



1722 W. 1ST STREET

Qualifies for SBA owner/user financing with 10% down, if Buyer occupies 51% of the space

100% OCCUPIED RETAIL SHOPPING CENTER ■ SANTA ANA, CA 92703

1722 W. 1ST STREET SANTA ANA, CA 92703

For additional information or to schedule a tour, contact us today

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An aerial photograph of a city street scene. In the foreground, a multi-lane road with yellow and white lane markings runs diagonally from the bottom left towards the top right. To the left of the road, there are several commercial buildings. One building has a blue roof and a sign that partially reads 'TIRE & OIL'. Another building has a sign that says 'WASH & WAX'. There are parking lots with several cars. In the background, there is a dense residential area with many houses and trees. The sky is clear and blue. A large, semi-transparent white graphic of the numbers '01' is overlaid on the center of the image, with the '0' being significantly larger than the '1'.

01 Executive Summary

PROPERTY SUMMARY



APN: 007-263-11

\$3,300,000

PRICE

±7,300

BUILDING SF

±18,596

LOT SF

34

PARKING

1986

YEAR BUILT

3

TENANTS

7

TOTAL UNITS

1722 W. 1ST STREET

4

100% OCCUPIED RETAIL SHOPPING CENTER

1722 W. 1ST STREET

Shopping Center



±7,300
BUILDING SF



±18,596
LAND SF

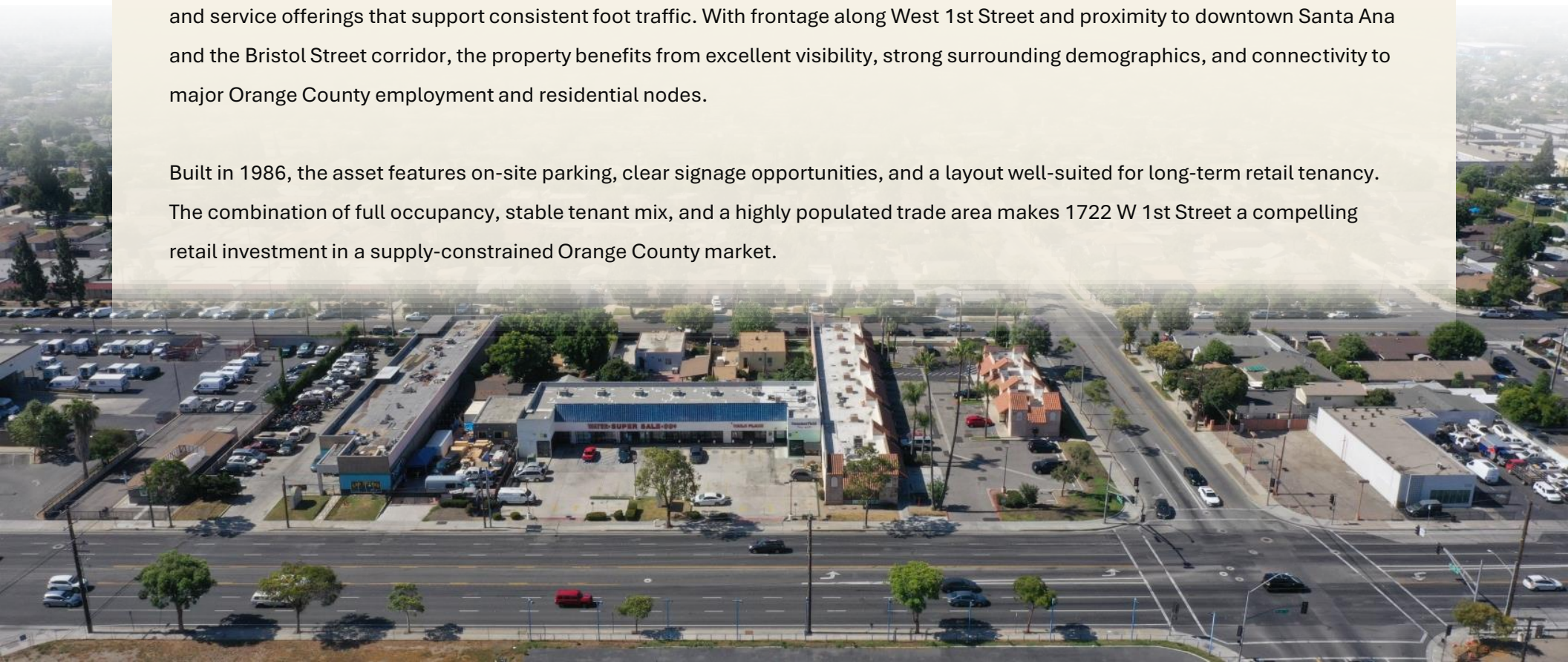


1986
YEAR BUILT

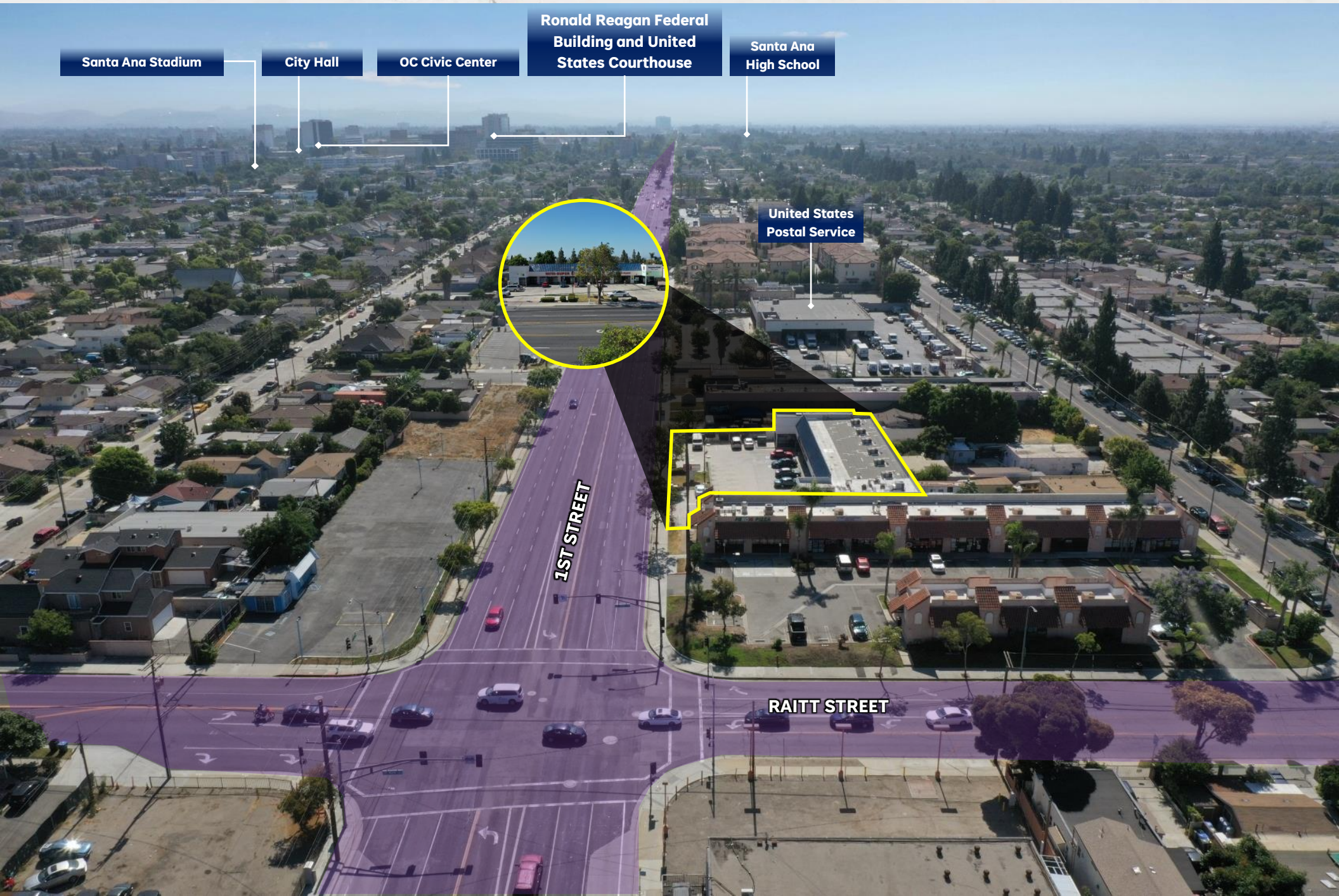
1722 W 1st Street is a fully occupied, neighborhood-serving retail shopping center located along one of Santa Ana's primary east-west corridors. The property consists of a well-maintained single-story retail building totaling approximately 7,300 square feet on a 18,596-square-foot parcel, offering strong street presence and convenient access for both customers and tenants.

