

FOR SALE



MAIN ST PORTFOLIO  
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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# RENT ROLL

<b>Suite</b>	<b>Tenant Name</b>	<b>Size SF</b>	<b>% Of Building</b>	<b>Price / SF / Month</b>	<b>Monthly Rent</b>	<b>Lease End</b>
1947 S Main	-	9,900 SF	72.26%	\$0.64	\$6,336	12/31/2039
1959 S Main	-	600 SF	4.38%	\$5.00	\$3,000	MTM
111 Saint Andrew	-	800 SF	5.84%	\$2.00	\$1,600	MTM
113-115 Saint Andrews	-	1,600 SF	11.68%	\$1.75	\$2,800	MTM
117 Saint Andrews	-	800 SF	5.84%	\$2.00	\$1,600	MTM
<b>Totals</b>		<b>13,700 SF</b>	<b>100%</b>	<b>\$11.39</b>	<b>\$15,336</b>	

# EXECUTIVE SUMMARY



## Property Overview

1947 S Main St, 1959 S Main St & 111 E Saint Andrews Pl is a 3 parcel retail complex consisting of 6 Units. This is a rare opportunity to acquire a portfolio of properties located on a hard corner of a busy intersection. The 3 properties offer a great opportunity for an investor to get passive income. This could also work as an owner user deal for the larger 9,900 SF space. The tenant has expressed an option to get bought out of their lease.

## Property Highlights

- Large Lot
- Multiple Entry Points
- 3 Separate Buildings
- Signalized Hard Corner Location
- Perfect For Owner User and Income Property
- Located on a Busy Street With Great Frontage

