

1ST STREET

3 CONTIGUOUS PARCELS PORTFOLIO

Properties can be purchased as a portfolio, or separately, please contact agent.



PRIME COMMERCIAL PROPERTY FOR SALE – 29,759 SQ. FT. CONTIGUOUS LAND!



DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

1ST STREET

3 CONTIGUOUS PARCELS PORTFOLIO

SANTA ANA, CA 92701



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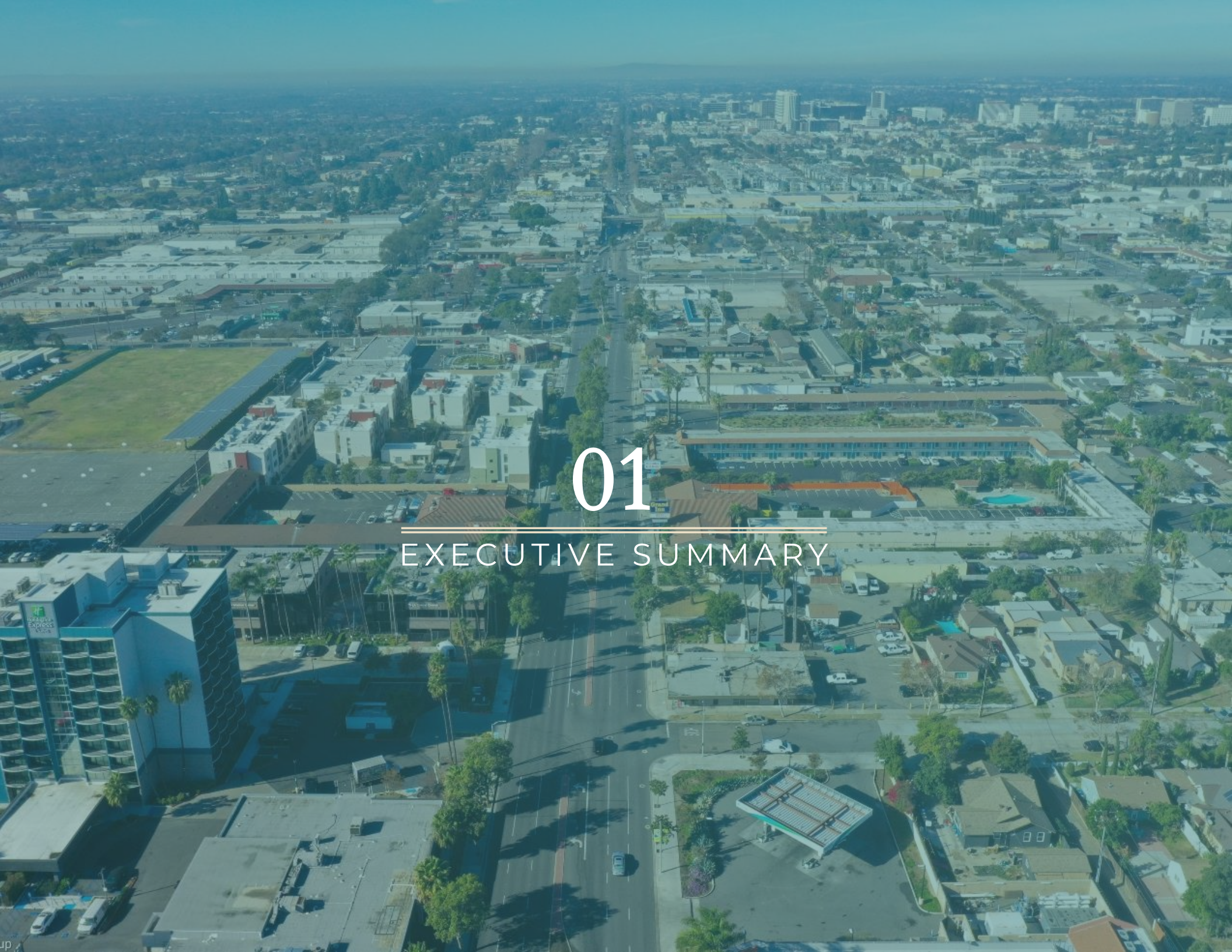


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01

EXECUTIVE SUMMARY

Portfolio Summary

Properties can be purchased as a portfolio, or separately



	ADDRESS	APN	ZONING	UNITS	YEAR BUILT	BUILDING SF	LOT SF	PRICE
1	1529 E. 1st Street	398-431-22	C-2/ OZ1 MEMU	1	1929	1,193	11,000	\$1,100,000
2	1533 E. 1st Street	398-431-21	C-2/ OZ1 MEMU	1	1936	2,387	8,000	\$900,000
3	1535 E. 1st Street	398-431-20	C-2/ OZ1 MEMU	4	1963	3,520	10,759	\$1,350,000
Totals				6		7,100*	29,759	\$3,350,000

*Broker has not measured any of the buildings and Buyer should hire an experienced professional to measure the size of the building and lot to confirm its accuracy.

