



# 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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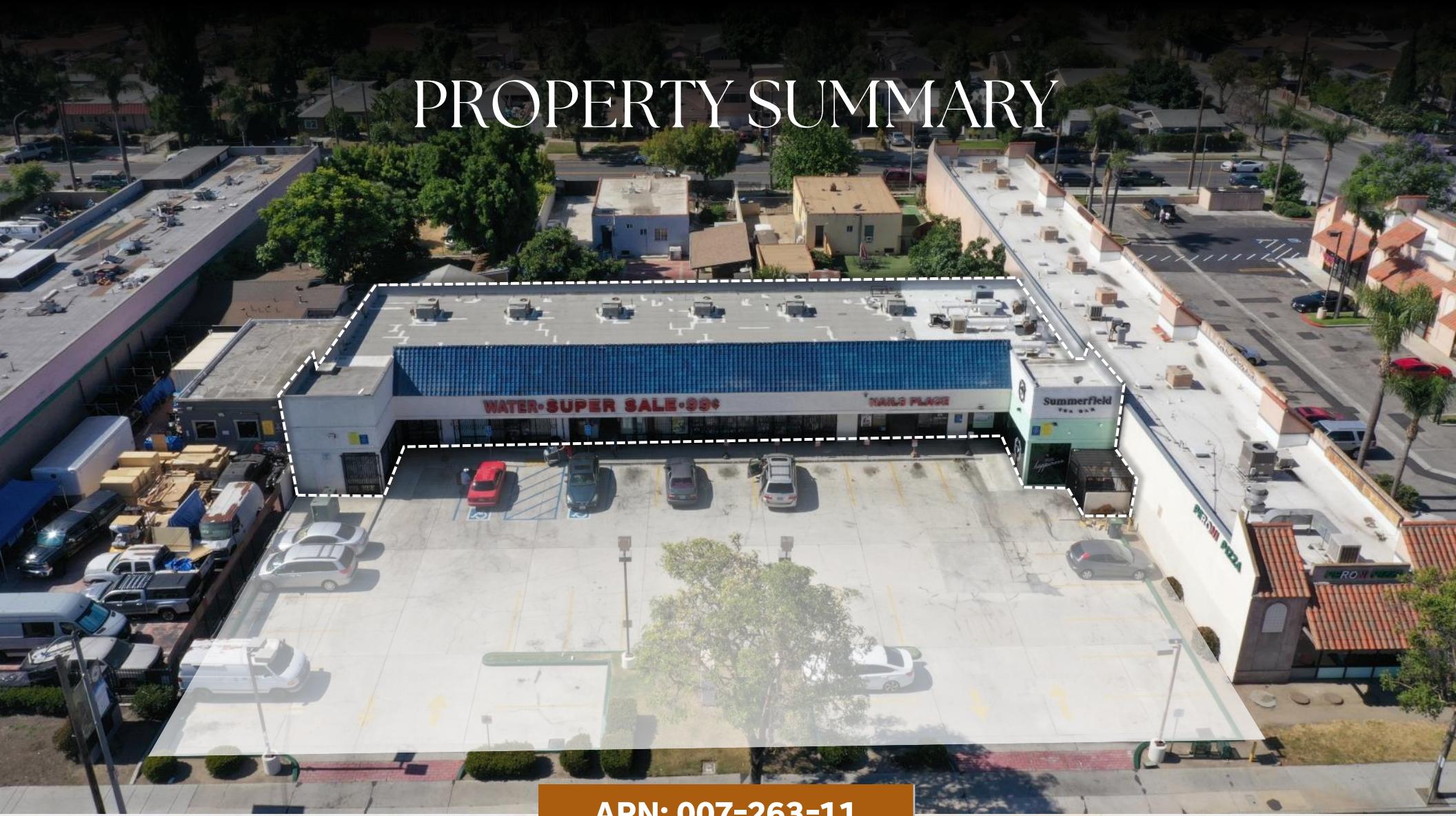
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The background of the image is a high-angle aerial photograph of a suburban landscape. In the foreground, a multi-lane highway with light traffic cuts through the scene. To the left, there's a shopping center with several buildings, including one with a prominent blue sign that reads 'KODAK'. A large, light-colored building with a green roof is also visible. The middle ground shows a mix of residential houses with green lawns and larger commercial buildings. The sky is clear and blue.

