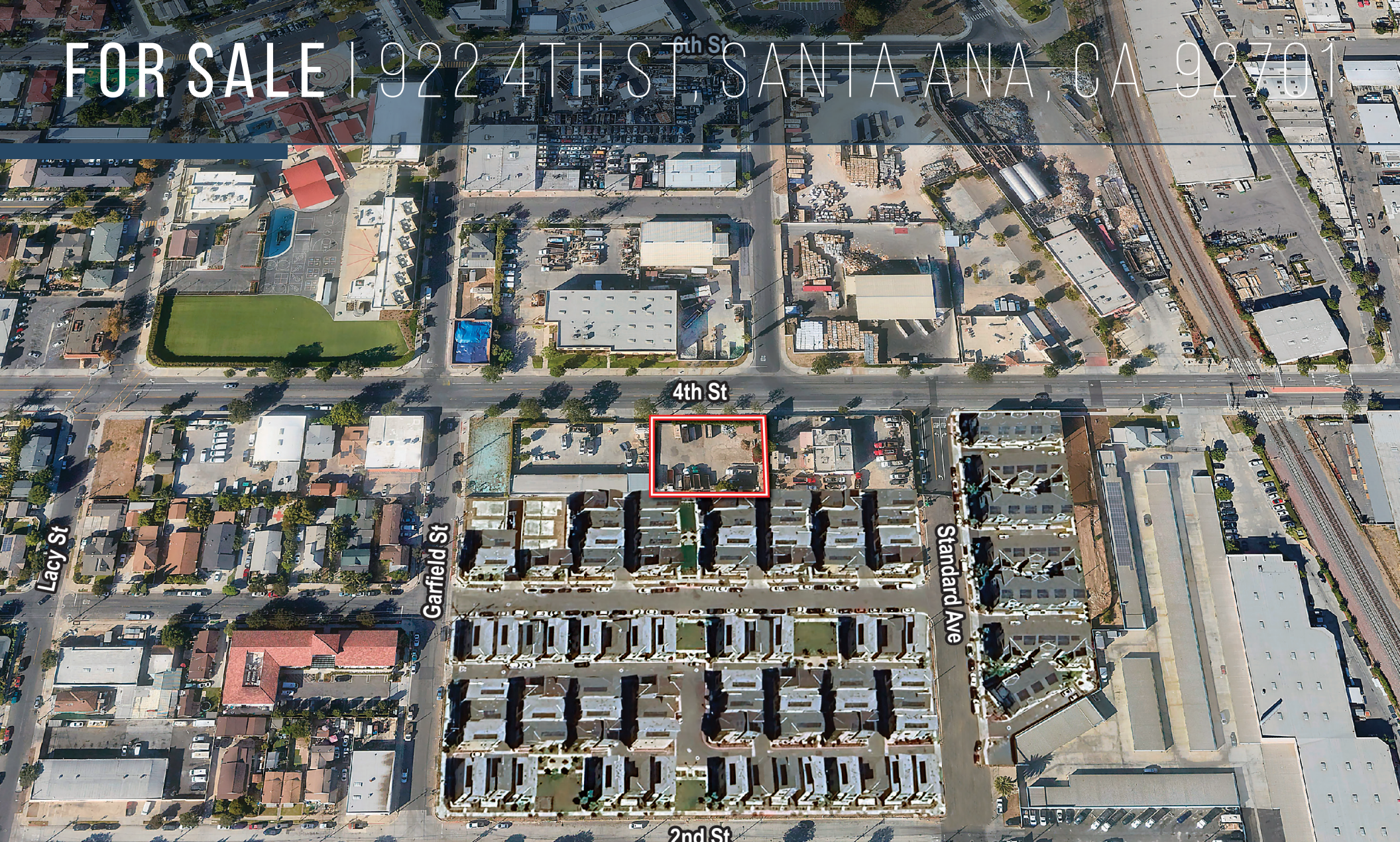


FOR SALE | 1922 4TH ST, SANTA ANA, CA 92701



±17,577 SF LAND SITE

**Voit**  
REAL ESTATE SERVICES

**RYAN MOORE**  
SENIOR VICE PRESIDENT

909.545.8011  
rmoore@voitco.com  
Lic. #01333376

2400 E. Katella Avenue, Suite 750, Anaheim, California 92806 | 714.978.7880 | 714.978.9431 Fax | Lic #01991785 | [www.VoitCo.com](http://www.VoitCo.com)

# FOR SALE | 922 4TH ST, SANTA ANA, CA 92701

## PROPERTY DESCRIPTION:

The site is raw land totaling 17,577 square feet currently being occupied by a tenant on a month to month lease for outside storage purposes.