FACING EAST

PRIME COMMERCIAL PROPERTY FOR SALE – 29,759 SQ. FT. CONTIGUOUS LAND!



Department of Transportation

SSN Administration

First Point
2112 E. 1st St

Cabrillo Crossing
1818 E. 1st St



PARK ON FIRST
100 Zoo Ln



1ST STREET
PORTFOLIO
3 CONTIGUOUS PARCELS

THE PLACE
Banquet Hall

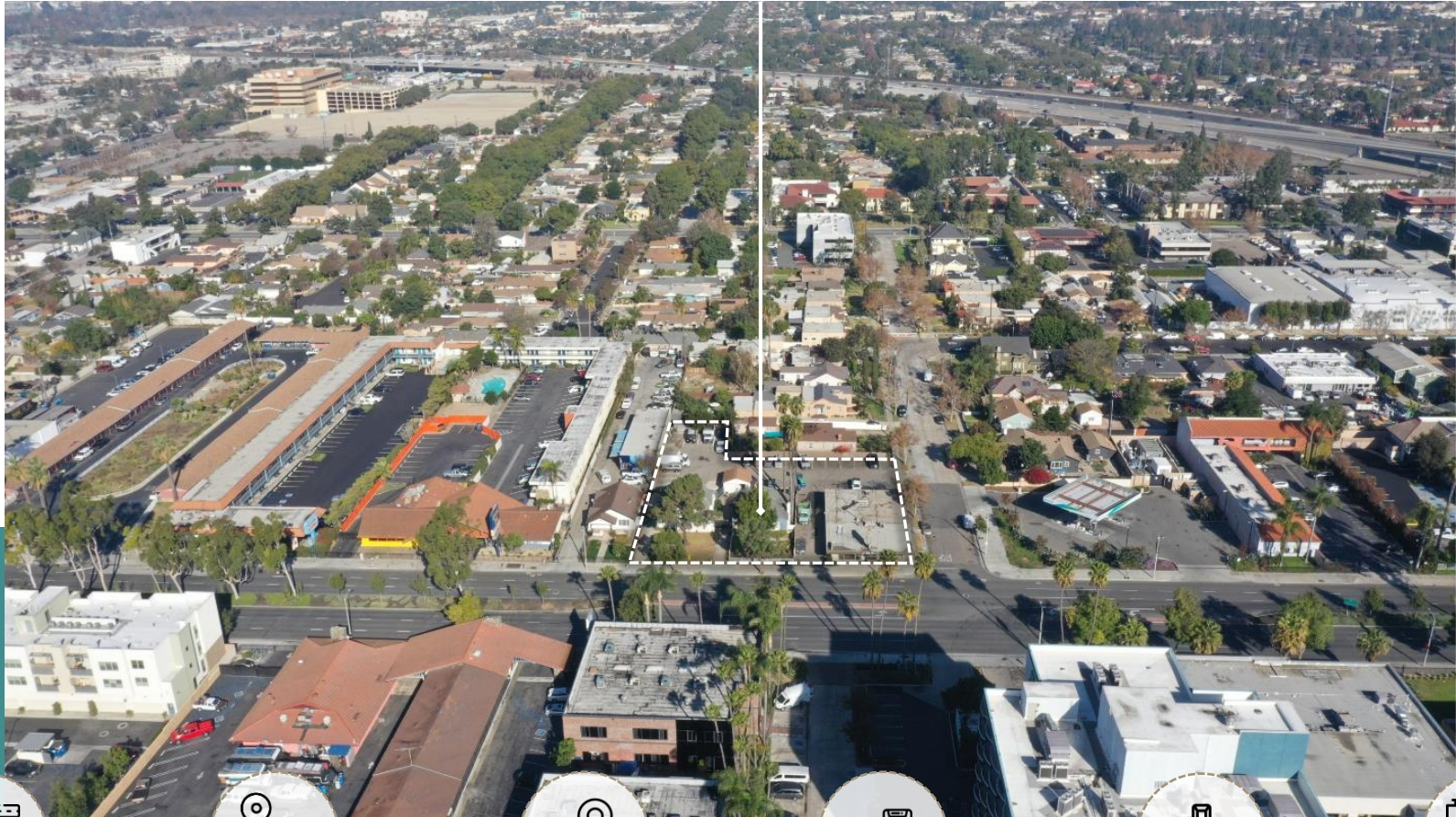


EAST 1ST STREET

37,048 Cars
Per Day

1ST STREET

3 CONTIGUOUS PARCELS PORTFOLIO



Corner Location

Corner location with easier ingress/egress



Contiguous Parcels

A substantial plot of contiguous land, ideal for various development projects



High visibility

Located in a high-traffic area with 37,048 Cars Per Day traveling East 1st St.



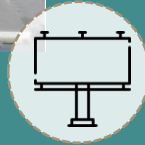
Secured parking

Secured parking with gated entrance



Excellent parking

Ample parking availability to accommodate customers and employees



Large pylon sign

Prominent signage available for maximum visibility

Investment Summary

The Darvishian Group is pleased to offer three unique commercial properties for sale located on a heavily traveled 1st Street in Santa Ana. **The sites are just West of the 5 Freeway and just East of the intersection of Grand Ave and 1st St. Minutes from downtown Santa Ana and the growing East corridor of Santa Ana. Total land spans approximately 29,759 square feet, with prime frontage on 1st Street.**

With the subject properties being directly across the street from the Holiday Inn, within walking distance of The Santa Ana Zoo, and near the 5, 55, 57, & 22 freeways, the opportunities are abundant!

This property offers endless potential for redevelopment use or as is, for businesses looking to capitalize on its strategic location and versatile facilities. Don't miss out on this exceptional commercial real estate opportunity!

