

**SALE**

# 2215 North Broadway

**2215 NORTH BROADWAY**

Santa Ana, CA 92706

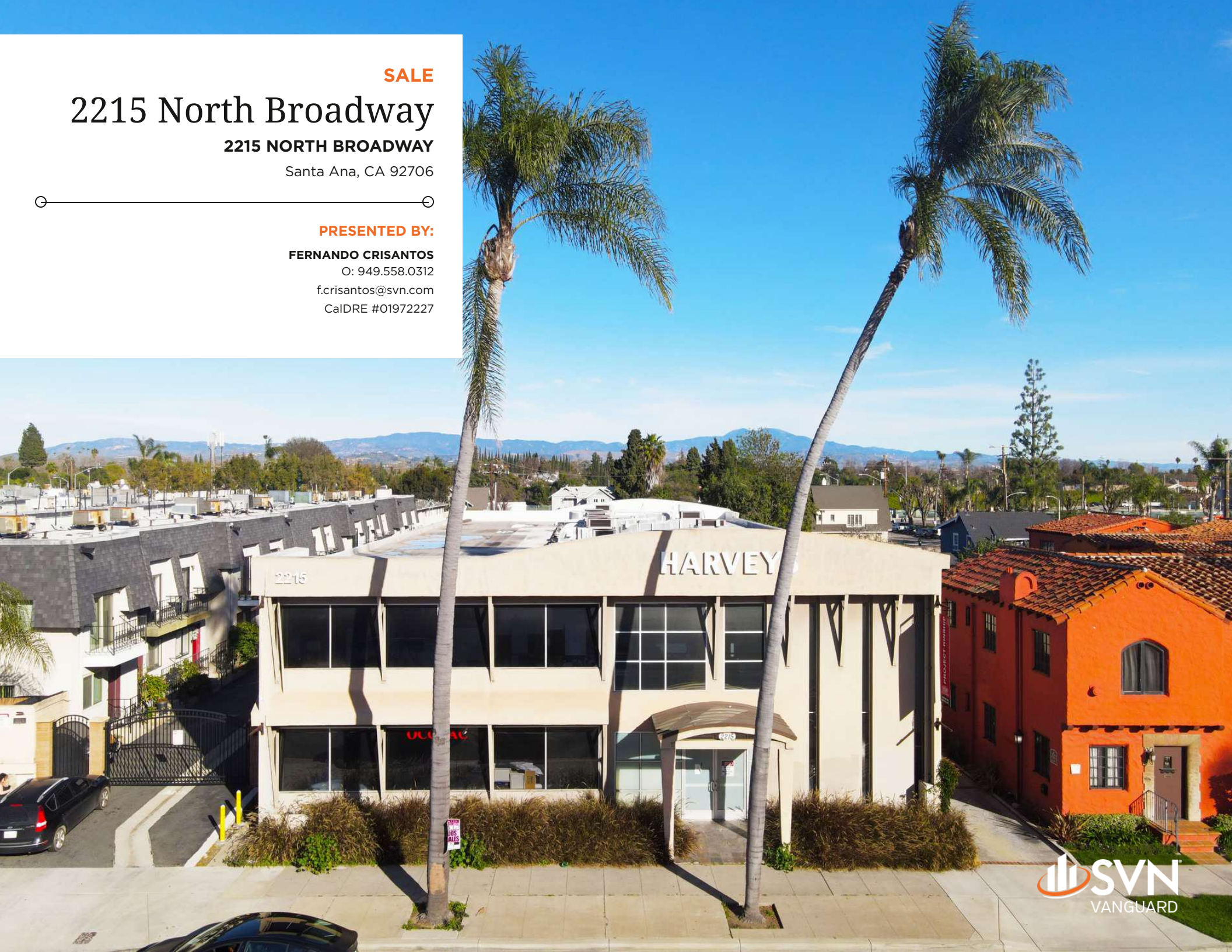
**PRESENTED BY:**

**FERNANDO CRISANTOS**

O: 949.558.0312

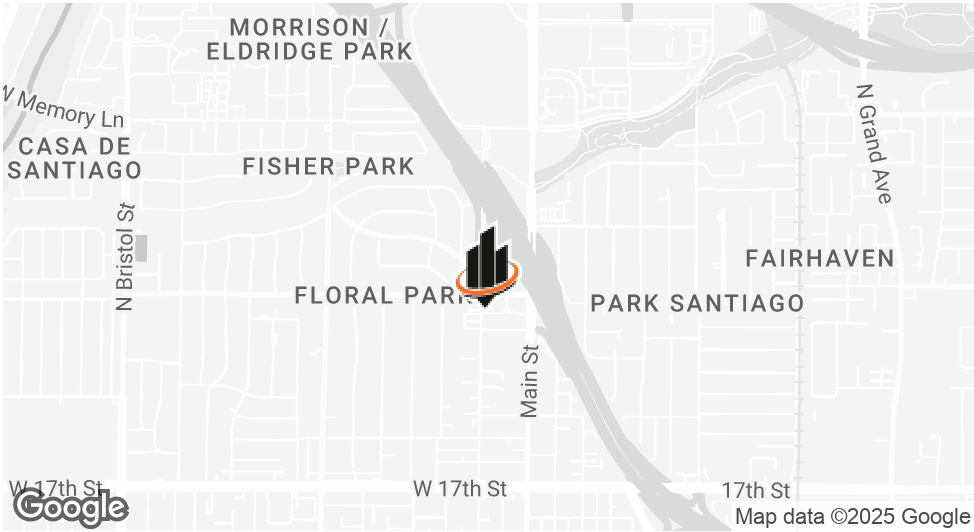
f.crisantos@svn.com

CalDRE #01972227





PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,850,000
BUILDING SIZE:	16,290 SF
AVAILABLE SF:	8,145 SF
LOT SIZE:	24,914 SF
PARKING:	32 Spaces
YEAR BUILT:	1960
ZONING:	P

PROPERTY OVERVIEW

Welcome to 2215 N Broadway, a prestigious two-story office property boasting 16,290 square feet of meticulously designed space, perfectly situated on a generous lot spanning 24,914 square feet. Strategically positioned near major freeways and the renowned Main Place Mall, this property offers unparalleled accessibility and visibility in a bustling commercial hub.

Permitted Uses Include:

- + Professional, business, and administrative offices
- + Banks, credit unions, and financial institutions
- + Medical offices
- + Art galleries and studios
- + Museums and science centers
- + Print and copy services
- + Daycare centers
- + Non-freestanding commercial and service uses supporting the property's professional and business environment