# 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

## Shopping Center



±7,300  
BUILDING SF



±18,596  
LAND SF



1986  
YEAR BUILT

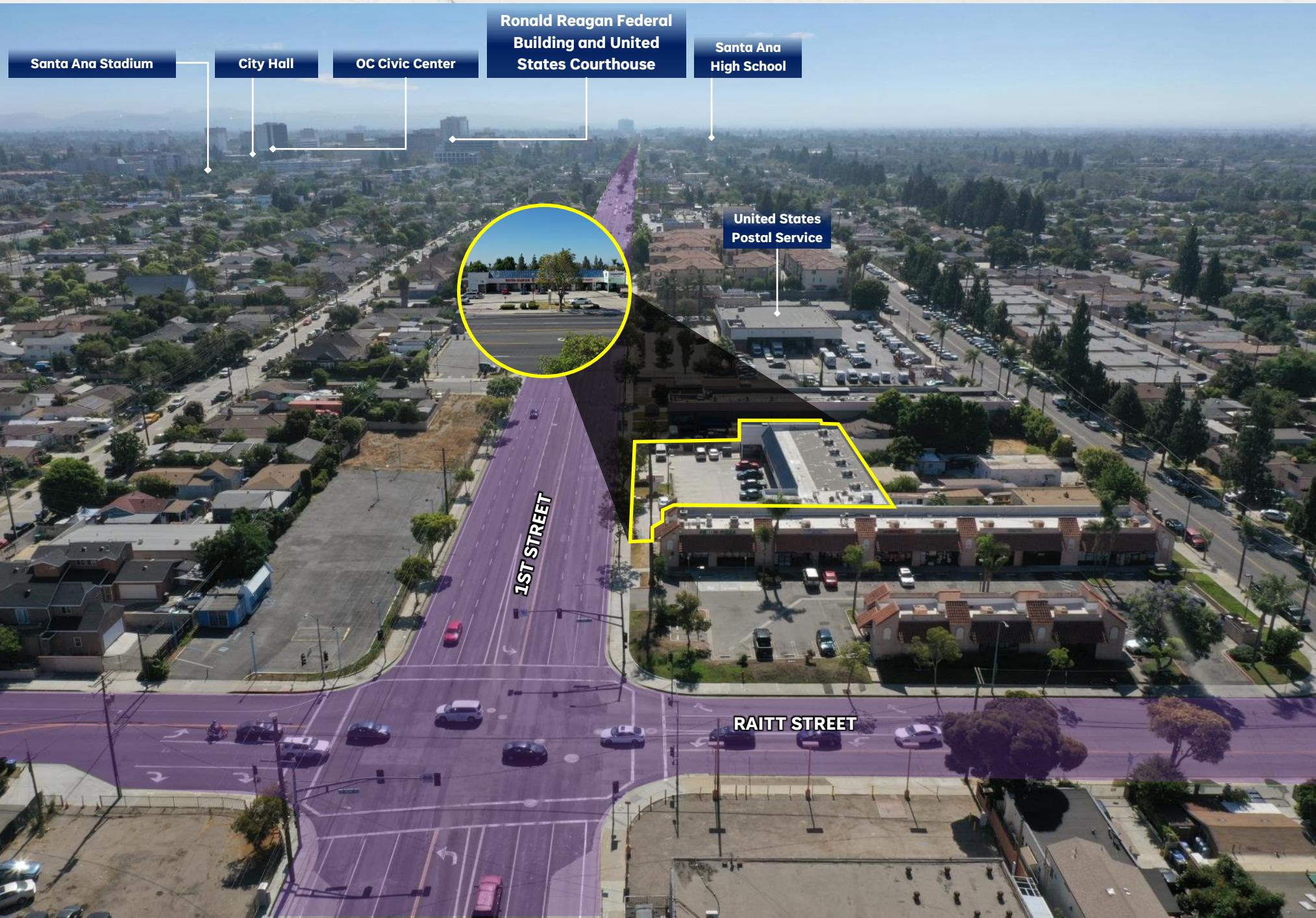
1722 W 1st Street is a fully occupied, neighborhood-serving retail shopping center located along one of Santa Ana's primary east-west corridors. The property consists of a well-maintained single-story retail building totaling approximately 7,300 square feet on a 18,596-square-foot parcel, offering strong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



# 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**

**W 1<sup>st</sup> St**

**S Roitt St**

**1722 W. 1ST STREET**





# Summerfield Tea Bar

1722 W. 1ST STREET

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100% OCCUPIED RETAIL SHOPPING CENTER

## 1722 W. 1ST STREET

**±7,300**

**BUILDING SF**

**±18,596**

**LOT SF**

**3**

**TENANTS**

**7**

**UNITS**



An aerial photograph of a suburban area, likely in California, showing a mix of residential houses, larger apartment complexes, and commercial buildings. A major two-lane road runs through the center of the frame, with several smaller streets branching off. The area is densely packed with green trees and some industrial-looking buildings in the foreground.