1529, 1533, 1535 E 1st Street

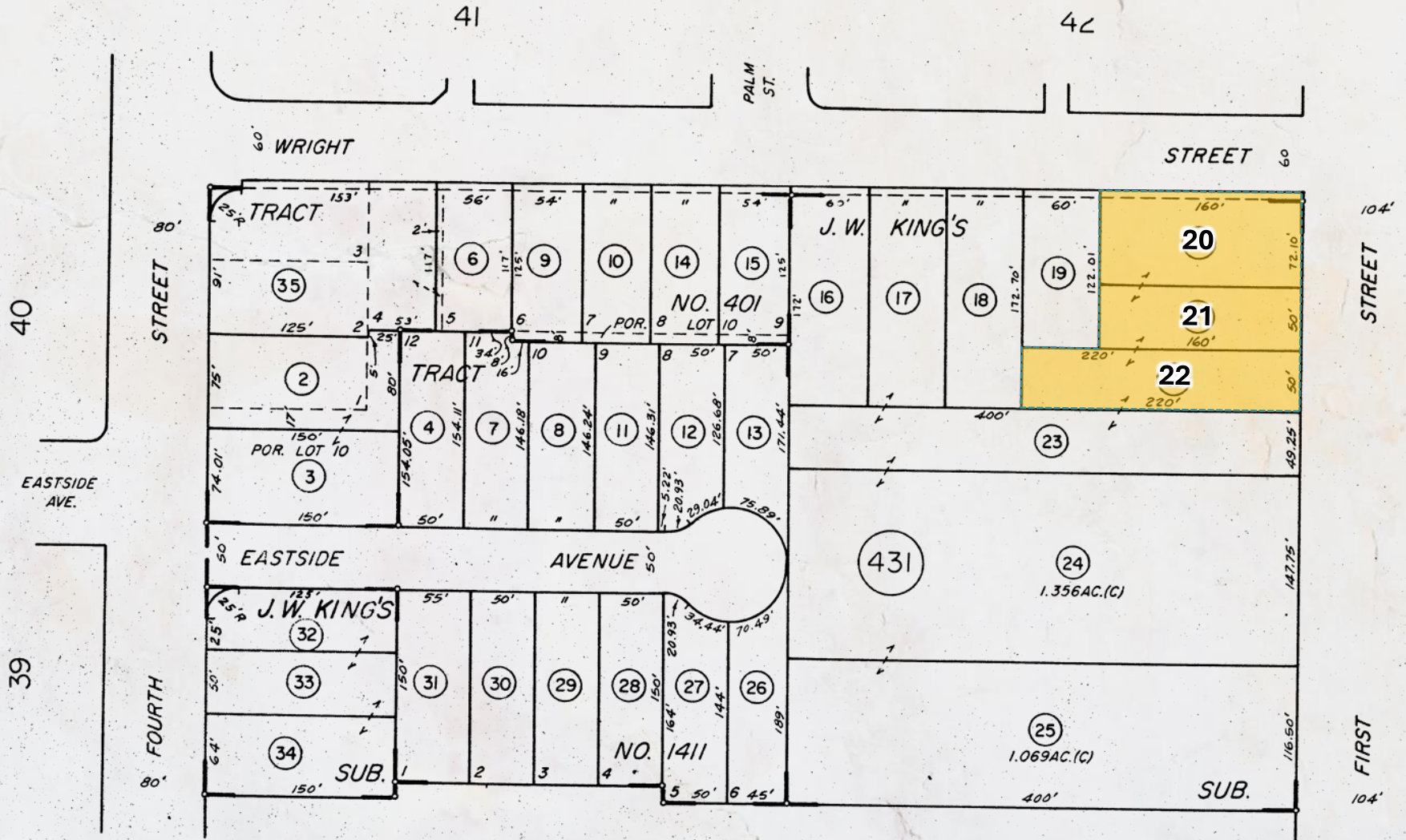


Parcel Map

1529 E. 1st Street **398-431-20**