The center is currently leased to a complementary mix of established local and regional businesses, providing daily-needs retail and service offerings that support consistent foot traffic. With frontage along West 1st Street and proximity to downtown Santa Ana and the Bristol Street corridor, the property benefits from excellent visibility, strong surrounding demographics, and connectivity to major Orange County employment and residential nodes.

Built in 1986, the asset features on-site parking, clear signage opportunities, and a layout well-suited for long-term retail tenancy. The combination of full occupancy, stable tenant mix, and a highly populated trade area makes 1722 W 1st Street a compelling retail investment in a supply-constrained Orange County market.



FACING EAST



Santa Ana Stadium

City Hall

OC Civic Center

Ronald Reagan Federal
Building and United
States Courthouse

Santa Ana
High School

United States
Postal Service

1ST STREET

RAITT STREET

INVESTMENT HIGHLIGHTS

- ▶ 100% occupied retail shopping center with three established tenants
- ▶ Large 18,596 SF lot with on-site parking
- ▶ High-visibility frontage on West 1st Street, a major arterial corridor
- ▶ Zoned C2, allowing for a wide range of commercial uses
- ▶ Near Downtown Santa Ana, Bristol Street, and surrounding residential neighborhoods
- ▶ Dense trade area with a population exceeding 53,000 within one mile
- ▶ Approximately 7,300 SF of rentable building area
- ▶ Strong parking ratio (approx. 4.65 per 1,000 SF) supporting retail and service uses
- ▶ Complementary tenant mix including retail, personal services, and food & beverage
- ▶ Single-story construction offering ease of access and efficient operations
- ▶ Built in 1986, with a proven, functional retail layout
- ▶ Strong household incomes supporting neighborhood-serving retail demand



1722w1st

S Raitt St

W 1st St

1722 W. 1ST STREET



Summerfield Tea Bar



1722 W. 1ST STREET			
±7,300	±18,596	3	7
BUILDING SF	LOT SF	TENANTS	UNITS

An aerial photograph of a city street, likely in Los Angeles, showing a multi-lane road with traffic, surrounded by residential and commercial buildings, trees, and parking lots. A large, semi-transparent white '02' is overlaid on the center of the image, with the text 'The Location' in a white serif font positioned below it.

02

The Location

SANTA ANA, CALIFORNIA

REGIONAL & NEIGHBORHOOD OVERVIEW



1722 W 1st Street is a fully occupied, neighborhood-serving retail shopping center located along one of Santa Ana's primary east-west commercial corridors, benefiting from strong local traffic, dense surrounding residential neighborhoods, and consistent daily consumer demand. Santa Ana is a 27-square-mile, ethnically diverse city located in the heart of Orange County, approximately 35 miles south of Downtown Los Angeles and roughly ten miles inland from the Pacific Ocean. With a population exceeding 310,000 residents, Santa Ana is Orange County's second-largest city and serves as the county seat. The city is home to major civic and cultural institutions including the Santa Ana Civic Center, Ronald Reagan Federal Building and Courthouse, Santa Ana Zoo, Bowers Museum, Discovery Cube Orange County, and the Heritage Museum.

