

2513 W. EDINGER, SANTA ANA, CA

FREESTANDING COMMERCIAL PROPERTY FOR SALE



OFFERING MEMORANDUM

Eric Nishimoto
818.444.4984
enishimoto@lee-re.com
www.ericnishimoto-re.com
DRE #01462339

Lee & Associates® - LA North/Ventura, Inc. • A Member of the Lee & Associates Group of Companies • Corporate ID #01191898
5707 Corsa Ave. Ste #200 • Office 818.223.4388 Fax 818.591.1450

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SECTION I

EXECUTIVE OVERVIEW



THE PROPERTY: 2513 W Edinger Ave., Santa Ana, CA 92704

PRICE: \$1,375,000.00

YEAR BUILT: 1965

BUILDING SIZE: 2,400 SF (\$573/SF)

TYPE: Commercial Restaurant, Bar, Food, Services, Nightclub, APN 407-014-35

TOTAL LAND AREA: 13,796 SF (\$99/SF)

PARKING: 18+2 Handicap

ZONING: C1 (Commercial)

CONSTRUCTION TYPE: MASONRY/ WOOD FRAME

OWN VS. LEASE COMPARISON

Own	
Total Project Cost	\$1,375,000
Size (Square feet)	2,400
Total Price per Sq. Ft.	\$572.92

Start-Up Costs		
Cash Down Payment	10%	\$137,500
Estimated Bank Fees	0.50%	\$3,438
Estimated Other Fees		\$5,000
Total Cash Required		\$145,938

Monthly Costs		
Mortgage Payment	\$3.55	\$8,519
Taxes	\$0.53	\$1,272
Insurance/Other	\$0.22	\$528
Total Monthly Costs	\$4.30 PSF	\$10,319

Total Adjusted Monthly Costs		
Total Monthly Payment	\$4.30	\$10,319
Interest Deduction	\$1.12	\$2,686
Depreciation	\$0.80	\$1,910

\$5,723.34 \$2.38 PSF

Forecasted Ownership Benefits	
Monthly PMT in 10 years	\$8,519
Cash Savings After 10 Years	\$418,894
10 Year Principal Reduction	\$286,294
Equity After 10 Years	\$826,857
Equity After 20 Years	\$1,672,039

Lease	
Monthly Lease Rate	\$6,840
Size (Square feet)	2,400
Lease Rate per Sq. Ft.	\$2.85

Start-Up Costs	
Prepaid Lease	\$6,840
Total Cash Required	\$6,840

Monthly Costs		
Lease	\$2.85	\$6,840
NNN	\$0.75	\$1,800
Total Monthly Costs	\$3.60 PSF	\$8,640

Total Adjusted Monthly Costs		
Total Monthly Payment	\$3.60	\$8,640

\$8,640.00 \$3.60 PSF

Forecasted Cost of Continuing to Lease	
Monthly PMT in 10 years	\$12,297
Cash Savings After 10 Years	\$0
Equity After 10 Years	\$0
Equity After 20 Years	\$0

90% Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly PMT
Bank 1st Mortgage	50%	\$687,500	10	25 Years	6.75%	\$ 4,750
SBA 504 2nd Mortgage*	40%	\$566,000	25	25 Years	6.35%	\$ 3,769
						\$ 8,519

*Includes financed SBA fee of \$16,000
SBA Fees are est. at 2.15% plus \$3500 in legal fees



SECTION II

PROPERTY OVERVIEW & DESCRIPTION



Features:

1. **Building:** This freestanding commercial property boasts a spacious and versatile building, offering ample opportunities for a variety of business endeavors. The property recently operated as a restaurant and bar. The interior layout is designed to accommodate dining, entertainment, and socializing, with a welcoming ambiance and stylish décor that sets the stage for memorable experiences. The building caters perfectly for food and beverage uses or a blank canvas for customization to suit the needs of the owner-user.
2. **Gated Parking:** The property includes gated parking facilities, providing security and convenience for patrons, employees, clients, and visitors. This feature adds value and enhances the appeal of the property, particularly in a bustling urban environment like Santa Ana.
3. **Additional Outdoor Space:** In addition to the main building and parking area, the property offers additional outdoor space that can be utilized for various purposes to further enhance the business or explore new revenue streams. Whether it's for outdoor seating, expansion, introducing complementary services, or potential future development, this extra space presents an opportunity for upside and further enhancement of the property's value.

Potential Restaurant Upside:

The property offers numerous opportunities for upside and strategic expansion, including:

- **Expansion:** Utilizing the additional space to expand the restaurant's seating capacity or introduce new amenities and services.
- **Outdoor Dining:** Creating an inviting outdoor dining area to capitalize on Santa Ana's pleasant climate and enhance the dining experience for patrons.
- **Event Hosting:** Leveraging the space to host private events, parties, and functions, catering to a broader range of customers and generating additional revenue streams.

Location Highlights:

- **Accessibility:** Situated on W Edinger Ave, a prominent thoroughfare in Santa Ana, the property enjoys excellent accessibility and visibility. Its central location provides easy access to major transportation routes, including highways and public transit, making it convenient for employees, customers, and clients.
- **Business Environment:** The surrounding area is home to a diverse mix of businesses, ranging from retail shops and restaurants to professional offices and service providers. This vibrant business environment offers networking opportunities and potential synergy for businesses looking to establish or expand their presence in Santa Ana.
- **Community Amenities:** Within close proximity to the property are a variety of amenities, including shopping centers, restaurants, parks, and recreational facilities. This adds to the appeal of the location for both employees and customers, enhancing the overall quality of life and convenience for those associated with the business.