1533 E. 1st Street **398-431-21**

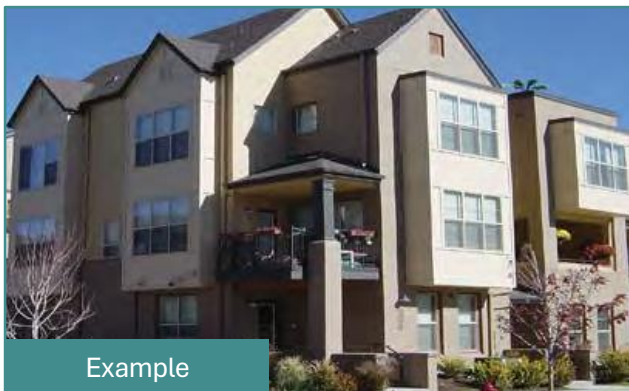
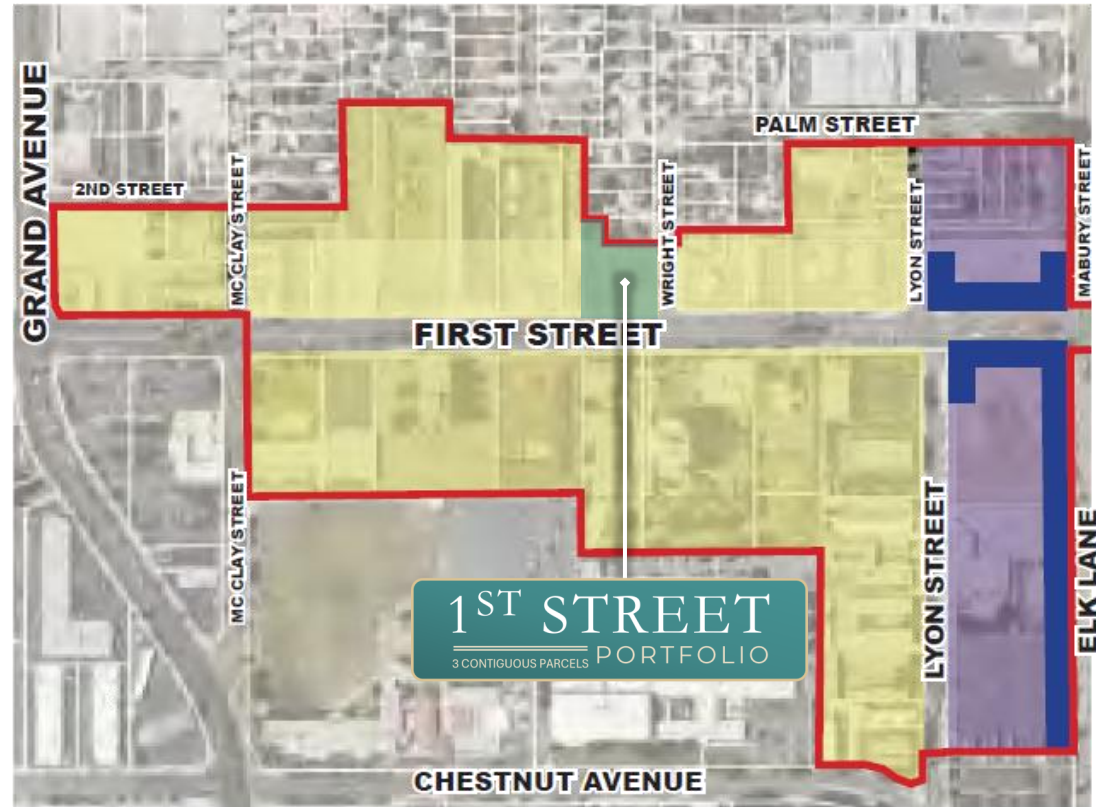
1535 E. 1st Street **398-431-22**