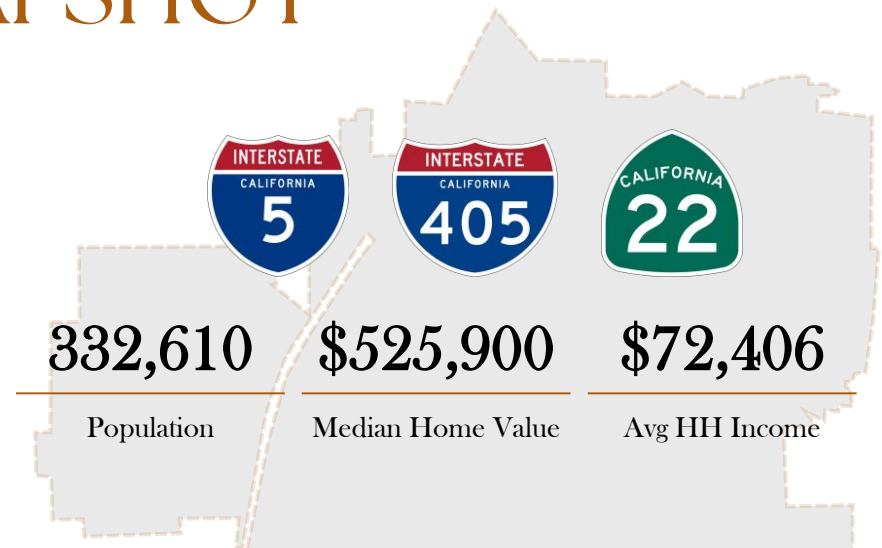
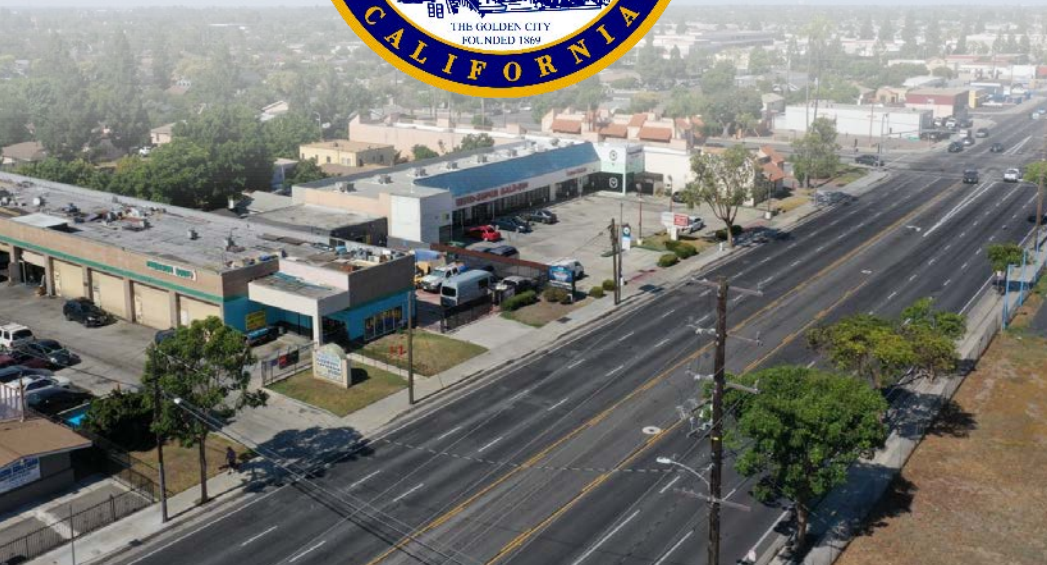
The city is characterized by high population density, particularly in the urban core and surrounding west and central submarkets, supporting a strong base for neighborhood retail. Downtown Santa Ana serves as the city's primary arts, entertainment, and dining hub, offering a diverse mix of restaurants, coffee shops, retail, and public spaces. The area also features numerous historic homes dating back to the late 1800s, reflecting Santa Ana's long-standing architectural and cultural significance. Santa Ana is comprised of more than 60 distinct neighborhoods and continues to experience ongoing public and private investment, particularly in infrastructure, mixed-use development, and community revitalization.

