

**1001-1025 N. SANTIAGO ST.  
& 1018 N. CUSTER, SANTA ANA, CA**

**PRIME LOCATION**

**THE  
DEPOT**

**SANTIAGO  
LOFTS**



**ADAPTIVE RE-USE OR REDEVELOPMENT OPPORTUNITY**

$\pm 1.39$  ACRE ( $\pm 60,394$  SF) SITE // WITH TWO EXISTING BUILDINGS LOCATED ONSITE

EXCLUSIVELY LISTED **FOR SALE** BY:

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## *table of contents*

### **1001-1025 N. SANTIAGO ST. & 1018 N. CUSTER, SANTA ANA, CA**

**03**

EXECUTIVE  
SUMMARY

**05**

AREA  
OVERVIEW

**09**

LOCATION &  
ZONING MAP

**12**

POTENTIAL  
SITE LAYOUT

**14**

DEMOGRAPHICS  
MARKET OVERVIEW

**16**

CONFIDENTIALITY  
AGREEMENT

The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

**EXCLUSIVELY LISTED FOR SALE BY LEE & ASSOCIATES - NEWPORT BEACH**

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## EXECUTIVE SUMMARY

Lee & Associates is pleased to present 1001-1025 N. Santiago Street, a premier adaptive reuse or redevelopment opportunity located within the SD-84 Transit Zoning District of Santa Ana.

The offering comprises three contiguous parcels—1001 N. Santiago Street, 1025 N. Santiago Street, and 1018 N. Custer Street - totaling approximately 1.39 acres ( $\pm 60,394$  SF) of land with two existing buildings, measuring approximately 9,000 SF and 4,500 SF, respectively.

Positioned within the UN-2 (Urban Neighborhood) District of the SD-84 Transit Zoning Code, the site allows for commercial re-use or residential redevelopment options including: indoor recreation, media production and live/work concepts offering flexibility for both investors and developers seeking to capture the momentum of Santa Ana's evolving urban core.

In addition, 1001-1025 N Santiago is located one block from the Santa Ana's Regional Transit Center (SARTC), offering excellent local connectivity to Santa Ana's revitalized downtown with immediate access to the OC Streetcar (Spring 2026) and more regional transportation on OC METROLINK and Amtrak linking Orange County with Los Angeles, Riverside and San Diego communities.



## PROPERTY SUMMARY

Type:	Urban Neighborhood
Address:	1001 N. Santiago Street Santa Ana, CA
	1025 N. Santiago Street Santa Ana, CA
	1018 N. Custer Street Santa Ana, CA
Frontage:	$\pm 375'$ Along Santiago Street
Walk Score:	78 (Very Walkable)
Land Acres:	$\pm 1.386$
Land SF:	$\pm 60,394$
Zoning:	SD-84 Transit Zoning Code
	UN-2 (1001-1025 N. Santiago Street)
	UN-1 (1018 N. Custer Street)
Parcel#	398-192-04
	398-192-05
	398-192-07

## EXECUTIVE SUMMARY - ADAPTIVE RE-USE CONCEPTS

The property includes two existing buildings totaling approximately 13,300 SF ( $\pm 4,500$  SF and  $\pm 8,800$  SF, respectively). These improvements are well-suited for adaptive reuse to serve the growing lifestyle and neighborhood service market.

Urban residents increasingly seek walkable communities with daily-use amenities—restaurants, veterinary clinics, childcare centers, salons, and boutique retail—that foster connection and convenience. The Santiago site offers the scale and configuration to accommodate many of these uses within its existing structures.

Prospective users are encouraged to consult the Santa Ana Planning Department for specific development standards and use regulations applicable to adaptive reuse within the SD-84 Transit Zoning District (UN-2).