Metro East Mixed Use Overlay Zone

CITY OF SANTA ANA AUGUST 2018

-  MEMU Overlay Zone Boundary
-  Neighborhood Transitional District
-  Village Center District
-  Active Urban District
-  Office District
-  Pedestrian-Oriented Design at Ground Level
-  Potential Roadways



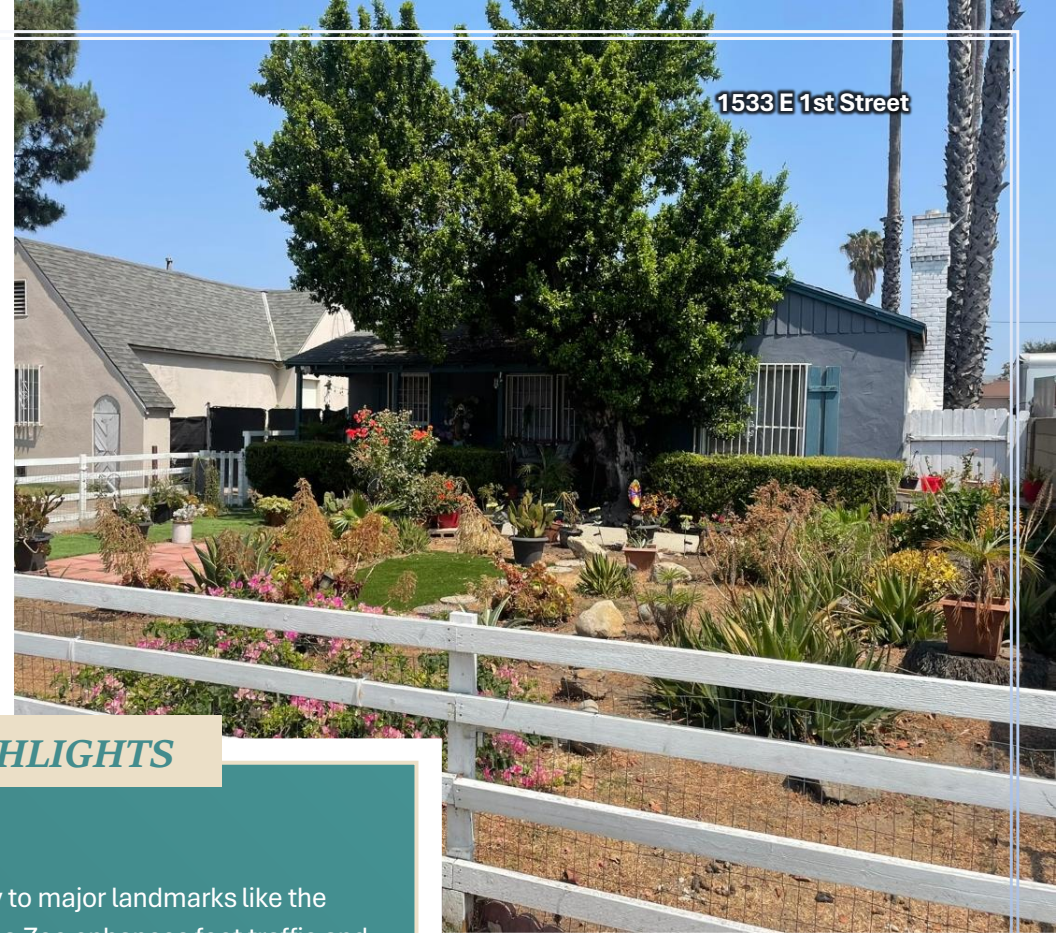
Example

DESCRIPTION: The Neighborhood Transitional District is intended to provide opportunities for development that acts as a transition between the single-family residential to the north and the adjacent high-intensity Active Urban District. Designated for the lowest scale and the lowest intensity of uses in the Overlay Zone, development in this district is limited to residential, live/work, or office uses. These uses may combine office on the ground floor with residential above or in freestanding single-use buildings on the same