AREA SNAPSHOT

Prime Downtown Santa Ana Corner – Located at the signalized intersection of Main Street & 3rd Street, one of the most active pedestrian and vehicular corridors in the downtown market.

High Foot-Traffic Environment – Surrounded by dense residential housing, government offices, restaurants, and retail, driving consistent daily pedestrian activity along Main Street.

Walkable Urban Core – Steps from Santa Ana's key downtown amenities, including restaurants, boutiques, professional services, and cultural destinations.



Proximity to Civic & Government Centers – Near City Hall, courthouses, county offices, and public administration buildings, generating strong daytime population and demand for service-oriented tenants.

Established Retail & Medical Cluster – The immediate trade area supports a diverse mix of medical users, salons, professional offices, and destination retailers, enhancing tenant synergy.

Excellent Transit Connectivity – Beneficial access to major transit lines, connecting Downtown Santa Ana with surrounding neighborhoods and employment centers.

Dense Surrounding Population – A large urban population lives and works within the immediate radius, reinforcing strong consumer and service demand.

Strong Visibility & Signage – Dual frontage on Main Street and 3rd Street provides unparalleled exposure and branding opportunities for tenants.

Growing Downtown Revitalization – Continued public and private investment in the Downtown Santa Ana district is driving improvements in walkability, safety, and local commerce.