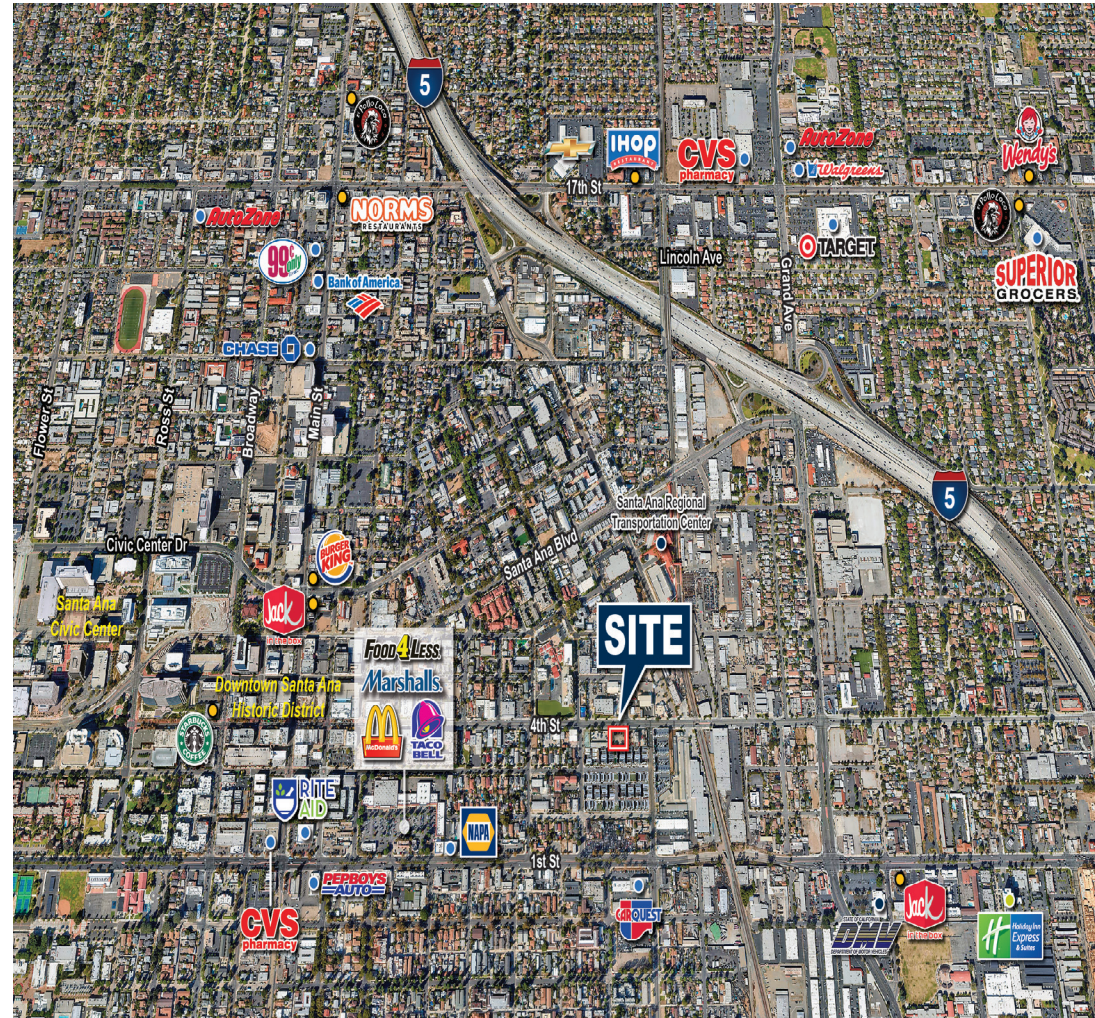
This site is fully fenced and ideal for a storage yard and long term upside to development a multi-family luxury apartment complex.

