

FOR SALE



506 E 1ST ST
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NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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EXECUTIVE SUMMARY

Property Overview

506 E First Street is a 6,750 square foot retail building situated on a 7,000 square foot lot. Located in the Historic Down Town district of Santa Ana which is known for its thriving retail corridor. This well-kept building is a great opportunity for an owner user or for an investment opportunity. The seller is looking to lease back the space for 3 years or it could be delivered vacant with a long escrow.

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.



PROPERTY DETAILS

Address:	506 E 1st St
Sale Price:	\$2,200,000
Building Size:	6,750 SF
Lot Size:	8,883 SF
Cap Rate	7.36 %
APN	398-493-01
Price / SF:	\$325.93
Zoning:	C2-HDII
Year Built:	1928



PROPERTY INFORMATION

Sale Price	\$2,200,000
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Location Information

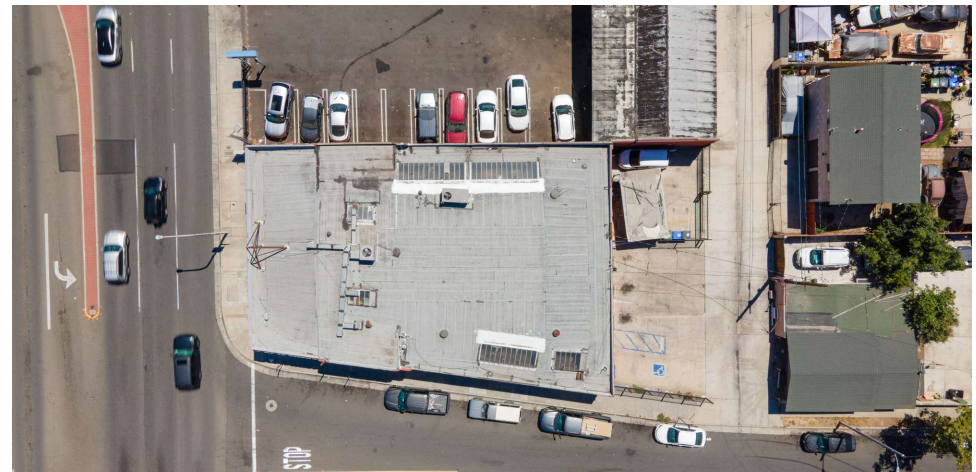
Street Address	506 E 1st St
City, State, Zip	Santa Ana, CA 92701
County	Orange

Building Information

Building Size	6,750 SF
NOI	\$162,000.00
Cap Rate	7.36
Number of Floors	1
Year Built	1928
Number of Buildings	1

Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	C2-HDII
Lot Size	8,883 SF
APN #	398-493-01



RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Month	Monthly Rent	Lease End
506 E 1St ST	El Vaquero	6,750 SF	100%	\$2.00	\$13,500	9/01/2028
Totals		6,750 SF	100%	\$2.00	\$13,500	
Averages		6,750 SF	100%	\$2.00	\$13,500	

