

*****Opportunity Zoned*****

**Redevelopment Opportunity 2 Contiguous Lots Totaling .77 Acres/33,798 Sq. Ft.
3226 & 3230 W. 5th Street Santa Ana, CA 92703
Offered at \$3,041,000**



Opportunity zoned, corner location, 2 parcels equaling .77 acres/33,798 sq. ft. Ready for redevelopment, zoned commercial and is within the Harbor Mixed Use Transit Corridor Specific Plan (SP2). Potential uses include retail, medical, mixed use, residential/multi-family, etc. Get income while going through planning and entitlements. Currently leased to an auto salvage tenant at \$9500 per month with lease expiring at the end of 2027. Clean phase 1 & 2 from March 2024 on file. Drive by only, please do not disturb the occupant.

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Property Address: 3226 & 3230 W 5th Street
Santa Ana, CA 92703

Parcel Numbers: 198-261-24 & 198-261-25

Property Type: Commercial NEC

Property Size: 3250 SF

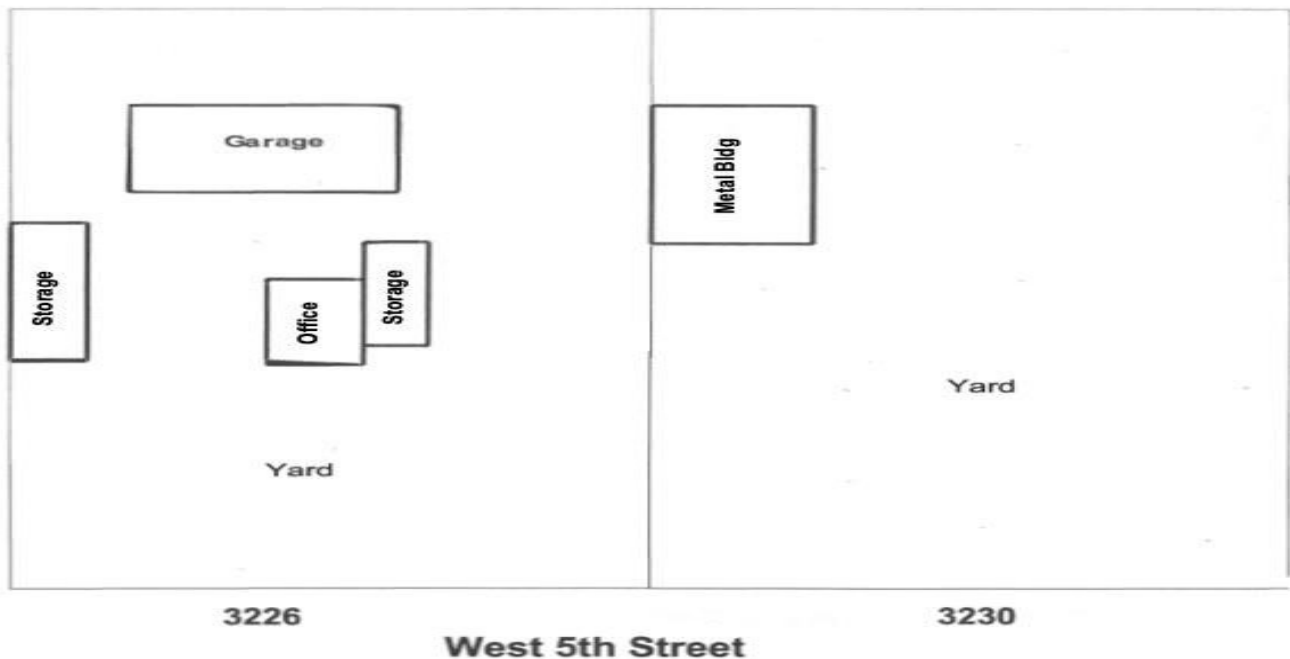
Available Space: 0 SF (100% Leased)

Number of Suites: 1

Year Built: 1980

Land Area: .77 Acre

Current Zoning: Commercial, Harbor Specific Mixed Use Plan.



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Location Highlights



Santa Ana is the county seat of Orange County. It is the second most populous city in the County with over 350,000 residents. It houses all of the county offices as well as all of the county courts. Santa Ana is also home to the Santa Ana Zoo, World renowned Bower's Museum, and the Discovery Cube