## LOCATED IN AN OPPORTUNITY ZONE:

Invest in Opportunity Zones for substantial tax benefits and community impact. This initiative, under the Tax Cuts and Jobs Act, aims to drive economic growth.

### Key Benefits:

1. Capital Gains Tax Deferral: Invest your capital gains in an Opportunity Fund within these zones to defer taxes. Longer investments yield more benefits.
2. Step-Up in Basis: Investments held for 5+ years get a 10% exclusion on deferred gains, increasing to 15% at 7 years, reducing your taxable income.
3. Tax-Free Growth: Investments in the Opportunity Fund for 10+ years are exempt from taxes on appreciation.



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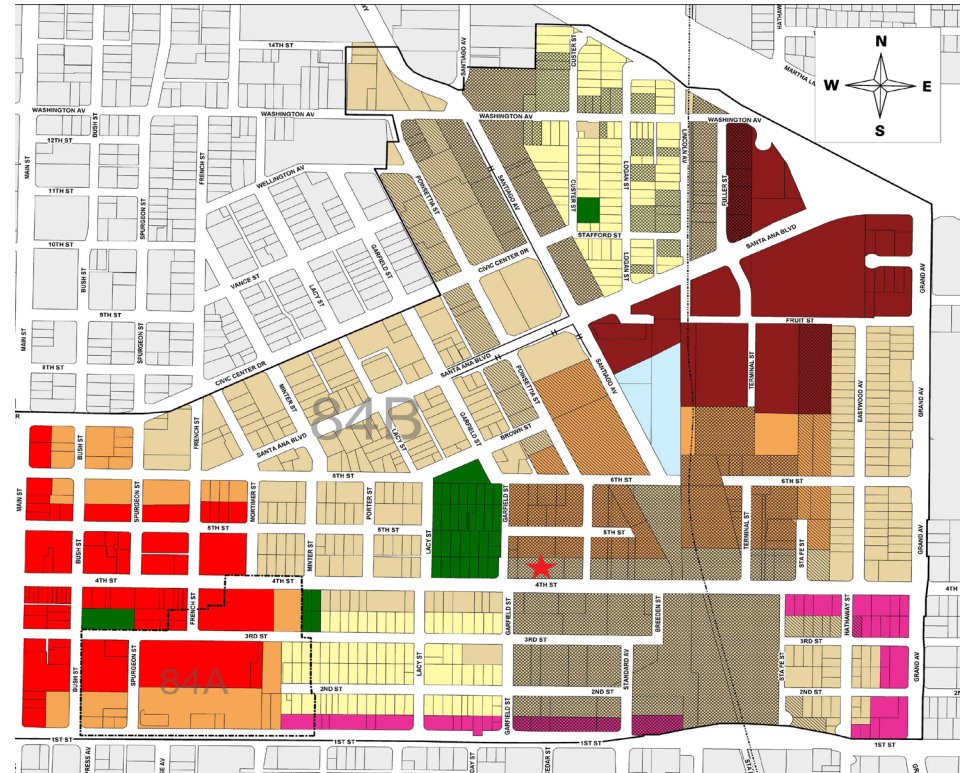
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# FOR SALE | 922 4TH ST, SANTA ANA, CA 92701

## ZONING:

- M2- Heavy Industrial: **M2 Zone (Heavy Industrial) - City of Santa Ana (santa-ana.org)**
- Industrial Overlay (I-OZ) Zone. The I-OZ is applied to areas currently zoned M1 or M2, and occupied with an industrial use, to allow the types of land use activity and development permitted by existing M1 and M2 zoning to continue until such time that the owner chooses to apply the new zones identified in Figure 2.1. In order to determine if the M1 or M2 land use activity and development apply to a particular parcel, the I-OZ is further identified as I-OZ-M1 or I-OZ-M2. Until the property owner applies to modify the zoning district, property in the I-OZ shall be regulated by the provisions of the M1 and M2 zones (SAMC 41, Article III, Divisions 18 and 19), as applicable
- Specific Development No. 84: **SD\_84.NS-2803. TransitZoningCode1.pdf (storage.googleapis.com)**
  - The Transit Zoning Code: **3.-Zones\_Established\_and-Uses.pdf (storage.googleapis.com)**



