



1126 North Flower Street
Santa Ana, CA 92703



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SANTA ANA, CA 92703

EXCLUSIVELY PRESENTED BY:

KAVITA KAUR BHATIA

CEO & Broker

Mobile: 909-210-1570

kavita@theacreage.net

License #: 02034779

Acreage Real Estate

15210 Central Avenue
Chino, CA 91710

Office: 909-606-1505
theAcreage.net



PROPERTY SUMMARY

Offering Price	\$1,250,000.00
Building Size	2,494 S.F.
Lot Size (SF)	5,881 S.F.
Parcel ID	405-284-28
Year Built	1959
County	Orange
Submarket	Civic Center Area
Occupancy	100% MTM Tenants
In-Place Gross Inc.	\$41,784
Proforma Gross Inc.	\$72,000

INVESTMENT SUMMARY

Acreage Real Estate proudly presents the Medical Office investment property offering a strong opportunity for an owner-user or an avid investor. The building consists of three individual office units, all currently occupied by month-to-month tenants that are Dentists, providing immediate income with excellent flexibility for future repositioning or owner occupancy.

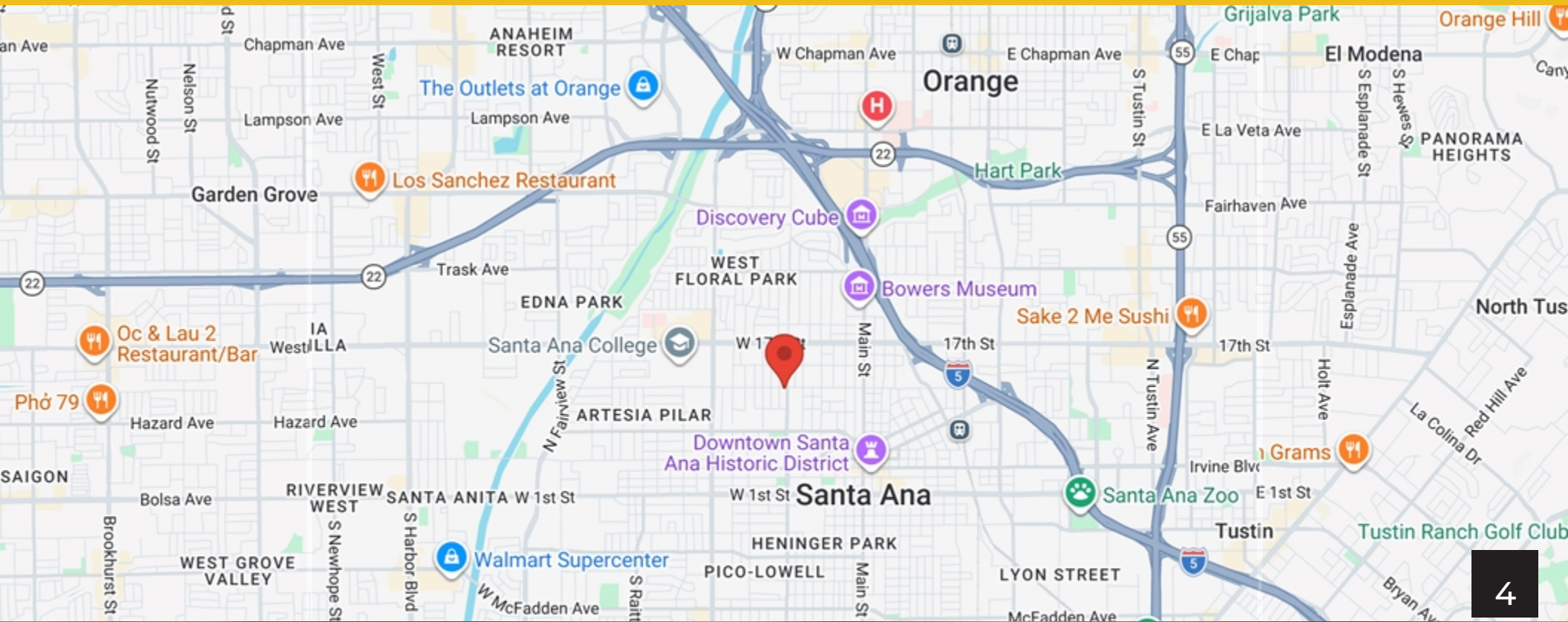
The month-to-month tenancy structure allows a new owner to retain existing cash flow, adjust rental rates to market, or phase in owner occupancy with minimal disruption. Well-suited for professional office use, the property is ideal for medical, legal, accounting, consulting, or other small business operations.

Centrally located in Santa Ana, the property benefits from convenient access to major streets, freeways, and surrounding commercial corridors, making it attractive to both tenants and owner-users. The site offers quick connectivity to the I-5, SR-22, and SR-57 freeways, providing efficient access throughout Orange County and to nearby employment and business hubs. This is a rare opportunity to acquire a manageable multi-tenant office asset with upside potential in a well-established Orange County market.



INVESTMENT HIGHLIGHTS

- 100% Internet resistant tenants | Three individual office units, all currently occupied by month-to-month dental tenants providing immediate income.
- Month-to-month leases offer flexibility to maintain cash flow, increase rents to market, or transition to owner occupancy.
- Convenient freeway access to I-5, SR-22, and SR-57 enhances connectivity throughout Orange County and nearby business hubs.
- Medical office building income generating property ideal for an owner-user or value-add investor.
- Fully built-out highly valuable specialty spaces with upgraded plumbing and other improvements
- Signalized corner lot location on the southwest corner of Flower Street and Washington Avenue provides a formidable presence helping to attract future Tenants.





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	54,526	359,371	690,418
2010 Population	50,278	348,449	688,944
2025 Population	47,071	334,176	686,263
2030 Population	47,891	335,002	689,580
2025-2030 Growth Rate	0.35 %	0.05 %	0.1 %
2025 Daytime Population	46,810	324,823	753,654

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,200	5,792	12,195
\$15000-24999	700	4,245	9,478
\$25000-34999	747	4,189	8,634
\$35000-49999	1,312	8,104	16,273
\$50000-74999	2,246	14,719	29,817
\$75000-99999	1,629	12,506	26,967
\$100000-149999	1,993	18,460	40,572
\$150000-199999	1,208	10,588	25,180
\$200000 or greater	1,299	11,552	32,285
Median HH Income	\$ 74,466	\$ 89,400	\$ 96,877
Average HH Income	\$ 100,346	\$ 113,573	\$ 124,414



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	11,796	81,195	178,107
2010 Total Households	11,707	82,210	181,511
2025 Total Households	12,334	90,155	201,410
2030 Total Households	12,906	92,425	207,128
2025 Average Household Size	3.51	3.6	3.33
2025 Owner Occupied Housing	3,656	37,185	92,373
2030 Owner Occupied Housing	3,782	38,419	95,229
2025 Renter Occupied Housing	8,678	52,970	109,037
2030 Renter Occupied Housing	9,123	54,006	111,899
2025 Vacant Housing	515	3,325	9,476
2025 Total Housing	12,849	93,480	210,886

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DETAILS.**