VETERINARIAN



GYM/CROSS FITNESS



DAYCARE



EATERY



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Santa Ana is the county seat of Orange County, California, known as a cultural and business hub with a diverse population and vibrant downtown area. It is centrally located in Southern California, approximately 35 miles from Los Angeles, and offers a mix of urban and suburban amenities, including a historic downtown with art galleries, diverse restaurants, and entertainment venues. The city's economy is supported by its location with access to major freeways, John Wayne Airport, and a talented workforce.

### General Overview

- **Location:** Centrally located in Orange County approximately 10 miles from the Pacific Ocean.
- **Population:** A densely populated city with over 310,000 residents, making it the second most populous city in Orange County.
- **Government:** The primary governmental center for Orange County.
- **Economy:** A significant economic and cultural hub for the region, with a focus on business growth and a diverse job market.

### Culture and Attractions

- **Arts and entertainment:** Home to the Santa Ana Artist's Village, which features art galleries, theaters, and museums like the Bowers Museum. Other attractions include the Santa Ana Zoo, Discovery Cube Science Museum, and numerous street festivals.
- **Historic Sites:** Features a historic downtown with notable architecture, such as the Old Orange County Courthouse and the Santora Building.
- **Culinary Scene:** A diverse food scene with many restaurants reflecting its cultural diversity, including the 4th Street Market.

### Community and Living

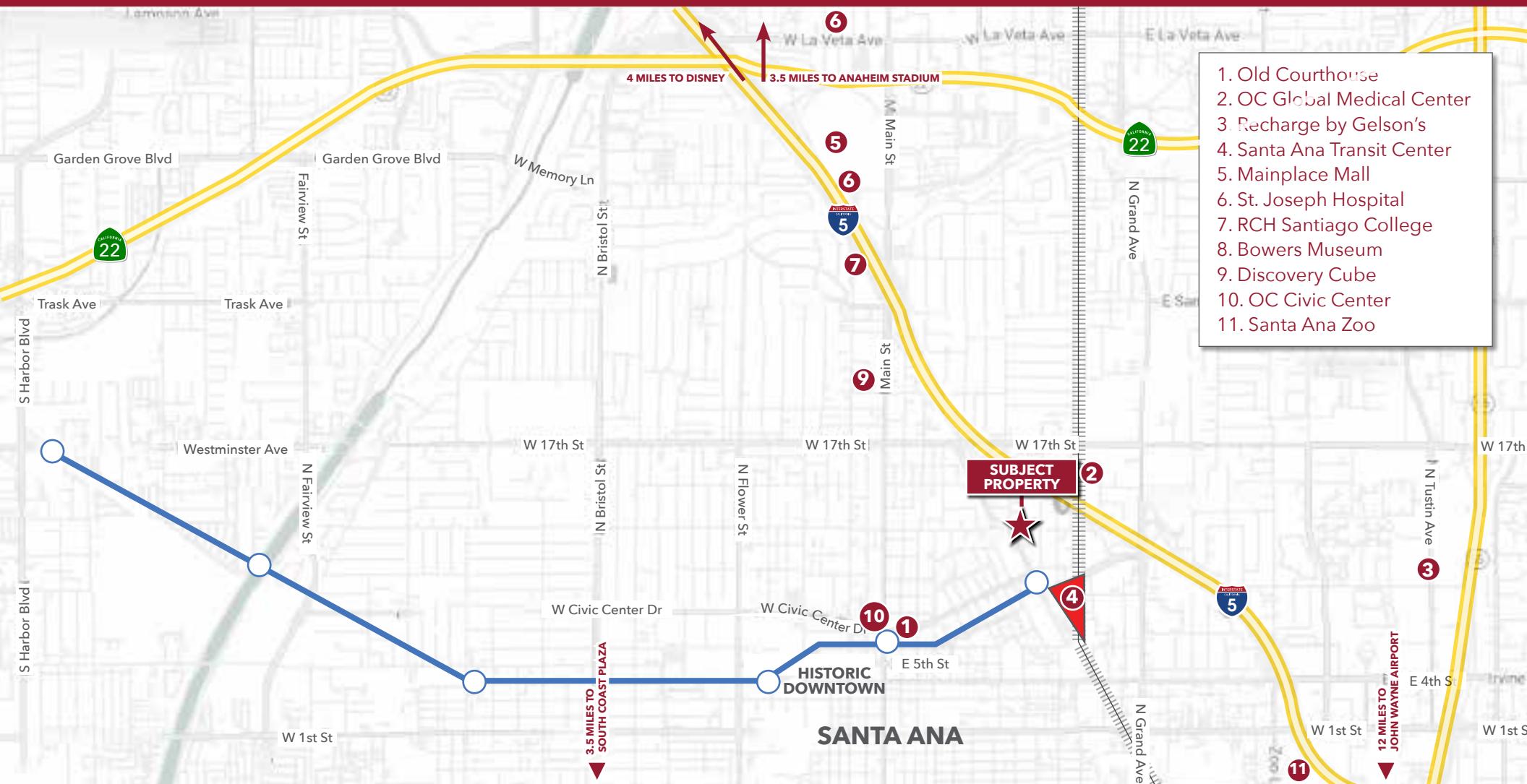
- **Neighborhoods:** Comprised of over 60 distinct neighborhoods, offering a range of housing options.
- **Education:** Served by the Santa Ana Unified School District and also offers access to higher education in the surrounding Los Angeles area.
- **Recreation:** Features numerous parks, such as Santiago Park and Thornton Park, with trails and green spaces.
- **Vibe:** Known for its strong community spirit, cultural diversity, and a mix of urban and suburban living.