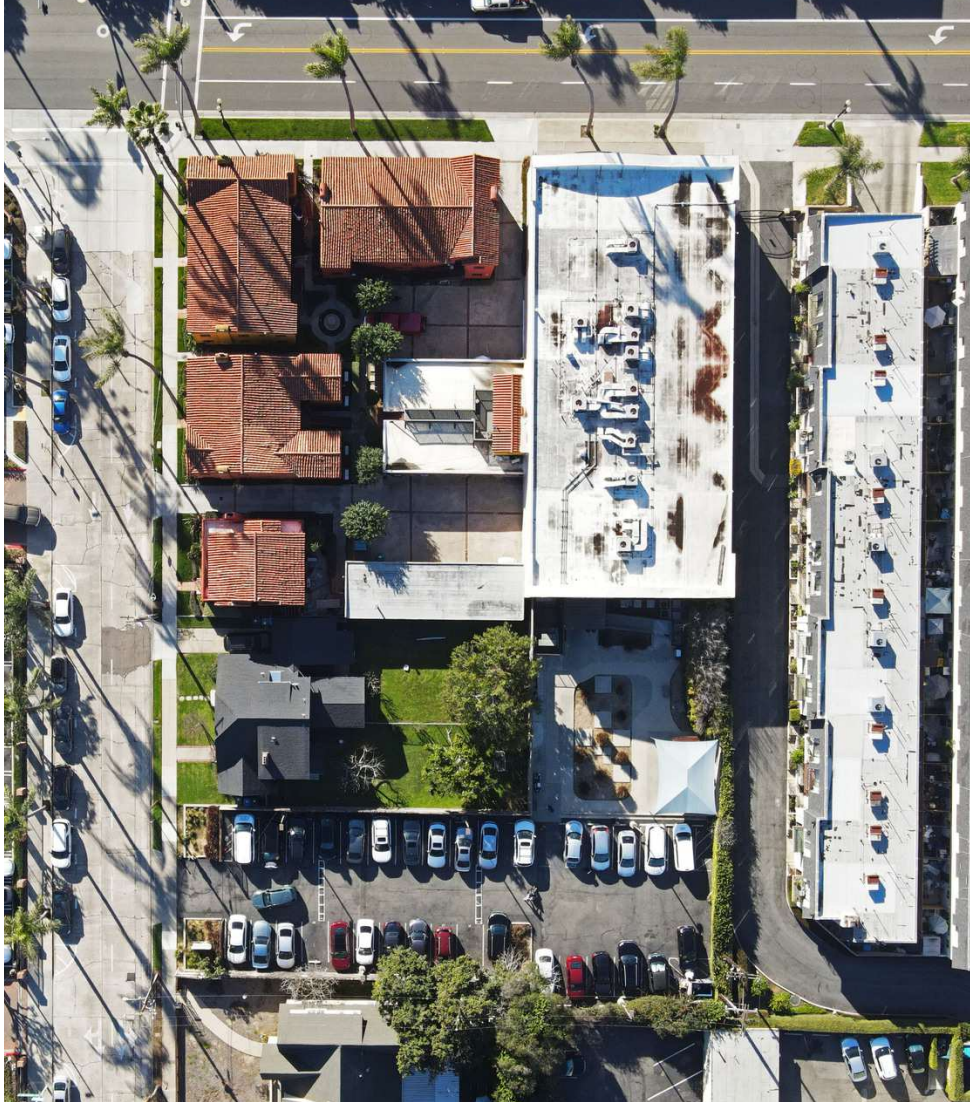
Freestanding restaurants, cafes, and eating establishments

This exceptional property presents an unparalleled opportunity for investors and businesses seeking a prime location with versatile zoning and abundant space. The entire 2nd floor is available for an owner/user to utilize a 10% down SBA loan to acquire the property. Don't miss your chance to own a piece of this thriving commercial landscape at 2215 N Broadway.