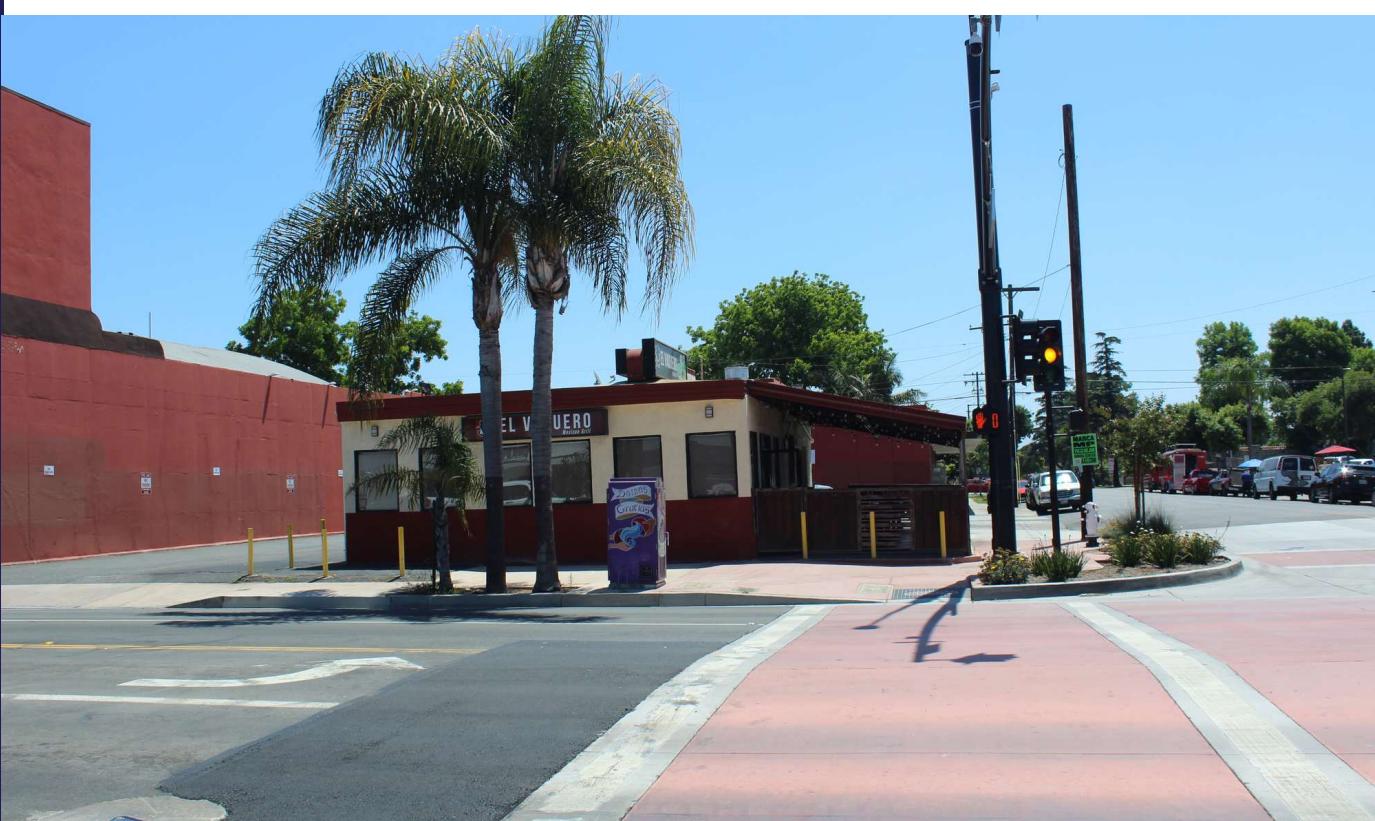
# PROPERTY DETAILS 1947 S MAIN ST

<b>Address:</b>	1947 S Main St
<b>Building Size:</b>	9,900 SF
<b>Lot Size:</b>	20270 SF
<b>APN</b>	403-163-09
<b>Year Built:</b>	1946
<b>No. of Stories</b>	1
<b>Number of Units:</b>	1
<b>NOI:</b>	\$183,720



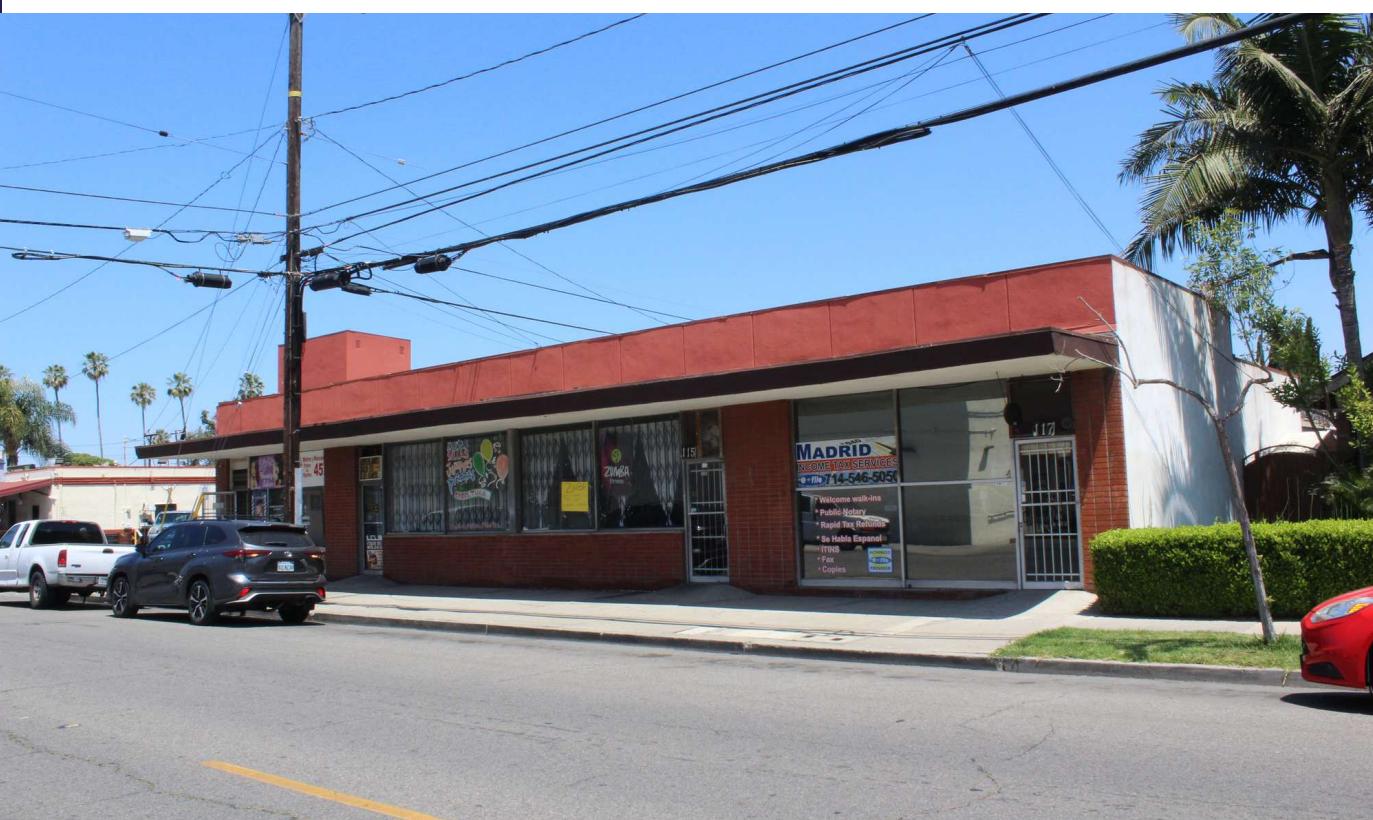
# 1959 S MAIN ST PROPERTY DETAILS

<b>Address:</b>	1959 S Main St
<b>Building Size:</b>	600 SF
<b>Lot Size:</b>	4,319 SF
<b>APN</b>	403-163-08
<b>Year Built:</b>	1941
<b>No. of Stories</b>	1
<b>Number of Units:</b>	5
<b>NOI:</b>	\$183,720