### Transportation

- **Highways:** Served by major freeways, including the Interstate 5 (Santa Ana Freeway), SR-22, SR-55, and SR-57.
- **Airport:** Conveniently located near John Wayne Airport (SNA).
- **Public Transit:** Includes the Santa Ana Regional Transportation Center and an upcoming streetcar project.



1. Old Courthouse
2. OC Global Medical Center
3. Recharge by Gelson's
4. Santa Ana Transit Center
5. Mainplace Mall
6. St. Joseph Hospital
7. RCH Santiago College
8. Bowers Museum
9. Discovery Cube
10. OC Civic Center
11. Santa Ana Zoo



## LIVING CAREFREE AND CAR-FREE

VIVIENDO DESPREOCUPADO Y LIBRE DE COCHES  
S, NG VÔ T" VÀ KHÔNG XE H' I

The OC Streetcar will benefit residents, commuters and visitors alike. It will:

El tranvía de OC beneficiará a residentes, pasajeros y visitantes por igual. Va a:

OC Streetcar sẽ đem lại lợi ích như nhau cho cư dân, người đi lại và du khách. Nó sẽ:



## COMMUTERS / PASAJEROS / NG" I ĐI L' I

Provide regional access between the Santa Ana Regional Transportation Center and employment/activity centers of downtown Santa Ana and the City of Garden Grove.

Proveer acceso regional entre el Centro Regional de Transporte de Santa Ana y los centros de empleo/actividades en el centro de Santa Ana y la ciudad de Garden Grove.

Cung c"p ra vào khu vực giữa Trung Tâm Giao Thông Vùng Santa Ana và các trung tâm việc làm/hoạt động của trung tâm thành phố Santa Ana và Thành Phố Garden Grove.



## RESIDENTS / RESIDENTES / C" DÂN

Enhance resident connectivity between neighborhoods, businesses and major destinations.

Mejorar la conectividad de residentes entre vecindades, negocios y destinos principales.

Tăng cường sự kết nối cư dân giữa khu dân cư, doanh nghiệp và điểm đến chính.



## LOCAL BUSINESSES / NEGOCIO LOCAL / DOANH NGHI P ĐỊA PH" NG

Generate business development, boost interest and sales and create temporary and permanent jobs.

Generar el desarrollo de negocios, aumentar el interés y ventas y la creación de empleos temporales y permanentes.

Tạo sự phát triển kinh doanh, tăng lợi tức và việc bán hàng và tạo ra các công việc tạm thời và lâu dài.