# 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.

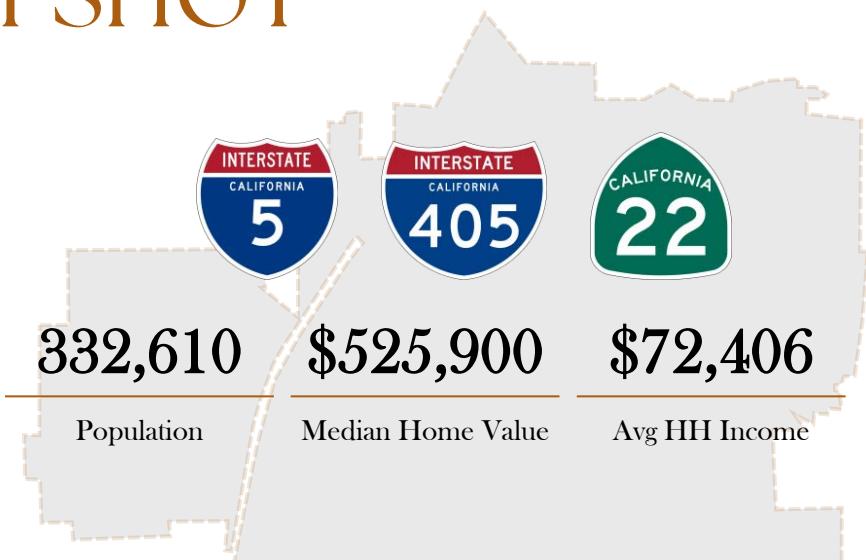
The city is characterized by high population density, particularly in the urban core and surrounding west and central submarkets, supporting a strong base for neighborhood retail. Downtown Santa Ana serves as the city's primary arts, entertainment, and dining hub, offering a diverse mix of restaurants, 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

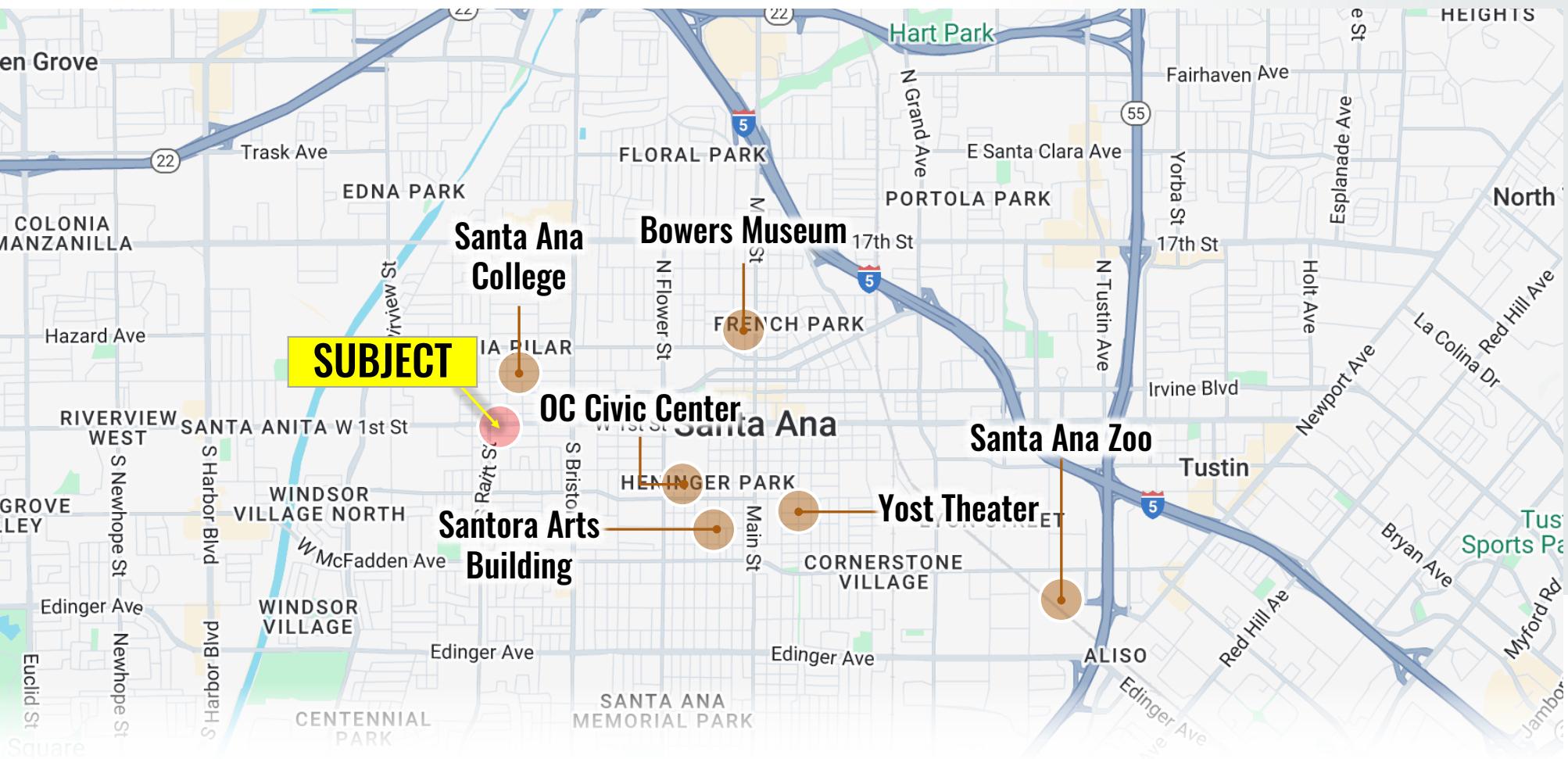
Downtown Santa Ana has evolved into a vibrant live-work-play district characterized by a mix of historic architecture, adaptive reuse projects, thriving local businesses, and growing medical and professional service tenants.