**FERNANDO CRISANTOS**  
O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227



## ADDITIONAL PHOTOS



**FERNANDO CRISANTOS**

O: 949.558.0312

f.crisantos@svn.com

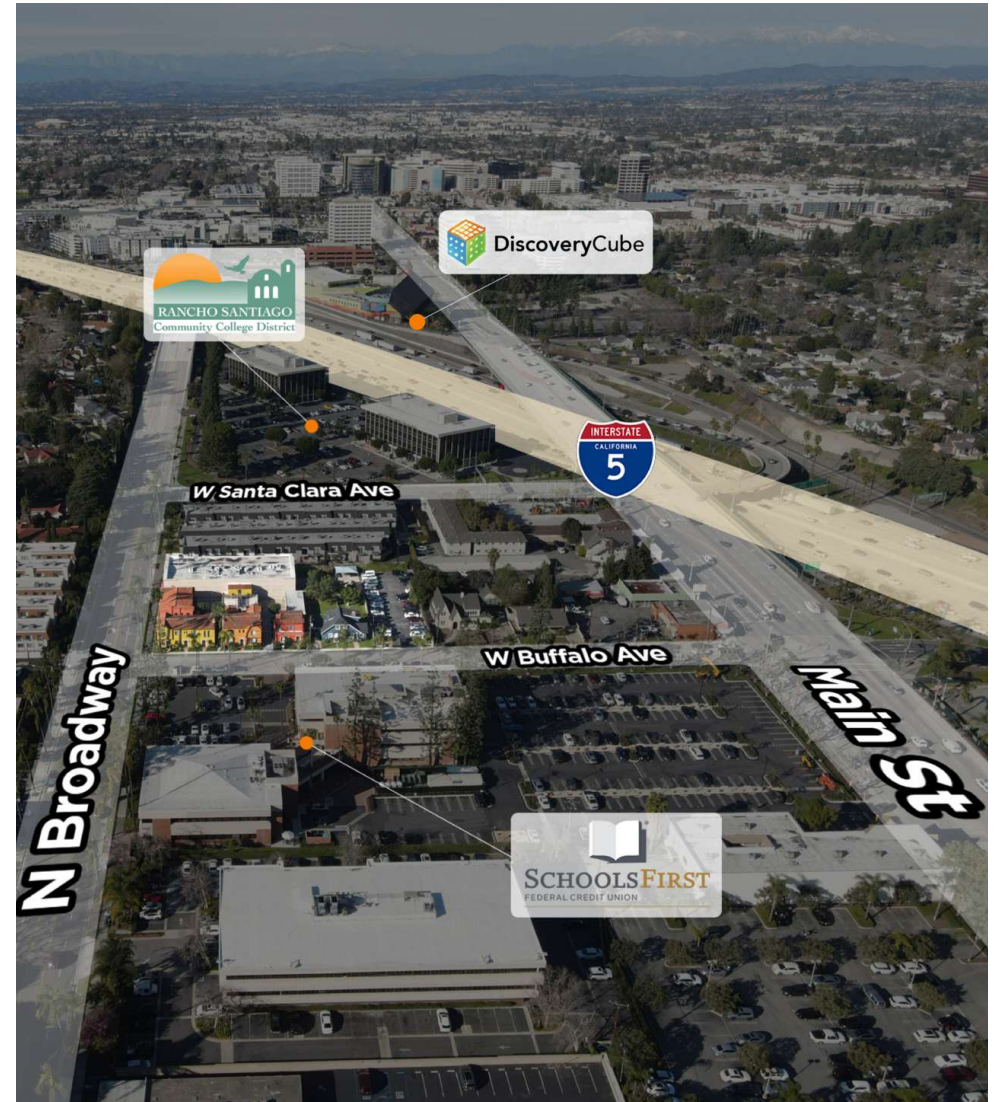
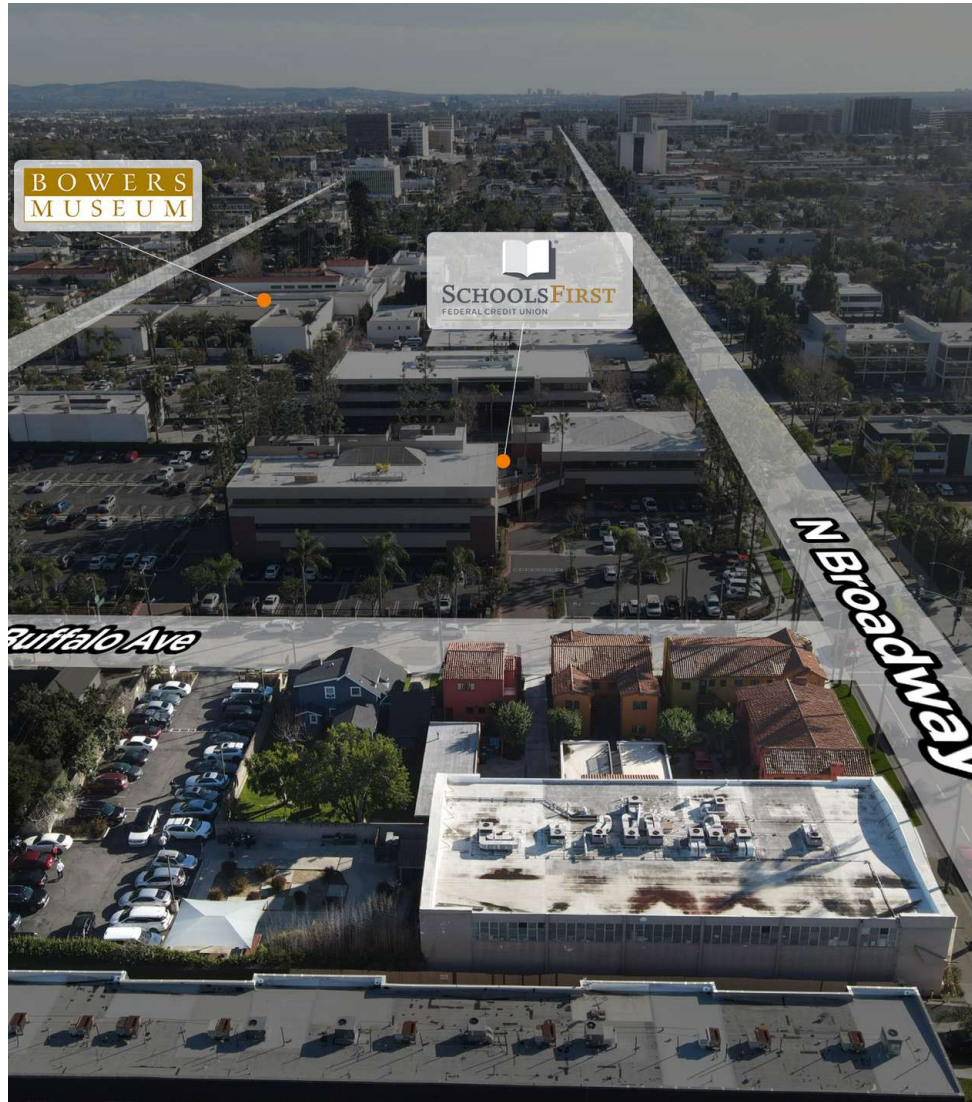
CalDRE #01972227