## ORANGE COUNTY / CONDADO DE ORANGE / ORANGE COUNTY

Make it possible for Metrolink passengers to rely on public transportation for their entire journey throughout Orange County and beyond.

Hacer posible que los pasajeros de Metrolink dependan en transporte público para su viaje entero a través del Condado de Orange y más allá.

Giúp hành khách Metrolink có thể nh" c"y vào các phương tiện công cộng cho toàn bộ hành trình của họ trên toàn Orange County và hơn thế nữa.



## HERE'S THE LATEST

AQUÍ ESTÁ EL ÚLTIMO

ĐÂY LÀ THÔNG TIN M" I NH" T

1 Walsh Construction has begun their work to build the track, platforms and the Maintenance and Storage Facility.

Walsh Construction ha iniciado su trabajo para construir las vías, las plataformas y la Instalación de mantenimiento y almacenamiento.

Công ty Walsh Construction đã bắt đầu xây dựng đường ray, nền đường. Cơ sở Bảo trì và Kho Lưu trữ.

2 The Siemens S70 vehicle was selected and is in production.

El vehículo Siemens S70 fue seleccionado y está en producción.

Xe Siemens S70 đã được chọn và đang được sản xuất.

3 The Business Resource Guide is available for all businesses along the corridor.

La Guía de recursos comerciales está disponible para todas las empresas que se ubican a lo largo del corredor.

Bản Hướng Dẫn về Nguồn Lực Doanh Nghiệp có sẵn cho tất cả các doanh nghiệp dọc theo hành lang.

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## OCSTREETCAR

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It's something that should have been started long ago.

Robert, Account Manager for Signals United, Inc.

Este proyecto de tranvía traerá más oportunidades para el turismo y el crecimiento económico a la zona.

Jorge, Dentist and Owner of Dental 4

The ease of accessibility to other areas would make it so that people would want to go out more.

Holly, Stage at Disneyland

I love anything that brings back our history, anything that helps celebrate community and helps connect people.