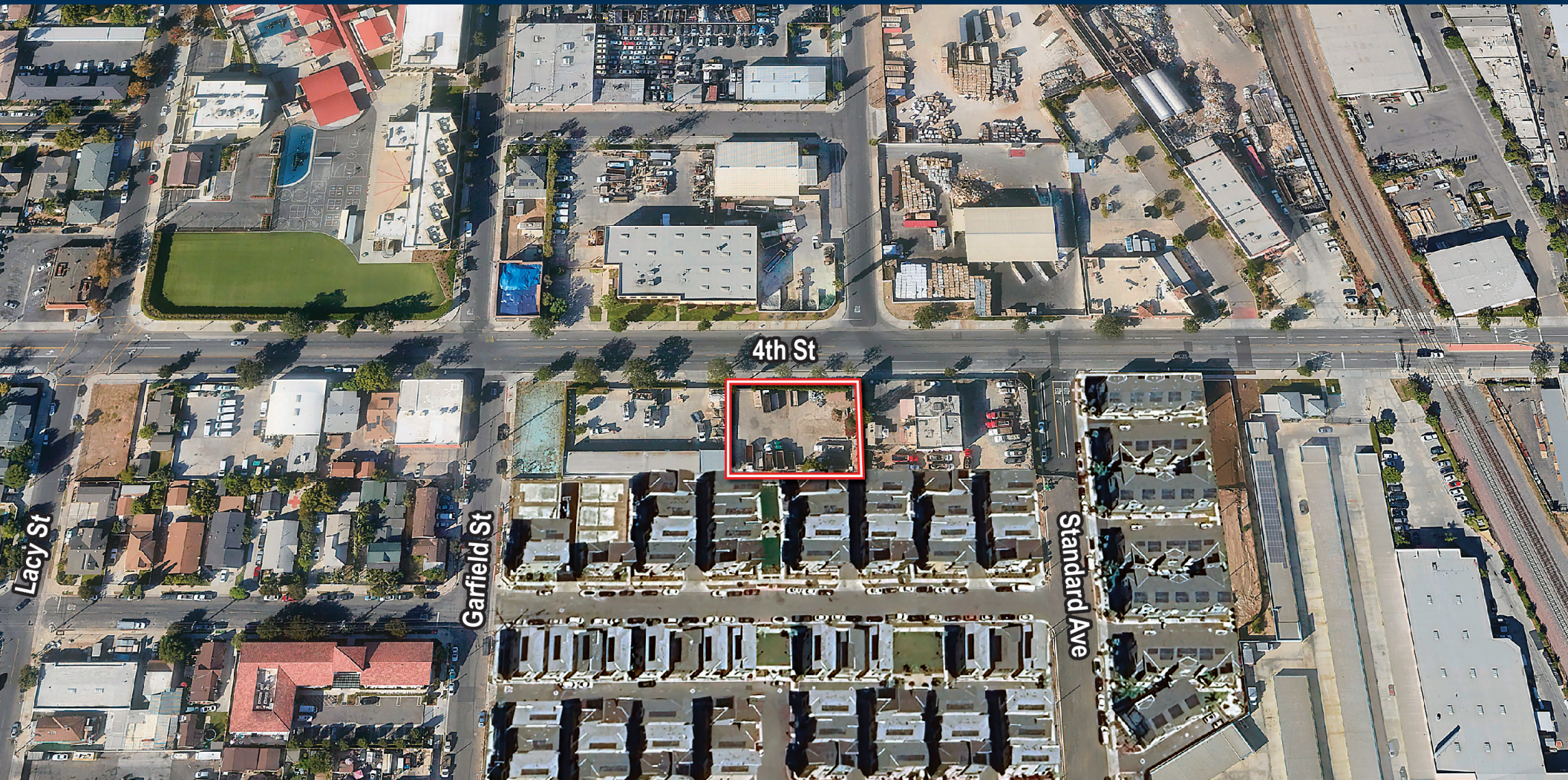
## MULTI-FAMILY DEVELOPMENT STANDARDS (VERIFY WITH CITY OF SANTA ANA):

- Proposed Use – Residential
- Dwelling Density: 40 per Arce (could be increased to 52.26 du/ac per California Density Bonus Law-Government Section 65915)
- Building Height: Three Stories



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4th St



Standard Ave

Garfield St

Lacy St

# FOR SALE | 922 4TH ST, SANTA ANA, CA 92701

**±17,557 SF LAND SITE**

**Voit**  
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