**2215 NORTH BROADWAY** | Santa Ana, CA 92706

**SVN | VANGUARD** 3



## BIRD'S EYE



**FERNANDO CRISANTOS**

O: 949.558.0312

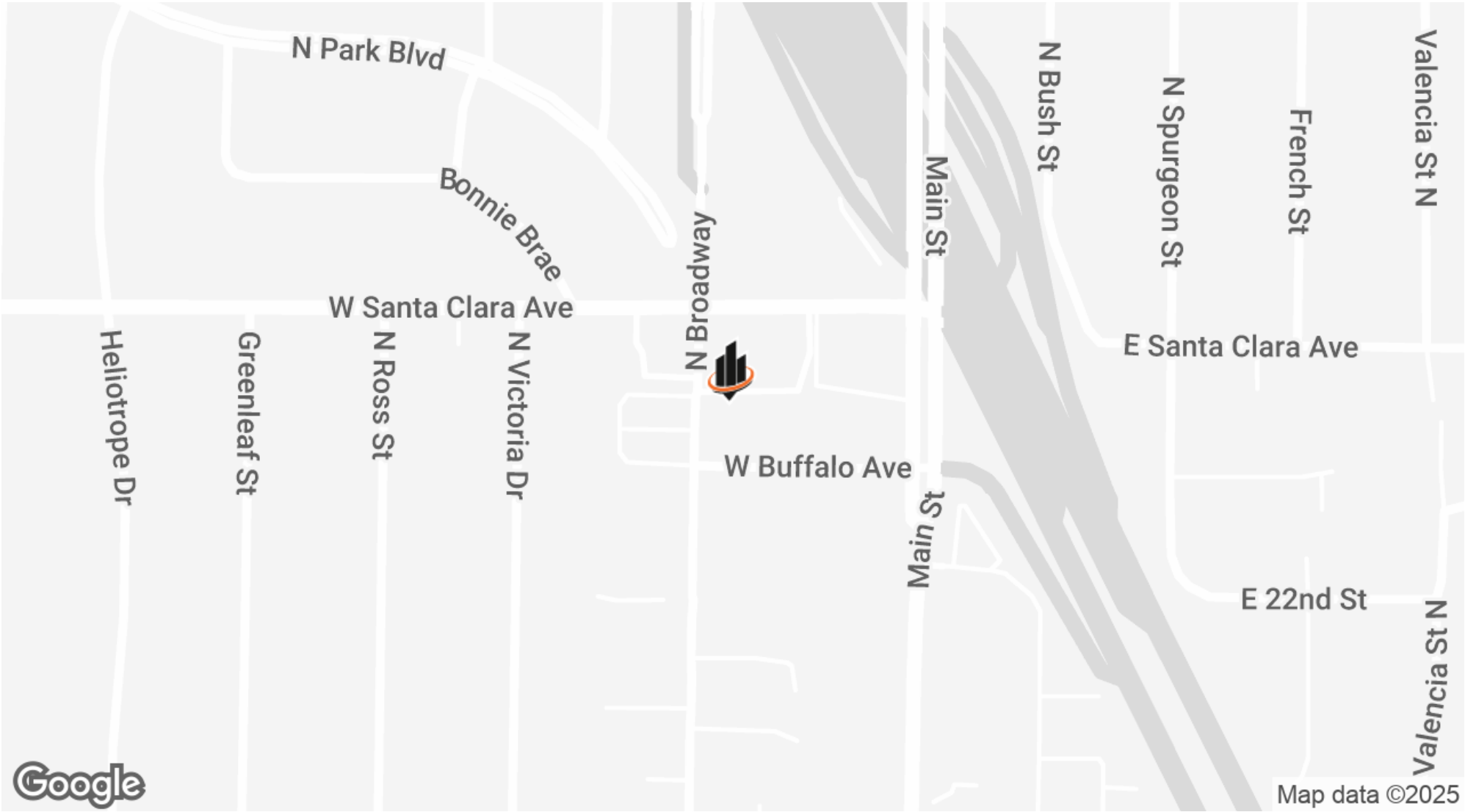
f.crisantos@svn.com

CalDRE #01972227

**2215 NORTH BROADWAY** | Santa Ana, CA 92706

**SVN | VANGUARD** 4

LOCATION MAP



**FERNANDO CRISANTOS**  
O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227

2nd Floor



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT	LEASE END
1st Floor	Orange County Childrens Therapeutic Arts Center (OCCTAC)	8,145 SF	50%	\$13.68	\$9,282.00	MTM
2nd Floor	Project Kinship	8,145 SF	50%	\$15.83	\$10,747.00	MTM
TOTALS		16,290 SF	100%	\$29.51	\$20,029.00	
AVERAGES		8,145 SF	50%	\$14.75	\$10,014.50	

FERNANDO CRISANTOS  
O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227





ABOUT

Orange County Children's Therapeutic Arts Center (OCCTAC) stands as a beacon of empowerment within our community. Committed to inclusivity, we provide access to services for families facing physical, cognitive, language, social, and emotional challenges. Over 23 years, we've diligently served Santa Ana and Orange County, prioritizing those with disabilities from diverse cultural and linguistic backgrounds. Many of the families we support are multicultural, monolingual, and low-income immigrants. OCCTAC's unique success lies in bridging the gap for underserved communities, often overlooked by traditional therapeutic avenues due to cultural nuances. Our bilingual/bicultural staff leverages expertise and experience to meet the unique needs of our community.