Local Amenities



Company Headquarters



First American



Top Santa Ana Employers

County of Orange

15,390

Ingram Micro

4,000

Rancho Santiago
Community College

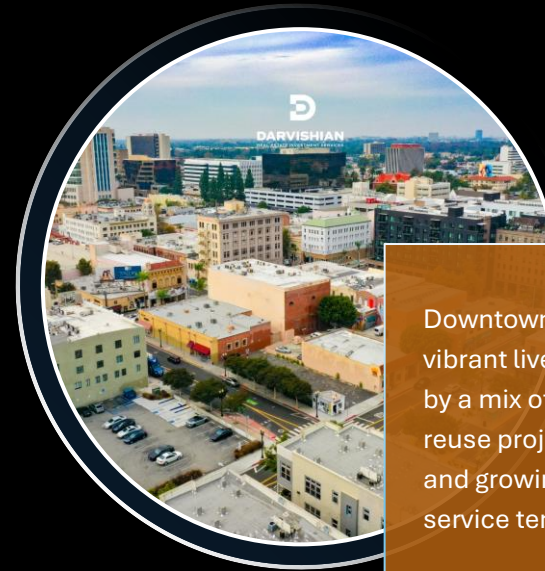
2,300

USPS

2,000

1722 W. 1ST STREET

Business Climate



DOWNTOWN SANTA ANA

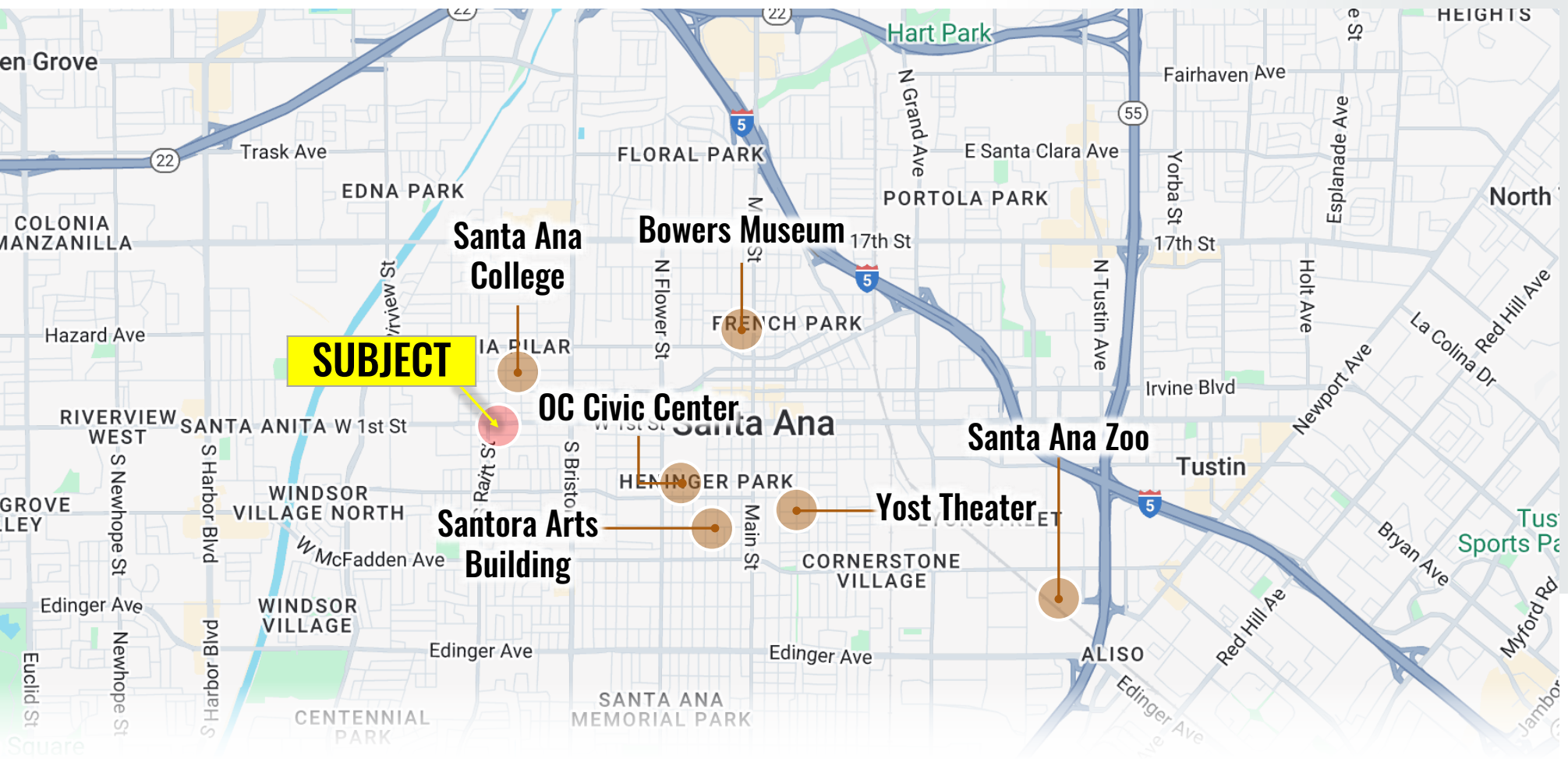
Downtown Santa Ana has evolved into a vibrant live-work-play district characterized by a mix of historic architecture, adaptive reuse projects, thriving local businesses, and growing medical and professional service tenants.

Main Street is recognized as one of Downtown Santa Ana's most trafficked pedestrian corridors, enhanced by consistent foot activity throughout the day and evening due to its proximity to City Hall, the Santa Ana Courthouse, Artists Village, and a concentration of restaurants, coffee shops, and specialty retailers.

MAIN STREET



100% OCCUPIED RETAIL SHOPPING CENTER



LOCAL LANDMARKS

Located along West 1st Street, one of Santa Ana's primary east-west thoroughfares, 1722 W 1st Street is situated within a dense, infill neighborhood characterized by strong residential population and consistent daily traffic. The property benefits from excellent visibility and access, positioning it to serve the immediate surrounding community and nearby commercial uses. The West 1st Street corridor is a well-established retail and service-oriented corridor featuring a mix of neighborhood-serving businesses, national and regional retailers, restaurants, and professional services. The surrounding area is supported by a high concentration of multifamily and single-family housing, providing a stable customer base for tenants. Within close proximity are several major community and civic anchors, including the Santa Ana Civic Center, Ronald Reagan Federal Building & Courthouse, and multiple public facilities, which contribute to steady daytime population and employment activity. Nearby parks, schools, and community centers further enhance the area's livability and support ongoing consumer demand.