SITE PLANS





LOCATION OVERVIEW

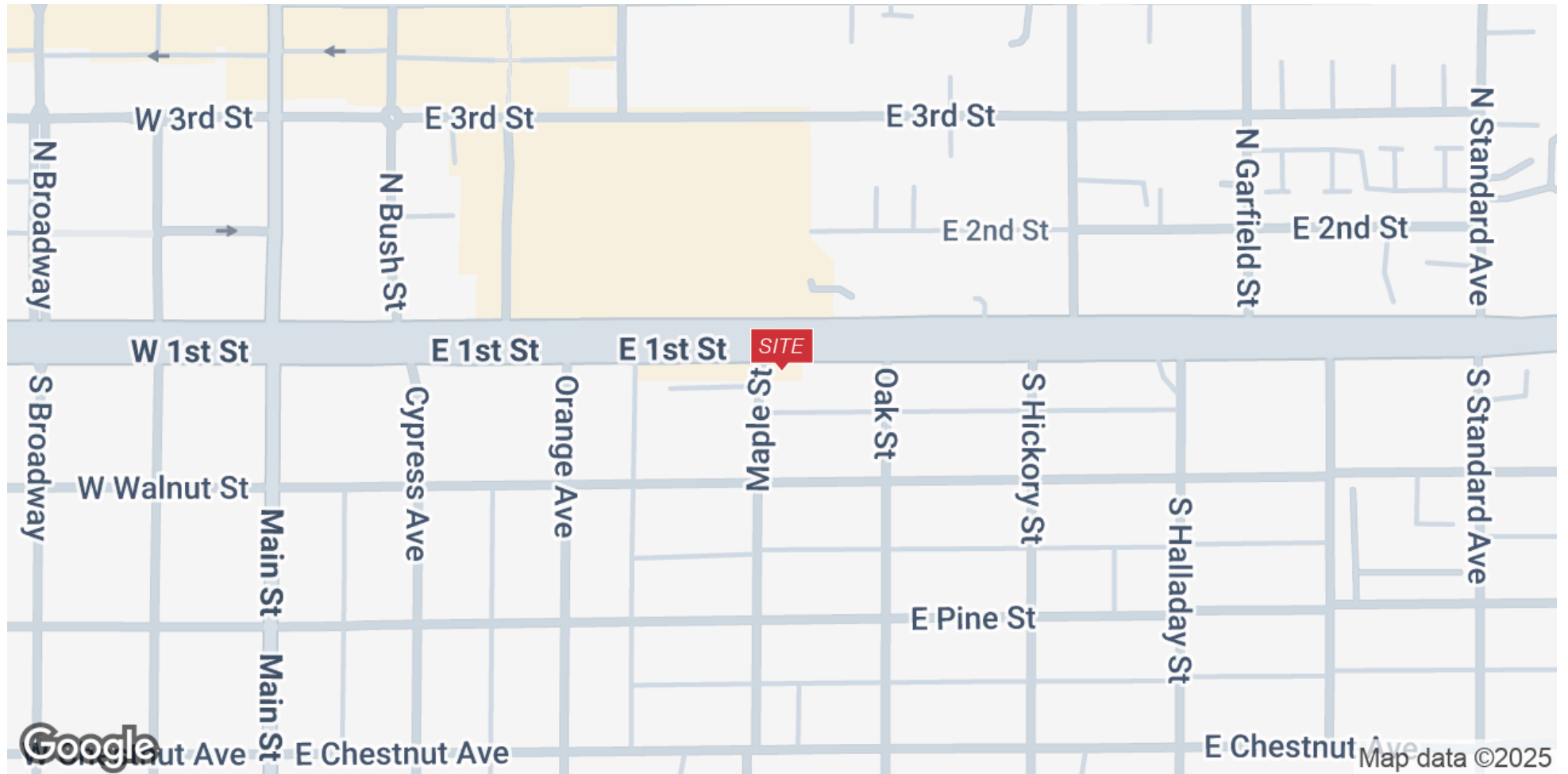
Location Overview

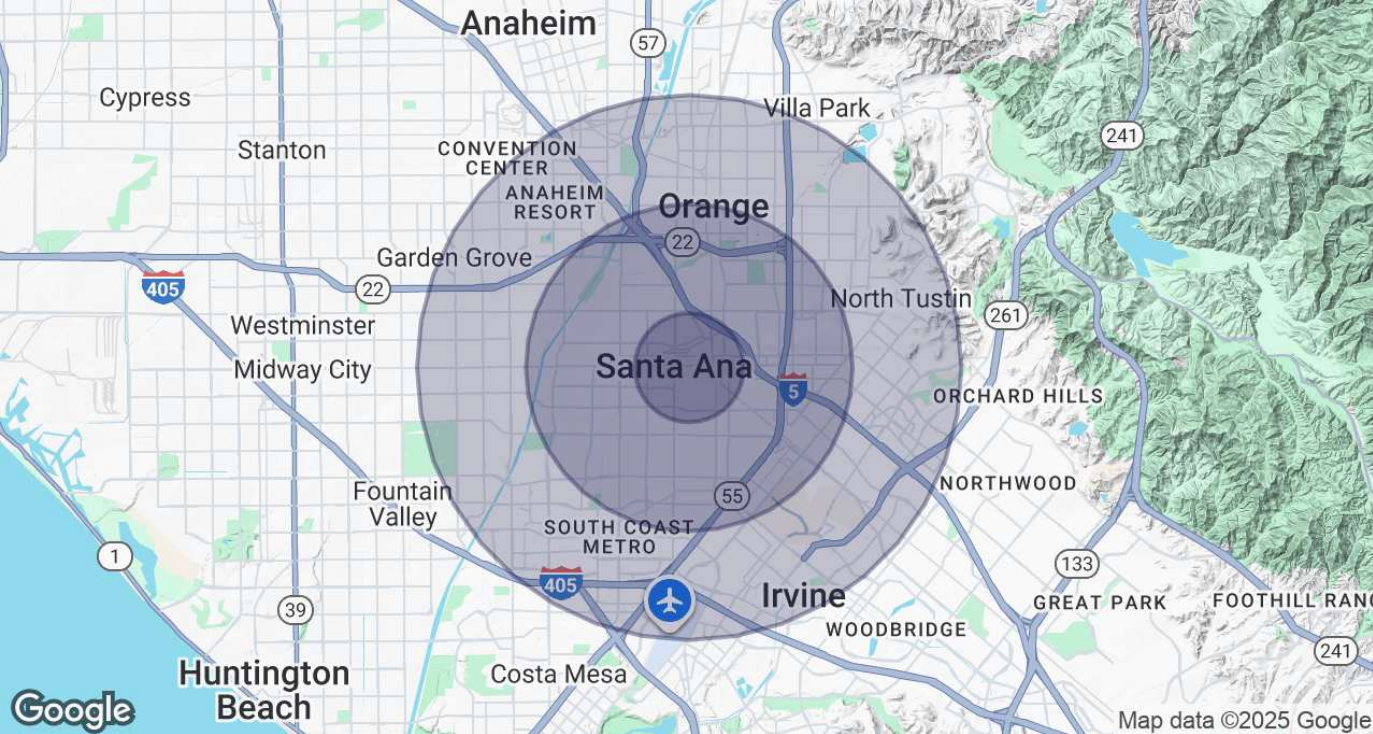
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The city hosts nearly 25,000 businesses, including Fortune 500 headquarters, tech companies, financial services, education, and healthcare institutions like Behr Paint, Ingram Micro, First American, and Santa Ana Unified School District.

LOCATION MAP





PROPERTY
LOCATION

Demographics		1 Mile	3 Miles	5 Miles
	Population	55,091	301,641	653,895
	Total Households	13,247	78,508	190,754
	Average HH Income	\$87,168	\$111,087	\$122,175