FERNANDO CRISANTOS

O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227

2215 NORTH BROADWAY | Santa Ana, CA 92706



TENANT OVERVIEW

COMPANY:	OC Children's Therapeutic Arts Center
FOUNDED:	2000
LEASE RATE:	\$1.14/ SF/ Month
HEADQUARTERS:	Santa Ana
WEBSITE:	occtac.org



TENANT PROFILES



WWW.PROJECTKINSHIP.ORG

HOPE LIVES HERE

CUSTOM TEXT

Project Kinship aims to provide services and training to lives impacted by incarceration, gangs, and violence in the community through hope, healing, and transformation. Services include both direct services and capacity training for system and community agencies. Project Kinship’s staff provides emotional support and advocacy as we assist individuals through the stages of change and transformation by providing early intervention, prevention, reentry support and intervention, as well as assistance with system network care and service. A strong emphasis is centered on promoting system care access, individual and family driven case management services, short-term individual and group counseling, and group educational/skills classes. Program participants are provided with support that helps to develop hope, healing, and transformation which allows for the ownership of a meaningful and productive life.

FERNANDO CRISANTOS

O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227

2215 NORTH BROADWAY | Santa Ana, CA 92706



TENANT OVERVIEW

COMPANY:	Project Kinship
FOUNDED:	2014
LEASE RATE:	\$1.32/ SF/ Month
HEADQUARTERS:	Santa Ana
WEBSITE:	projectkinship.com



### LOCATION DESCRIPTION

Santa Ana is a vibrant city with a thriving commercial landscape ideal for Office and Office Building investors. Boasting a prime location in Orange County, the area offers convenient access to major freeways making it an attractive business hub. Nearby, investors will find the Santa Ana Zoo, Bowers Museum, and Discovery Cube - perfect for entertaining clients or employees. The bustling downtown area is home to an array of dining and retail options, contributing to the area's appeal for potential tenants. With its blend of professional opportunities and local attractions, Santa Ana presents an enticing proposition for Office and Office Building investors.