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

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# FINANCIAL REPORTS

DISCLAIMER

TENANT MIX REPORT

LEASE RENT ROLL

AVAILABLE SPACES

PRO FORMA SUMMARY

ANNUAL PROPERTY OPERATING DATA

# DISCLAIMER

1722 W 1ST ST



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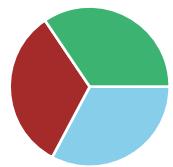
# TENANT MIX REPORT

1722 W 1ST ST | SANTA ANA, CA 92703



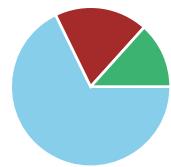
Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
A/B/C/D/E	Super Sales	5,000	\$6,800	\$6,800	\$12,500	\$12,500
G	Summerfield Tea Bar	1,400	\$3,500	\$3,500	\$3,500	\$3,500
F	Nails Place	900	\$2,400	\$2,400	\$2,400	\$2,400
3		7,300		\$12,700		\$18,400

TENANT MIX



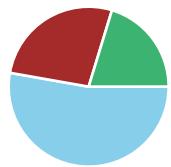
- Super Sales
- Summerfield Tea Bar
- Nails Place

TENANT MIX SQUARE FEET



- Super Sales
- Summerfield Tea Bar
- Nails Place

TENANT MIX INCOME



- Super Sales
- Summerfield Tea Bar
- Nails Place

TENANT MIX MARKET INCOME



- Super Sales
- Summerfield Tea Bar
- Nails Place

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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 Assesments	\$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

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## 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
<b>Totals</b>	<b>\$152,400</b>	<b>\$220,800</b>

## Annualized Income

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

## Annualized Expenses

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

## 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

1722 W 1ST ST | SANTA ANA, CA 92703



Description Year Ending	Year 1 11/2026	Year 2 11/2027	Year 3 11/2028	Year 4 11/2029	Year 5 11/2030
<b>Income</b>					
Rental Income	\$152,400	\$155,900	\$162,030	\$166,723	\$169,277
<b>Gross Scheduled Income</b>	<b>\$152,400</b>	<b>\$155,900</b>	<b>\$162,030</b>	<b>\$166,723</b>	<b>\$169,277</b>
<b>Gross Operating Income</b>	<b>\$152,400</b>	<b>\$155,900</b>	<b>\$162,030</b>	<b>\$166,723</b>	<b>\$169,277</b>
<b>Expenses</b>					
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)
<b>Total Operating Expenses</b>	<b>(\$64,898)</b>	<b>(\$64,898)</b>	<b>(\$64,898)</b>	<b>(\$64,898)</b>	<b>(\$64,898)</b>
<b>Operating Expense Ratio</b>	<b>42.58%</b>	<b>41.63%</b>	<b>40.05%</b>	<b>38.93%</b>	<b>38.34%</b>
<b>Net Operating Income</b>	<b>\$87,502</b>	<b>\$91,002</b>	<b>\$97,132</b>	<b>\$101,825</b>	<b>\$104,379</b>

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