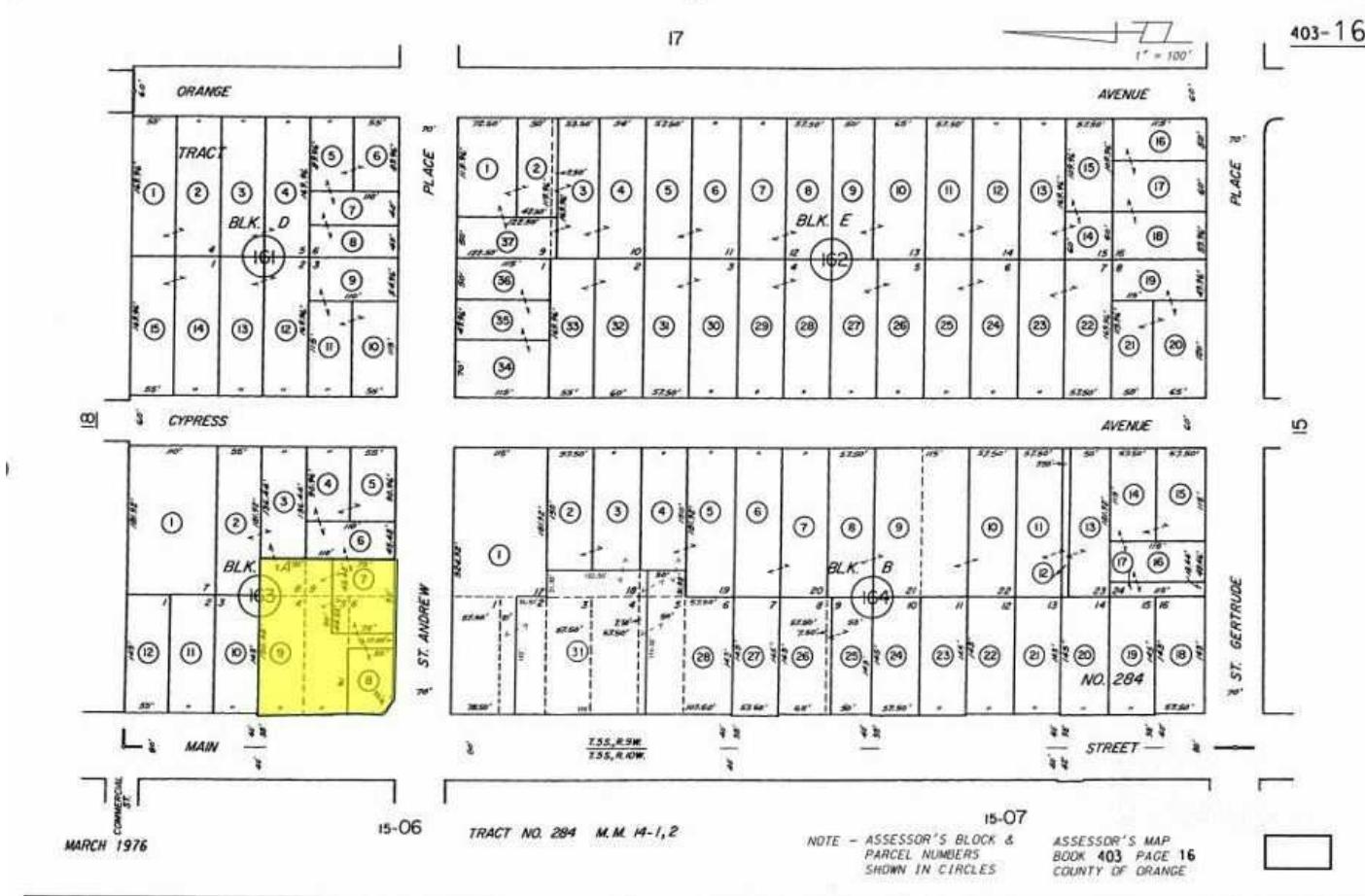


# 111 E SAINT ANDREW PL PROPERTY DETAILS

<b>Address:</b>	1947 S Main St
<b>Building Size:</b>	3,200 SF
<b>Lot Size:</b>	6,750SF
<b>APN</b>	403-163-07
<b>Year Built:</b>	1946
<b>No. of Stories</b>	1
<b>Number of Units:</b>	5
<b>NOI:</b>	\$183,720



