convenient for most trips



BRISTOL MARKETPLACE

Smart & Final Target BIG 5 SPORTING GOODS

MAIN PLACE MALL

macy's 24 FITNESS JCPenney

DOWNTOWN SANTA ANA

- Hopper Burr
- Grand Central
- Chapter One
- Native Son
- Proof
- Lola Gaspar

Kindred Hospitals

SANTA ANA COLLEGE

CITY OF SANTA ANA

- City Hall
- Santa Ana Library
- OC Civic Center

SUPERIOR GROCERS

Santa Ana ZOO AT PRENTICE PARK

LA PLACITA CINCO

SANTA ANA PLAZA

REBORN THRIFT

Summerfield[®] TEA BAR

SANTA ANA CITY YARD

SHOPPING CENTER

KV ENGINEERING

W. 1st STREET

GARDENER'S PARK

PROPERTY OVERVIEW

The Brody Group of Marcus & Millichap is very pleased to exclusively present 2301-2313 W. 1st Street, over 3 Contiguous Parcels on Major Thoroughfare. Totalling nearly 36,000 square feet zoned C2, this property offers a prime commercial land opportunity in the heart of an active redevelopment corridor. Positioned within the Bristol Redevelopment Area, the site benefits from ongoing public and private investment and is further enhanced by its inclusion in a designated Empowerment Zone, offering potential economic incentives for future development.



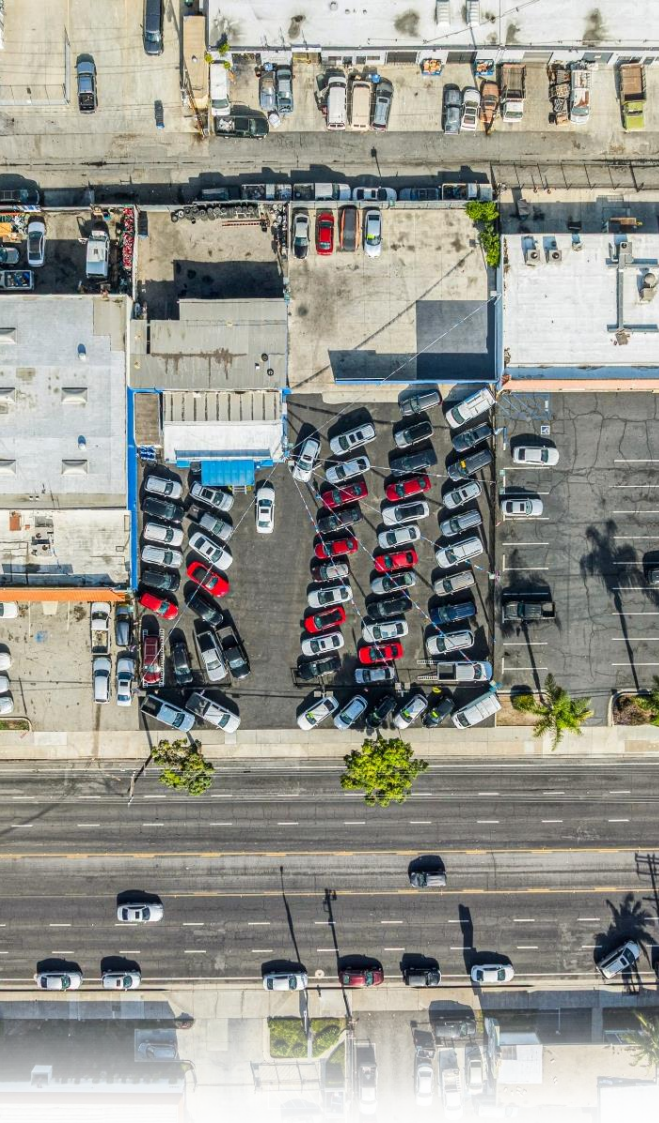
Situated on three parcels—APNs 007-362-22, 007-362-023 and 007-362-024 (Lots 22, 23 & 24, Tract 3932)—the combined lot area totals 35,825 square feet (±0.82 acres). The site's generous footprint provides flexibility for a range of commercial or mixed-use concepts.