Jamie, Writer and Public Relations Specialist for Skipping Stones Nation

## Follow OC Streetcar

OCStreetcar.com

OCStreetcar@octa.net

1(844) 7GO-OCSC or 1(844) 746-6272

facebook.com/OCstreetcar

@OCstreetcar

Santa Ana Regional Transit Center  
Metrolink/Amtrak  
OC Streetcar

## OCSTREETCAR

MOVING FORWARD | AVANZANDO | TIẾN VỀ PHÍA TRƯỚC



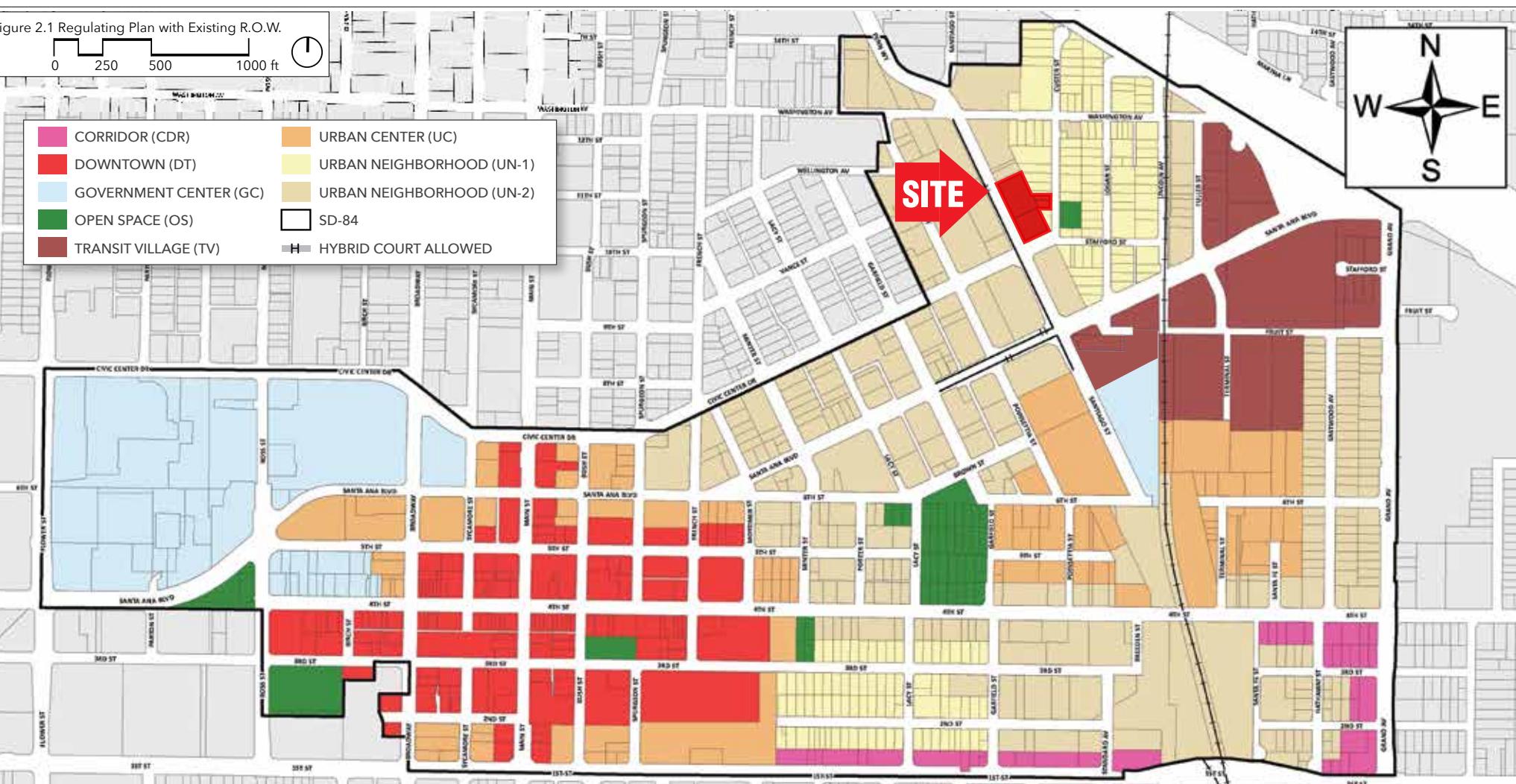
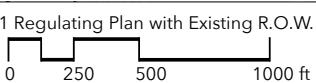
Conceptual Rendering

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Figure 2.1 Regulating Plan with Existing R.O.W.



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**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>RESIDENTIAL</b>						
Live-Work Use / Joint living-working quarters	P(2)	P(2)	P(2)	P(2)	CUP	CUP
Care Homes	CUP	CUP	CUP	CUP	CUP	CUP
Single Dwelling	–	–	–	–	P	P
Multi-Family Dwellings	P(1)	P(1)	P(1)	P(1)	P	P

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>RECREATION, EDUCATION &amp; ASSEMBLY</b>						
Community assembly	P(1)	P(1)	P(1)	P(1)	CUP	CUP
Health/fitness facility	P	P	P	P	P	–
Library, museum	P	P	P	P	CUP	–
Schools	P(1)	P(1)	P(1)	P(1)	P	–
Studio	P	P	P	P	P	–
Trade School	P(1)	P(1)	P(1)	P(1)	CUP	CUP
Theater, cinema or performing arts	P	P	P	P	P	–
Commercial Recreation (Indoor) up to 5,000 sq ft Maximum floor are per tenant	CUP	CUP	CUP	CUP	CUP	–
Commercial Recreation (Indoor) > 5,000 sq ft Maximum floor are per tenant	CUP	CUP	CUP	CUP	CUP	–

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>RETAIL</b>						
General retail	P	P	P	P	P(2)	–
Floor area over 20,000 sq ft	CUP	CUP	CUP	CUP	CUP	–
Artisan/craft product	CUP	CUP	CUP	CUP	CUP	–