site at between two and three (2–3) stories in height. New development in this area will be designed to provide an appropriate interface with high levels of landscaping and design features that minimize impacts to the adjacent single family residential area to the north.

1535 E 1st Street



1533 E 1st Street



KEY HIGHLIGHTS

- ❖ Strategic Location: Proximity to major landmarks like the Holiday Inn and the Santa Ana Zoo enhances foot traffic and visibility.

- ❖ Growth Potential: Situated in a rapidly growing area, providing excellent future appreciation potential.

- ❖ Versatility: Suitable for a wide range of commercial uses, including retail, office space, or mixed-use development.

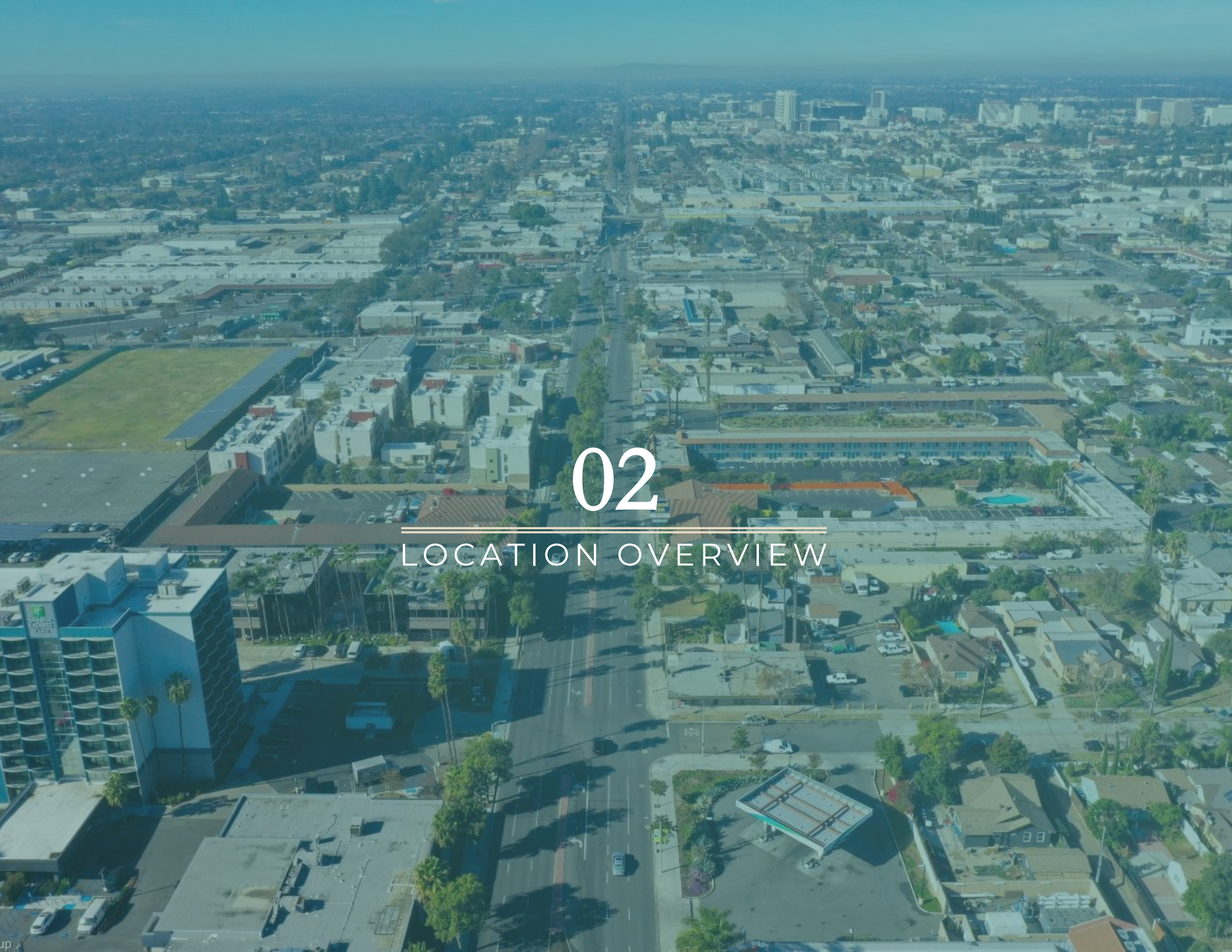
- ❖ C1/C2 Zoning with MEMU Overlay: Special mixed use zoning overlay incentivizing new high density construction.