The property is governed by the Flex 1.5 General Plan land-use designation, allowing for a maximum FAR of 1.5, supporting a variety of development intensities. Zoning is C2 – General Commercial, suitable for retail, service, office, and other commercial uses, and follows the General Plan Interim Design Standard, ensuring compatibility with modern design expectations and surrounding redevelopment efforts.

Additional characteristics include:

- Overlay/District: Bristol Redevelopment Area; Empowerment Zone
- Flood Zone: X (No flood hazard identified)
- Historic Status / Enterprise Zone: Not historic; not in an Enterprise Zone

This centrally located property offers developers, investors, and owner-users an excellent canvas within a growing commercial corridor—ideal for businesses seeking high visibility, strong traffic, and access to regional redevelopment incentives.



2301-2313 W. 1st Street

3 Contiguous Parcels on Major Thoroughfare

2301-2313 W. 1st Street



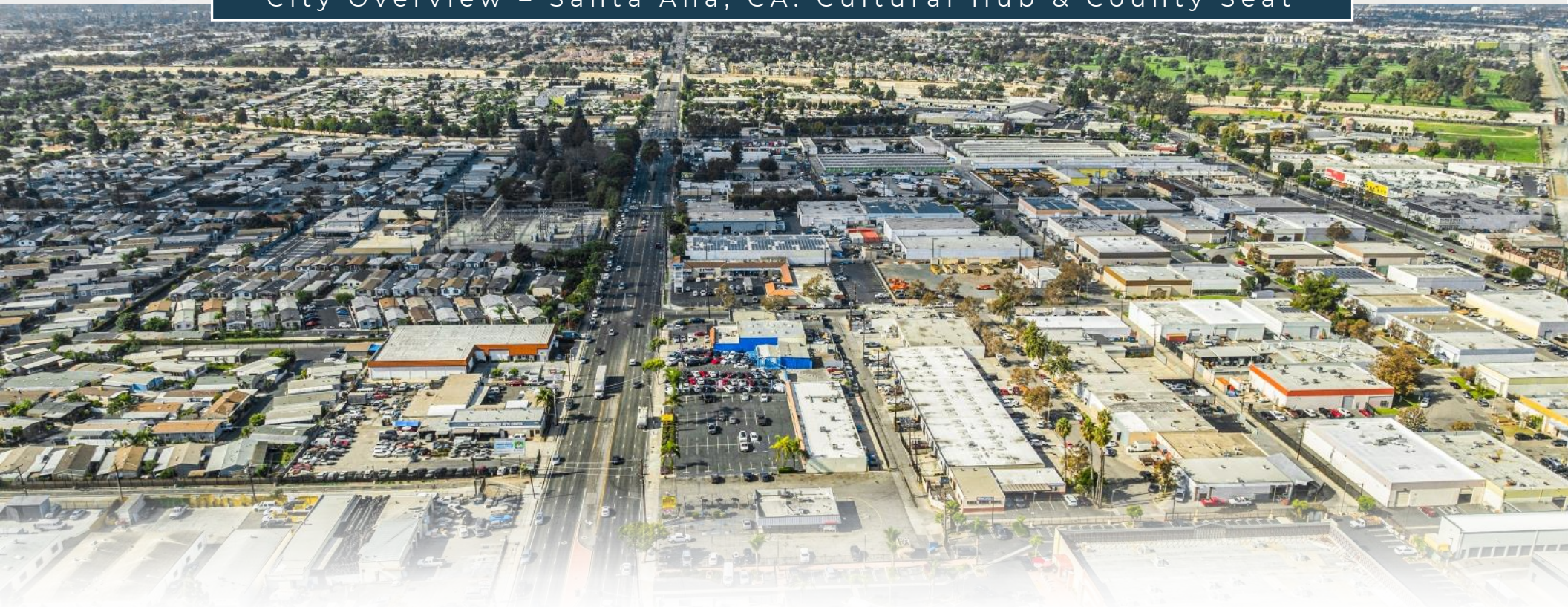
An aerial photograph of Santa Ana, California, showing a dense urban landscape with numerous residential houses, commercial buildings, and parking lots. The city extends to the horizon under a clear blue sky with scattered clouds. A large, semi-transparent number '02' is overlaid on the left side of the image, partially behind the title text.