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>EATING ESTABLISHMENT</b>						
Eating establishment	P	P	P	P	P(2)	–

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>SERVICE GENERAL</b>						
Banquet facility /catering sub - subject to 41.199.1 (a) through (d)	CUP	CUP	CUP	CUP	CUP(1)	–
Day care center	P(3)	P(3)	P(3)	P(3)	CUP	CUP
Adult day care center-subject to 41.199.2 of the SAMC	P(3)	P(3)	P(3)	P(3)	P	–
Hotel, excludes transient residential hotel and long-term STAY	P	P	P	P	–	–
Personal services	P	P	P	P	P(2)	P(2)
Personal services - restricted	–	–	–	–	CUP	CUP
Pet day care facility	CUP	CUP	CUP	CUP	CUP	–
Tattoo / Body Art Establishments - subject to 41.199.3 (a) through (d)	P(3)	P(3)	P(3)	P(3)	CUP	–
Craft and specialized automotive restoration service	–	P	P	P	CUP	–

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>BUSINESS-FINANCIAL-PROF-TECHNOLOGY</b>						
Bank, financial services	P	P	P	P	--	---
Business support service	P	P	P	P	P (2)	P (2)
Clinic, urgent care	-		CUP	P		---
Doctor, dentist, chiropractor, etc., office	P (1)	P (1)	P (1)	P	---	---
Laboratory - medical - analytical		P (1)	P (1)	P	CUP	---

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>BUSINESS-FINANCIAL-PROF-TECHNOLOGY</b>						
Media production - office or storefront type (no sound stage)	P	P (1)	P	P (1)	P	---
Professional / administrative/service office		P (1)	P (1)	P	P (2)	P (2)
Research and development	P (3)		P (3)		CUP	

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>TRANSPORTATION, COMMUNICATION, INFRASTRUCTURE</b>						
Helistops	CUP	CUP	---	-		
Parking facility - public or commercial, inclusive of ancillary recharging spaces for electric vehicles	P	P	P	P	---	
Transit station or terminal	CUP	---	---	CUP		---
Public utility structure, excluding wireless communication facilities	--		-	CUP		---

**TABLE 2A - USE STANDARDS**

LAND USE TYPE	PERMIT REQUIRED BY ZONE					
	TV	DT	UC	CDR	UN-2	UN-1
<b>MISCELLANEOUS</b>						
Any structure over four (4) stories in height	SPR	SPR	SPR	SPR	SPR	
Businesses operating between 12 and 7 am	CUP	CUP	CUP	CUP	CUP	CUP
Alcoholic beverage sales or consumption	CUP	CUP	CUP	CUP	CUP	
Expansion of existing, legally established self-storage facility	---	---	---	---	CUP	
Drive-thru facility					---	
Ordinance No. NS-XXX						