Potential Use:

Subject to city requirement, this owner-user designation, the property is well-suited for a wide range of businesses, such as:

- Restaurants or cafes
- Retail stores
- Professional offices
- Medical clinics
- Fitness centers
- Showrooms
- Educational facilities

Conclusion:

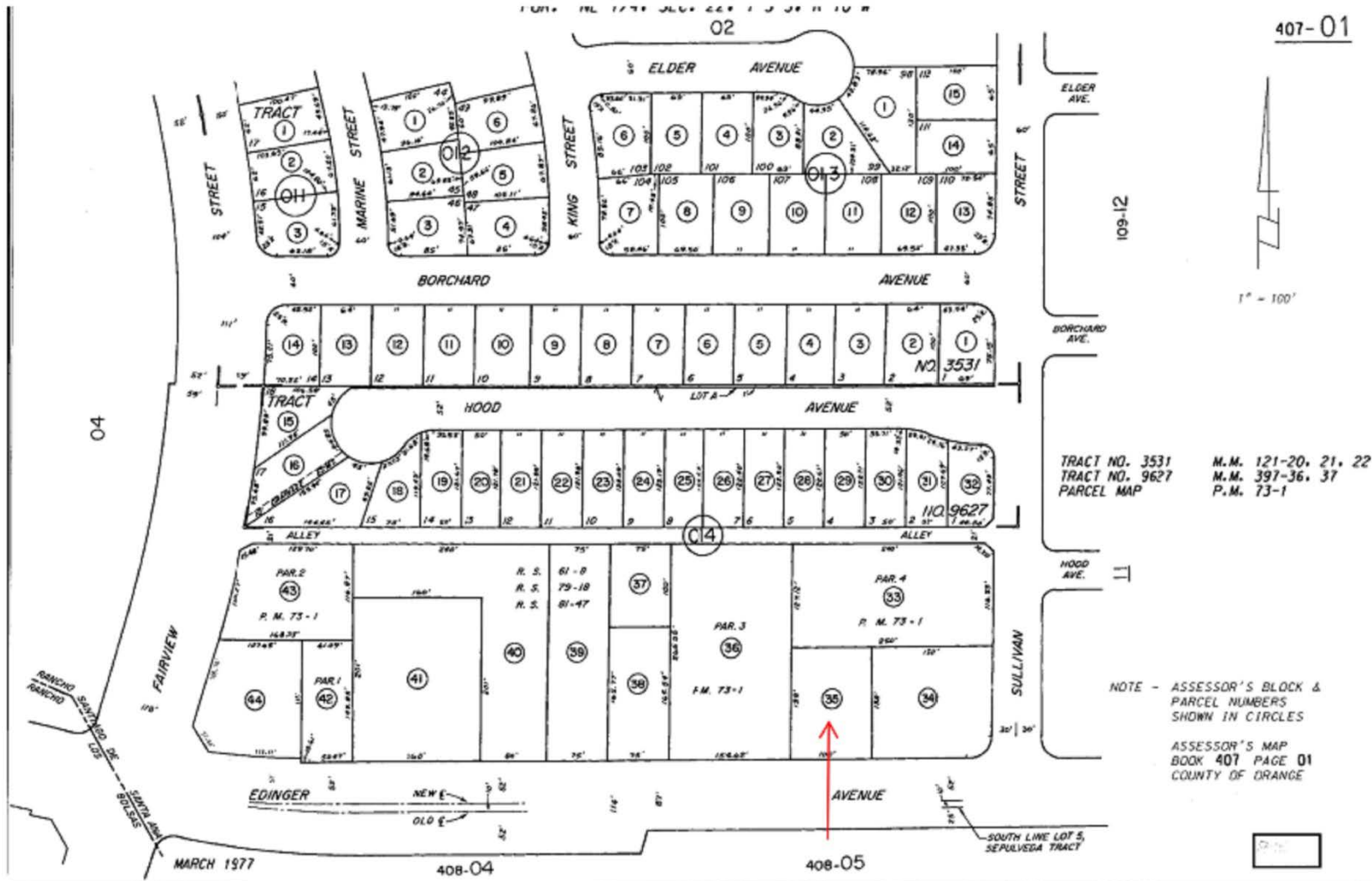
2513 W Edinger Ave presents a unique opportunity for owner-users seeking a commercial property in Santa Ana. With its freestanding building, gated parking, additional space, and strategic location, it offers the perfect blend of functionality, flexibility, and potential for upside, making it an attractive investment for discerning business owners and for restaurateurs alike.















SECTION IV

AREA DESCRIPTION



Santa Ana California located in Orange County, boasts a vibrant demographic mix, with a significant Latinx population contributing to its rich cultural tapestry. Known for its warm climate and proximity to the Pacific Ocean, Santa Ana offers residents and visitors alike a diverse array of attractions. The city is home to the historic Bowers Museum, showcasing art and artifacts from around the world, and the Discovery Cube science center, a favorite among families. Its downtown Arts District is a hub of creativity, featuring galleries, theaters, and trendy eateries. Santa Ana is not only a great place to live for its cultural offerings and year-round pleasant weather but also for its business-friendly environment. The city actively supports small businesses and entrepreneurs through various programs and incentives. With convenient access to major freeways and public transportation options, including the Metrolink commuter rail, Santa Ana provides easy connections to neighboring counties and beyond, making it an ideal location for both residents and businesses looking to thrive in Southern California.



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