LOCATION OVERVIEW

2301-2313 W. 1st Street | Santa Ana, CA 92703

SANTA ANA, CALIFORNIA

City Overview – Santa Ana, CA: Cultural Hub & County Seat



The city of Santa Ana in Orange County is a beautiful city located in Southern California, adjacent to the Santa Ana River and about 10 miles from the coast. It's home to the Santa Ana Civic Center, Ronald Reagan Federal Building and Courthouse, Santa Ana Zoo, Bowers Museum, Discovery Cube Orange County, and The Heritage Museum.

The city itself is very densely populated, with the downtown area being the main arts and entertainment hub. There are a lot of restaurants, coffee shops, and parks. The public schools are above average. Several historic homes dating from the late 1800's can be found as well, and their preservation is a key issue as development of the downtown area continues.

The City of Santa Ana is a 27-square mile, ethnically diverse city located 35 miles south of Los Angeles and roughly ten miles inland from the Pacific Ocean. With a total population of over 310,000, Santa Ana is Orange County's second largest city and serves as the county seat. The City comprises more than 60 distinct neighborhoods. The Santa Ana Unified School District is the local school district that serves the majority of the community.




AREA SNAPSHOT

High Foot-Traffic Environment – Surrounded by dense residential housing, government offices, restaurants, and retail, driving consistent daily pedestrian activity along Main Street.

Walkable Urban Core – Steps from Santa Ana's key downtown amenities, including restaurants, boutiques, professional services, and cultural destinations.

Proximity to Civic & Government Centers – Near City Hall, courthouses, county offices, and public administration buildings, generating strong daytime population and demand for service-oriented tenants.



		
332,610	\$525,900	\$72,406
Population	Median Home Value	Avg HH Income

Established Retail & Medical Cluster – The immediate trade area supports a diverse mix of medical users, salons, professional offices, and destination retailers, enhancing tenant synergy.

Excellent Transit Connectivity – Beneficial access to major transit lines, connecting Downtown Santa Ana with surrounding neighborhoods and employment centers.

Dense Surrounding Population – A large urban population lives and works within the immediate radius, reinforcing strong consumer and service demand.

Strong Visibility & Signage – Dual frontage on Main Street and 3rd Street provides unparalleled exposure and branding opportunities for tenants.

Growing Downtown Revitalization – Continued public and private investment in the Downtown Santa Ana district is driving improvements in walkability, safety, and local commerce.