**KEY**

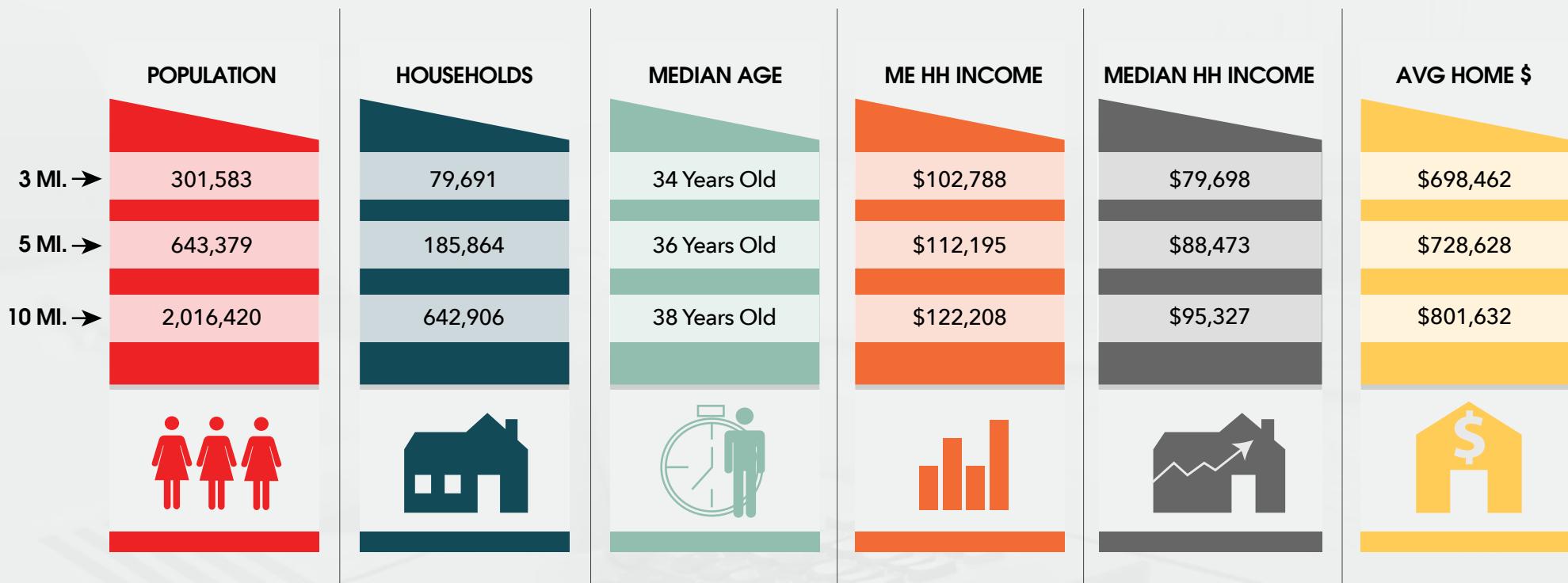
P use is permitted subject to compliance with all applicable provisions the Santa Ana Municipal Code  
 LUC use is permitted subject to the approval of a Land Use Certificate,  
 CUP use is permitted subject to the approval of a Conditional Use Permit.  
 SPR use is permitted subject to the approval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







## DEMOGRAPHICS





## MARKET STRENGTHS & DEMAND DRIVERS

### 1. STRONG UNMET HOUSING DEMAND

- Santa Ana is in a region with significant household growth.
- The housing market has tightened and residential values are on the incline. The City itself states it has already issued building permits for 4,177 units between Jan 2021-Dec 2023.
- Currently, the City is reviewing (or has approved) 5,000 additional units to come online within the next 18 months. 10-15% of these new units will be classified as "Affordable"
- The two largest developments in the County are now under consideration in Santa Ana today:
  - The Segerstrom Family's "The Village": 17.2 acre mixed-use master planned village consisting of 1,583 new residential units, 80,000 SF of retail/dining, and 300,000 SF office space.
  - Related California, SP5: 41-acre master plan consisting of 3,750 residential units, 350,000 SF commercial/retail space, 250 hotel rooms, and 200 Senior Care units.
  - Both projects are directly across from South Coast Plaza, approximately 5 miles south of Subject Property.

### 2. CITY POLICY AND REGULATORY ENVIRONMENT APPEARS SUPPORTIVE

- The city's "Housing Element" and General Plan was adopted this year (2025) with an aim to support new housing development throughout the City.
- Zoning & land-use Modifications: Santa Ana's newly adopted General Plan favors residential and allows for development of mixed-use, multi-family and single family residential projects in several different parts of the city.

# confidentiality agreement

## 1001-1025 N. SANTIAGO ST. & 1018 N. CUSTER, SANTA ANA, CA

Lee & Associates® - Newport Beach (the "Agent") has been engaged as the exclusive sales representative for the sale of 1001-1025 N. Santiago Street & 1018 N. Custer, Santa Ana, CA (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Brochure.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent.

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