**FERNANDO CRISANTOS**

O: 949.558.0312

f.crisantos@svn.com

CalDRE #01972227



# DEMOGRAPHICS MAP & REPORT

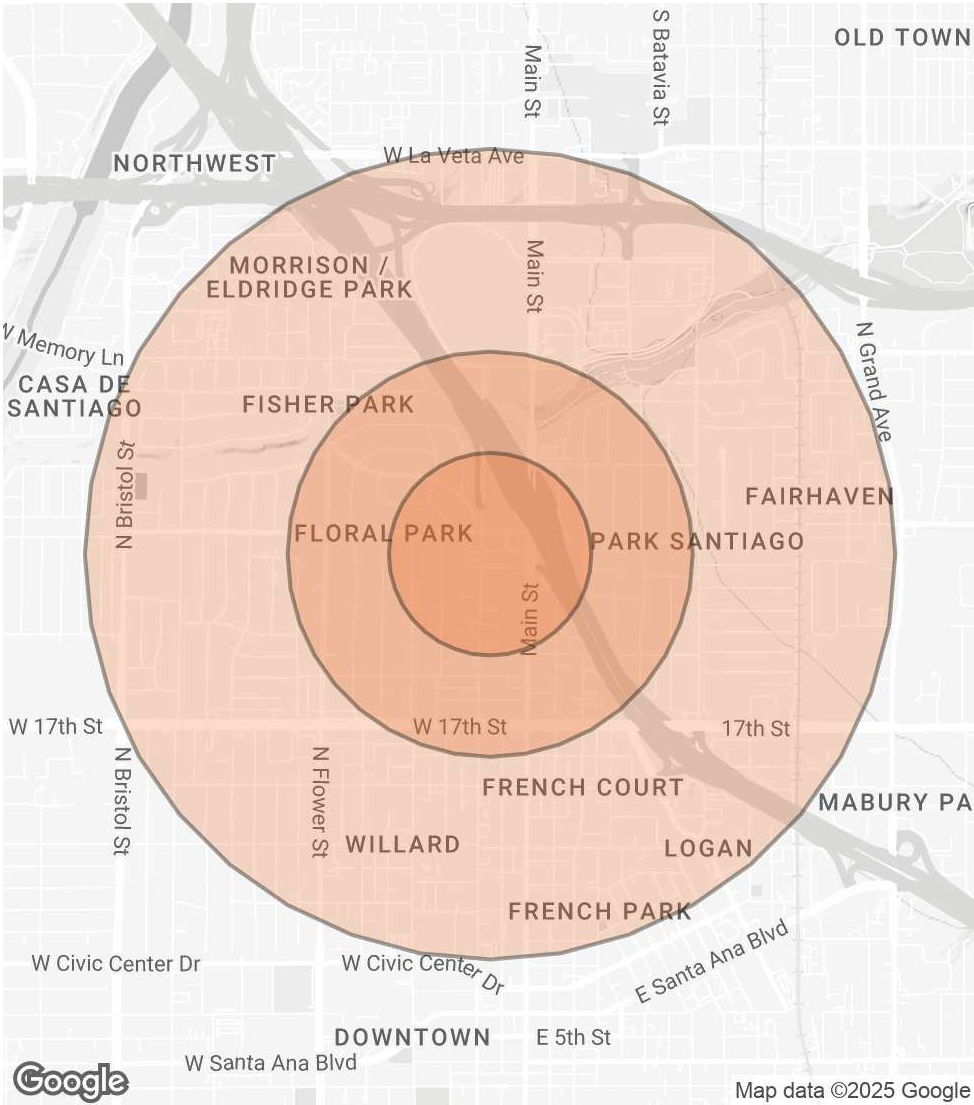
## POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	1,366	7,777	37,901
AVERAGE AGE	47.2	38.4	33.8
AVERAGE AGE (MALE)	48.7	40.4	33.8
AVERAGE AGE (FEMALE)	45.2	36.0	34.0

## HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	496	2,454	10,986
# OF PERSONS PER HH	2.8	3.2	3.4
AVERAGE HH INCOME	\$132,506	\$111,432	\$88,470
AVERAGE HOUSE VALUE	\$732,183	\$534,908	\$472,922

2020 American Community Survey (ACS)



### FERNANDO CRISANTOS

O: 949.558.0312

f.crisantos@svn.com

CalDRE #01972227

ADVISOR BIO 1



FERNANDO CRISANTOS

Vice President

f.crisantos@svn.com  
Direct: 949.558.0312 | Cell: 714.604.5175

CalDRE #01972227

PROFESSIONAL BACKGROUND

Fernando Crisantos: Your Premier Orange County Commercial Real Estate Expert

Fernando Crisantos is a highly regarded Senior Vice President at SVN Vanguard, dedicated to providing exceptional services in the sales and leasing of commercial properties throughout the vibrant region of Orange County, California. With an impressive track record and extensive industry experience, Fernando is the go-to expert for all your commercial real estate needs.

As a seasoned professional in the commercial real estate sector, Fernando has had the privilege of working with a diverse array of clients, including renowned companies and influential individuals. His impressive client roster spans a broad spectrum, featuring industry leaders such as Portola Coffee Roasters, Suavecito Pomade Inc., Bascom Group, Black Sheep GCB, Dunkin Donuts, Five Guys, Red Rock Realty Investments, Ryan Chase (S&A Properties), and numerous other individual investors, developers, and property owners.

With a keen understanding of the Orange County real estate landscape and a relentless commitment to client satisfaction, Fernando Crisantos consistently delivers outstanding results. His dedication to each client's unique vision, paired with his extensive network of industry contacts, ensures that every transaction is executed with

SVN | Vanguard  
17551 Gillette Avenue  
Irvine, CA 92614  
714.446.0600

FERNANDO CRISANTOS

O: 949.558.0312  
f.crisantos@svn.com  
CalDRE #01972227