Local Amenities



UCI Health

BRISTOL MARKETPLACE



SANTA ANA COLLEGE

CITY OF SANTA ANA

- City Hall
- Santa Ana Library
- OC Civic Center

2301-2313 W. 1st Street

DOWNTOWN SANTA ANA

- Hopper Burr
- Grand Central
- Chapter One
- Native Son
- Proof
- Lola Gaspar

MAINPLACE MALL



BOWERS MUSEUM

CENTRE ON 17TH



Centennial Park



BRISTOL CENTER



METRO TOWN SQUARE



SOUTH COAST PLAZA



BRISTOL PLAZA - SANTA ANA



BRISTOL CENTER



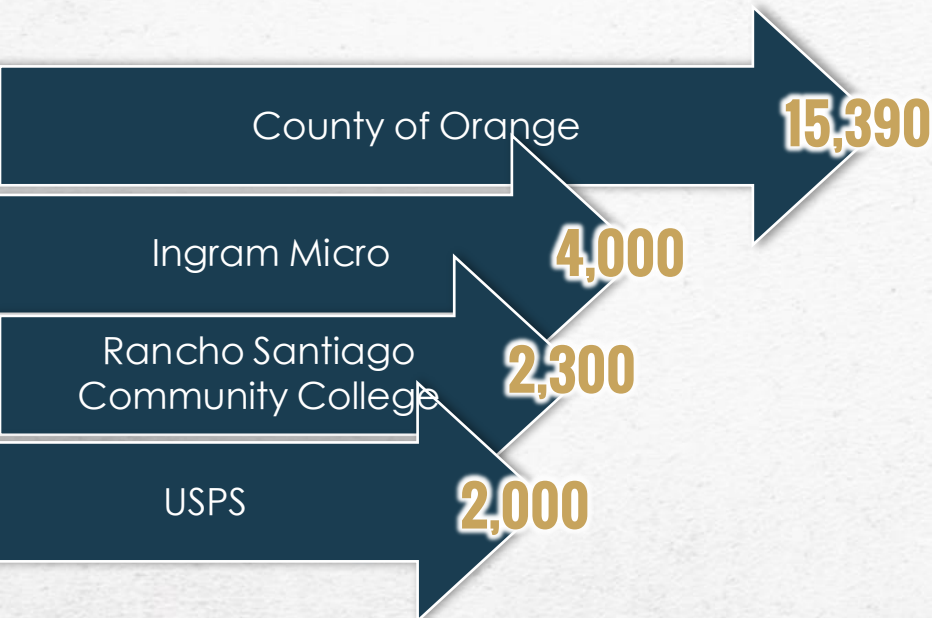
Company Headquarters



First American



Top Santa Ana Employers



Business Climate



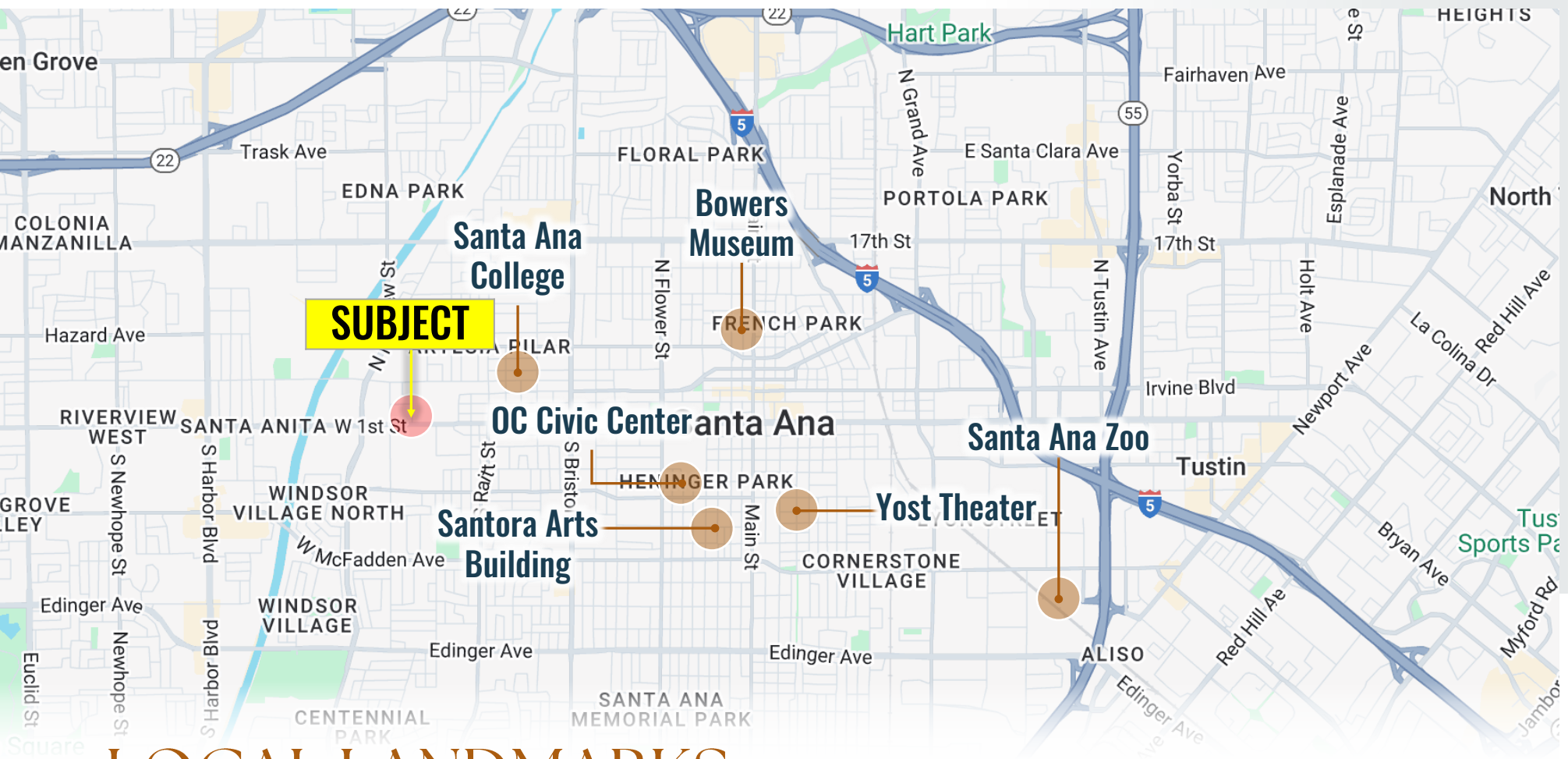
DOWNTOWN SANTA ANA

Downtown Santa Ana has evolved into a vibrant live-work-play district characterized by a mix of historic architecture, adaptive reuse projects, thriving local businesses, and growing medical and professional service tenants.

Main Street is recognized as one of Downtown Santa Ana's most trafficked pedestrian corridors, enhanced by consistent foot activity throughout the day and evening due to its proximity to City Hall, the Santa Ana Courthouse, Artists Village, and a concentration of restaurants, coffee shops, and specialty retailers.

MAIN STREET





LOCAL LANDMARKS








The subject is surrounded by some of Downtown Santa Ana's most notable cultural, historic, and civic landmarks, enhancing tenant visibility and walkability. Just steps away is the Old Orange County Courthouse, a Romanesque-Revival landmark now operating as a museum and heritage site. Also nearby is the Santora Arts Building, a centerpiece of the Downtown Arts District known for its galleries, boutiques, and restaurants, as well as the Yost Theater, a fully restored venue hosting concerts and cultural performances. North along Main Street lies the Bowers Museum, one of Orange County's most prominent art and history museums, while Santa Ana Zoo at Prentice Park provides a popular family destination within minutes of the site. Additional nearby civic anchors include the Ronald Reagan Federal Building & Courthouse and the Dr. Willella Howe-Waffle House & Medical Museum, further reinforcing the property's positioning within a vibrant, historically rich, and activity-driven urban core. This concentration of landmark destinations supports strong pedestrian activity, visitor engagement, and long-term commercial appeal.

An aerial photograph of a city neighborhood, likely Santa Ana, California, showing a dense residential and commercial area. The image is framed by a thin gold border. A large, semi-transparent '03' watermark is overlaid on the left side of the image. The text 'COMPARABLES' is written in a gold, serif font across the middle of the image.