## SITE PLANS





## LOCATION OVERVIEW

### Location Overview

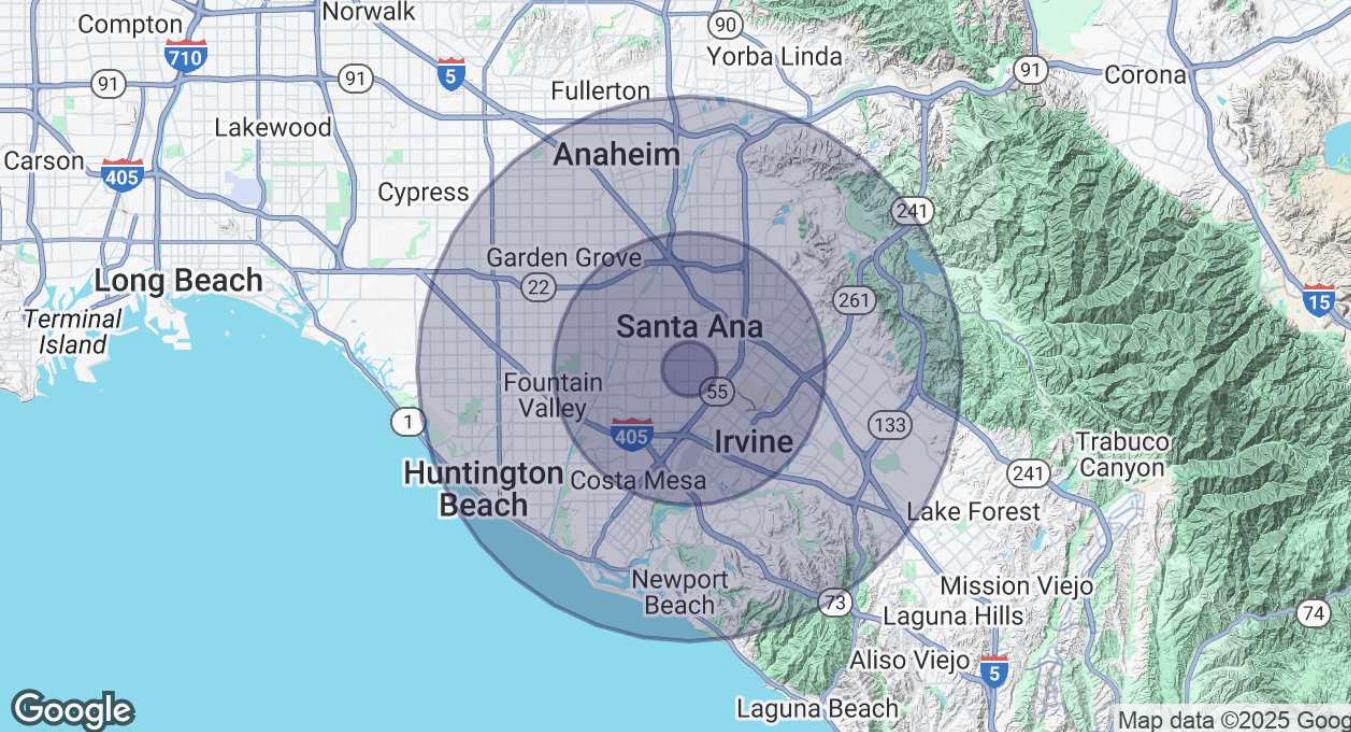
Santa Ana, California, is a culturally rich and vibrant city located in Orange County. The city serves as the county seat and is the third-largest city in the county. Santa Ana is known for its historic downtown neighborhoods, a flourishing arts scene, and strong local institutions, it anchors the regional economy while delivering a lively urban lifestyle. The City boasts a high density and diverse demographic profile.

Santa Ana sits at the crossroads of several major freeways—including the I-5 (Santa Ana Freeway), SR-55, SR-22 (Garden Grove Freeway), and SR-57 (Costa Mesa Freeway)—with direct access via the famed “Orange Crush” interchange, one of the most complex interchanges in the world.

The city hosts nearly 25,000 businesses, including Fortune 500 headquarters, tech companies, financial services, education, and healthcare institutions like Behr Paint, Ingram Micro, First American, and Santa Ana Unified School District.

# RETAIL MAP





Google

## PROPERTY LOCATION

Demographics	1 Mile	5 Miles	10 Miles
 Population	41,476	672,053	1,877,486
 Total Households	8,469	201,610	622,978
 Average HH Income	\$92,995	\$99,753	\$112,906