1722 W 1ST ST



1722 W 1ST ST

FINANCIAL REPORTS

1

DISCLAIMER

TENANT MIX REPORT

LEASE RENT ROLL

AVAILABLE SPACES

PRO FORMA SUMMARY

ANNUAL PROPERTY OPERATING DATA

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DISCLAIMER

1722 W 1ST ST



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

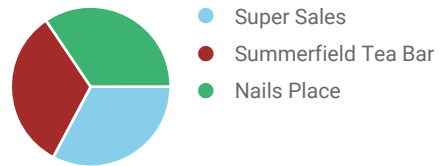
TENANT MIX REPORT

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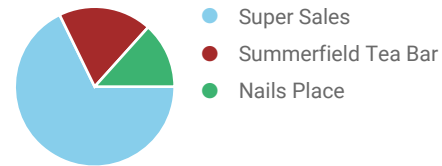


Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
A/B/C/D/E	Super Sales	5,000	\$6,800	\$6,800	\$12,500	\$12,500
G	Summerfield Tea Bar	1,400	\$3,500	\$3,500	\$3,500	\$3,500
F	Nails Place	900	\$2,400	\$2,400	\$2,400	\$2,400
3		7,300		\$12,700		\$18,400

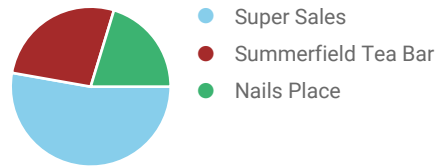
TENANT MIX



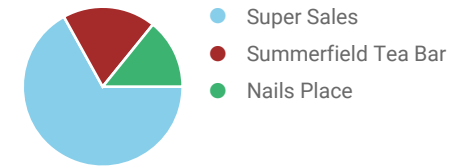
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME



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LEASE RENT ROLL

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Tenant	Suite	Size	Start	Expires	\$/RSF	Rent	Renewal Term
Super Sales	A/B/C/D/E	5,000	09/01/20	08/31/25	\$16.32	\$81,600	None
Note: No option to extend. Currently Month-to-Month							
Summerfield Tea Bar	G	1,400	06/01/22	06/27/27	\$30.00	\$42,000	5 years
Note: Option is at Fair Market Value. \$3.00 PSF/MO was used.							
Nails Place	F	900	09/01/23	09/01/28	\$32.00	\$28,800	5 years
Note: Option to extend is at Fair Market Value.							

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AVAILABLE SPACES

1722 W 1ST ST | SANTA ANA, CA 92703



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
A/B/C/D/E	5,000		\$6,800 /mo	Convenience Store	TBD	30-Day Notice

Owner/User Possible.

Super Sales occupies approximately 5,000 SF, or ~68% of the building, and is available due to the tenant's lease expiration; the space is currently month-to-month, offering near-term vacancy or owner-user flexibility. This large percentage of controllable space is especially valuable for an owner/user buyer, as it may allow the property to qualify for SBA financing with as little as 10% down, creating a compelling opportunity to acquire the asset with favorable leverage while immediately occupying a majority of the building, while collecting additional income from the remaining tenants.



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PRO FORMA SUMMARY

1722 W 1ST ST | SANTA ANA, CA 92703



Income

Description	Actual	Per SF	Market	Per SF
Gross Potential Rent	\$152,400	\$20.88	\$220,800	\$30.25
- Less: Vacancy	\$0	\$0.00	\$0	\$0.00
+ Reimbursements	\$0	\$0.00	\$73,730	\$10.10
Effective Gross Income	\$152,400	\$20.88	\$294,530	\$40.35