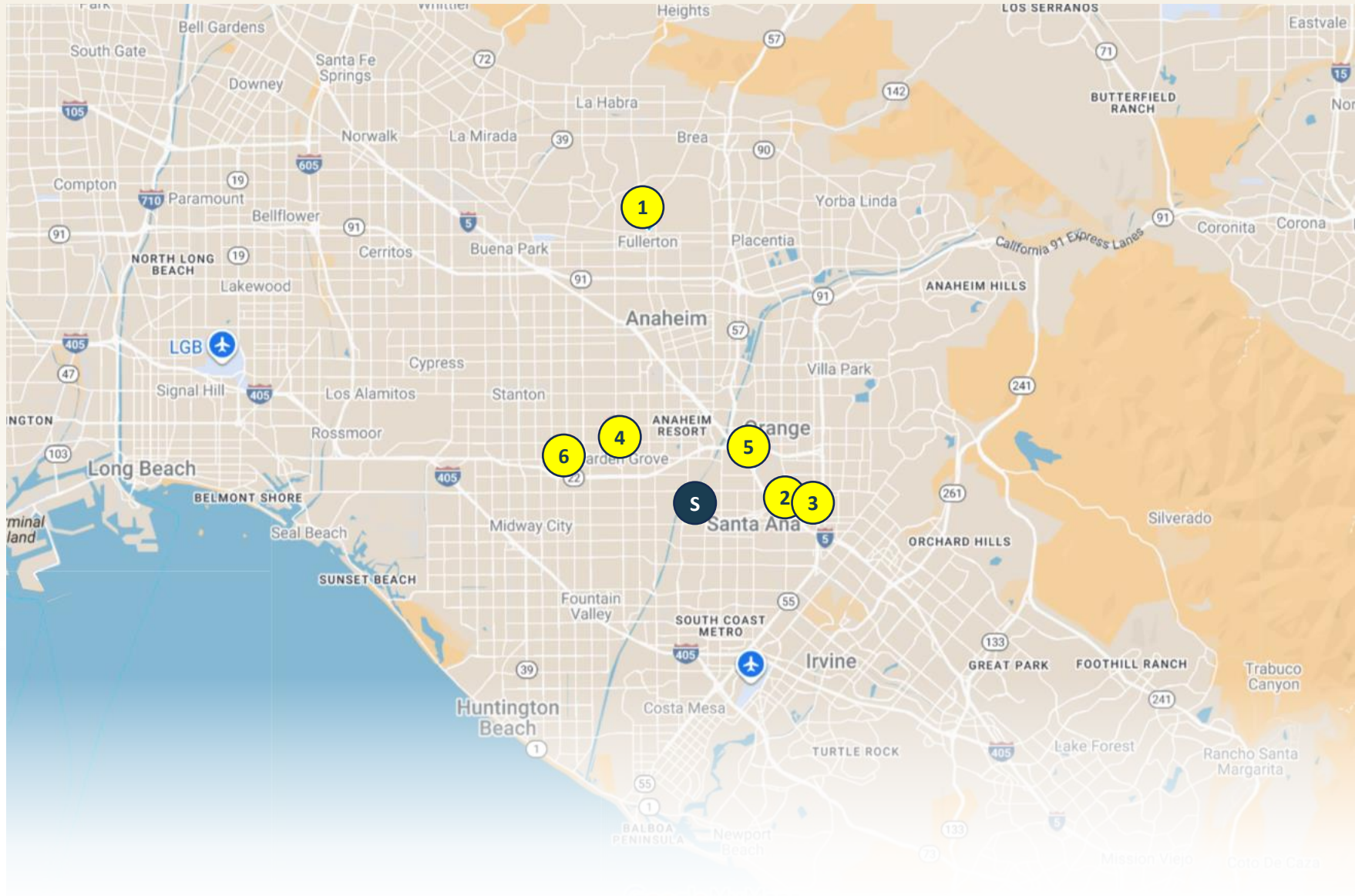
03 COMPARABLES

2301-2313 W. 1st Street | Santa Ana, CA 92703

Sales Comparables

PHOTO	ADDRESS	LOT SIZE	COE	PRICE	PRICE/SF LAND	ZONING
	1 510 N Harbor Blvd Santa Ana, CA 92703	84,506	8/25/2025	\$7,150,000	\$84.61	Mixed-Use
	2 1332 E 4th St Santa Ana, CA 92701	17,424	5/30/2025	\$7,155,000	\$410.64	Professional
	3 2020 E 1st St Santa Ana, CA 92705	162,043	4/30/2025	\$19,200,000	\$118.49	C2
	4 12885-12895 Main St Garden Grove, CA 92840	9,152	3/10/2025	\$3,000,000	\$327.80	CC-2
	5 2503 N Main St Santa Ana, CA 92705	57,499	10/3/2024	\$9,000,000	\$156.52	C2
	6 9062 Trask Ave Garden Grove, CA 92844	24,960	2/14/2025	\$3,400,000	\$136.22	PUD
AVERAGES		59,264		\$8,150,833	\$205.71	
	S Subject Property 2301 W. 1st Street Santa Ana, CA 92703	35,825	On Market	\$2,795,000	\$78.02	C2

Sales Comparables



2301-2313 W. 1ST STREET
SANTA ANA, CA 92703

Marcus & Millichap
THE BRODY GROUP
www.Brody-Group.com



DANA S. BRODY

Senior Vice President Investments
Director, National Multi Housing Group
Broker License: CA 01429001

(818) 212-2757 Direct ■ (310) 849-8151 Mobile ■ dana.brody@marcusmillichap.com