Operating Expenses

Description	Actual	Per SF	Market	Per SF
Property Management Fee	\$0	\$0.00	\$8,832	\$1.21
Building Insurance	\$4,000	\$0.55	\$4,000	\$0.55
Maintenance	\$1,800	\$0.25	\$1,800	\$0.25
Taxes - Special Assessments	\$6,043	\$0.83	\$6,043	\$0.83
Taxes - Real Estate [1.11285%]	\$33,855	\$4.64	\$33,855	\$4.64
Trash Removal	\$10,800	\$1.48	\$10,800	\$1.48
City Water	\$7,200	\$0.99	\$7,200	\$0.99
Utility - Electricity	\$1,200	\$0.16	\$1,200	\$0.16
Total Expenses	(\$64,898)	(\$8.89)	(\$73,730)	(\$10.10)

Net Operating Income	\$87,502	\$11.99	\$220,800	\$30.25
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PRO FORMA SUMMARY

1722 W 1ST ST | SANTA ANA, CA 92703



Investment Summary

Price	\$3,300,000
Year Built	1986
Tenants	3
RSF	7,300
Price/RSF	\$452.05
Lot Size	18,596 sf
Floors	1
Parking Spaces	4.65
APN	007-263-11
Cap Rate	2.65%
Market Cap Rate	6.69%

Financing Summary

Loan 1 (Fixed)	\$2,640,000
Initial Equity	\$660,000
Interest Rate	5.652%
Term	25 years
Monthly Payment	\$16,452
DCR	.44

Tenant Annual Scheduled Income

Tenant	Actual	Market
Super Sales	\$81,600	\$150,000
Summerfield Tea Bar	\$42,000	\$42,000
Nails Place	\$28,800	\$28,800
Totals	\$152,400	\$220,800

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$152,400	\$220,800
- Less: Vacancy	\$0	\$0
+ Reimbursements	\$0	\$73,730
Effective Gross Income	\$152,400	\$294,530
- Less: Expenses	(\$64,898)	(\$73,730)
Net Operating Income	\$87,502	\$220,800
- Debt Service	(\$197,429)	(\$197,429)
Net Cash Flow after Debt Service	(\$109,927)	\$23,371
+ Principal Reduction	\$49,485	\$49,485
Total Return	(\$60,442)	\$72,856

Annualized Expenses

Description	Actual	Market
Total Expenses	\$64,898	\$73,730
Expenses Per RSF	\$8.89	\$10.10

Proforma Notes

Pro-Forma rents used: (Super Sales \$2.50 PSF/NNN, the remaining tenants were converted to NNN).

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ANNUAL PROPERTY OPERATING DATA

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Description Year Ending	Year 1 11/2026	Year 2 11/2027	Year 3 11/2028	Year 4 11/2029	Year 5 11/2030
Income					
Rental Income	\$152,400	\$155,900	\$162,030	\$166,723	\$169,277
Gross Scheduled Income	\$152,400	\$155,900	\$162,030	\$166,723	\$169,277
Gross Operating Income	\$152,400	\$155,900	\$162,030	\$166,723	\$169,277
Expenses					
Building Insurance	(\$4,000)	(\$4,000)	(\$4,000)	(\$4,000)	(\$4,000)
Maintenance	(\$1,800)	(\$1,800)	(\$1,800)	(\$1,800)	(\$1,800)
Taxes - Special Assessments	(\$6,043)	(\$6,043)	(\$6,043)	(\$6,043)	(\$6,043)
Taxes - Real Estate [1.11285%]	(\$33,855)	(\$33,855)	(\$33,855)	(\$33,855)	(\$33,855)
Trash Removal	(\$10,800)	(\$10,800)	(\$10,800)	(\$10,800)	(\$10,800)
City Water	(\$7,200)	(\$7,200)	(\$7,200)	(\$7,200)	(\$7,200)
Utility - Electricity	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Total Operating Expenses	(\$64,898)	(\$64,898)	(\$64,898)	(\$64,898)	(\$64,898)
Operating Expense Ratio	42.58%	41.63%	40.05%	38.93%	38.34%
Net Operating Income	\$87,502	\$91,002	\$97,132	\$101,825	\$104,379

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