1529 E 1st Street



1535 E 1st Street





02

LOCATION OVERVIEW

Santa Ana



332,610
POPULATION



\$525,900
MEDIAN HOME VALUE



\$72,406
AVG HH INCOME

Premier Location

The city of Santa Ana in Orange County is a beautiful city located in Southern California, adjacent to the Santa Ana River and about 10 miles from the coast. It's home to 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 itself is very densely populated, with the downtown area being the main arts and entertainment hub. There are a lot of restaurants, coffee shops, and parks. The public schools are above average. Several historic homes dating from the late 1800's can be found as well, and their preservation is a key issue as development of the downtown area continues.

Amenity Map



BRISTOL MARKETPLACE

- Target
- Smart & Final
- NORTHGATE MARKET
- CVS pharmacy
- BIG 5 SPORTING GOODS
- Denny's
- TACO BELL
- McDonald's
- Starbucks
- CHIPOTLE
- Jamba Juice
- Pizza Hut

MAINPLACE MALL

- macy's
- JCPenney
- 24 FITNESS
- Abercrombie & Fitch
- GUESS
- NIKE
- Applebee's
- california PIZZA KITCHEN
- BLAZE PIZZA

SANTA ANA COLLEGE

CITY OF SANTA ANA

- City Hall
- Santa Ana Library
- OC Civic Center

CENTRE ON 17TH

- Albertsons
- Rubio's
- STAPLES
- ROSS DRESS FOR LESS
- Cane's
- PET SMART

Walmart

ROSS DRESS FOR LESS

El Super

DOWNTOWN SANTA ANA

- Hopper Burr
- Native Son
- Grand Central
- Proof
- Chapter One
- Lola Gaspar

1ST STREET PORTFOLIO

3 CONTIGUOUS PARCELS

Centennial Park

NORTHGATE MARKET

HM OC

El Super

99c ONLY STORES

IHOP

Subway

Starbucks

Wendy's

Domino's

Audi

Honda

BMW

Subaru

VW

Volvo

Foothill Regional Medical Center

METRO TOWN SQUARE

VONS

ESPORTA

SVA's

The Boiling Crab

BRISTOL PLAZA - SANTA ANA

TRADER JOE'S

petco

DOLLAR TREE

IN-N-OUT

Samy's Camera

ECO-TOWN

BRISTOL CENTER

ROSS DRESS FOR LESS

TJ-MAXX

MEYER'S

REGENCY THEATRES

Red Robin

Starbucks

RED BATH & BEYOND

BRISTOL CENTER

Michaels

Party City

Vitamin Shoppe

GNC

CHIPOTLE

CVS pharmacy

Panera BREAD

Jockey Meat

Business Profile

Santa Ana is the corporate headquarters of several companies, including Behr Paint, Corinthian Colleges, First American Corporation, Greenwood & Hall, Ingram Micro, The Orange County Register, SchoolsFirst Federal Credit Union, STEC, TTM Technologies, Kern's, and Wahoo's Fish Taco. It also houses major regional headquarters for the Xerox corporation, Ultimate Software, and T-Mobile. Nonprofits based in Santa Ana include Open Doors. According to the City's Comprehensive Annual Financial Report, the top employers in the city are:

#	EMPLOYER	EMPLOYEES
1	County of Orange	15,390
2	Ingram Micro	4,000
3	Rancho Santiago Community College	2,300
4	United States Postal Service	2,000
5	Tenet Healthcare	1,500
6	Freedom Communication	900
7	First American	900
8	Corinthian Colleges	858
9	California Dept. of Mental Health	800
10	United Building Services	800

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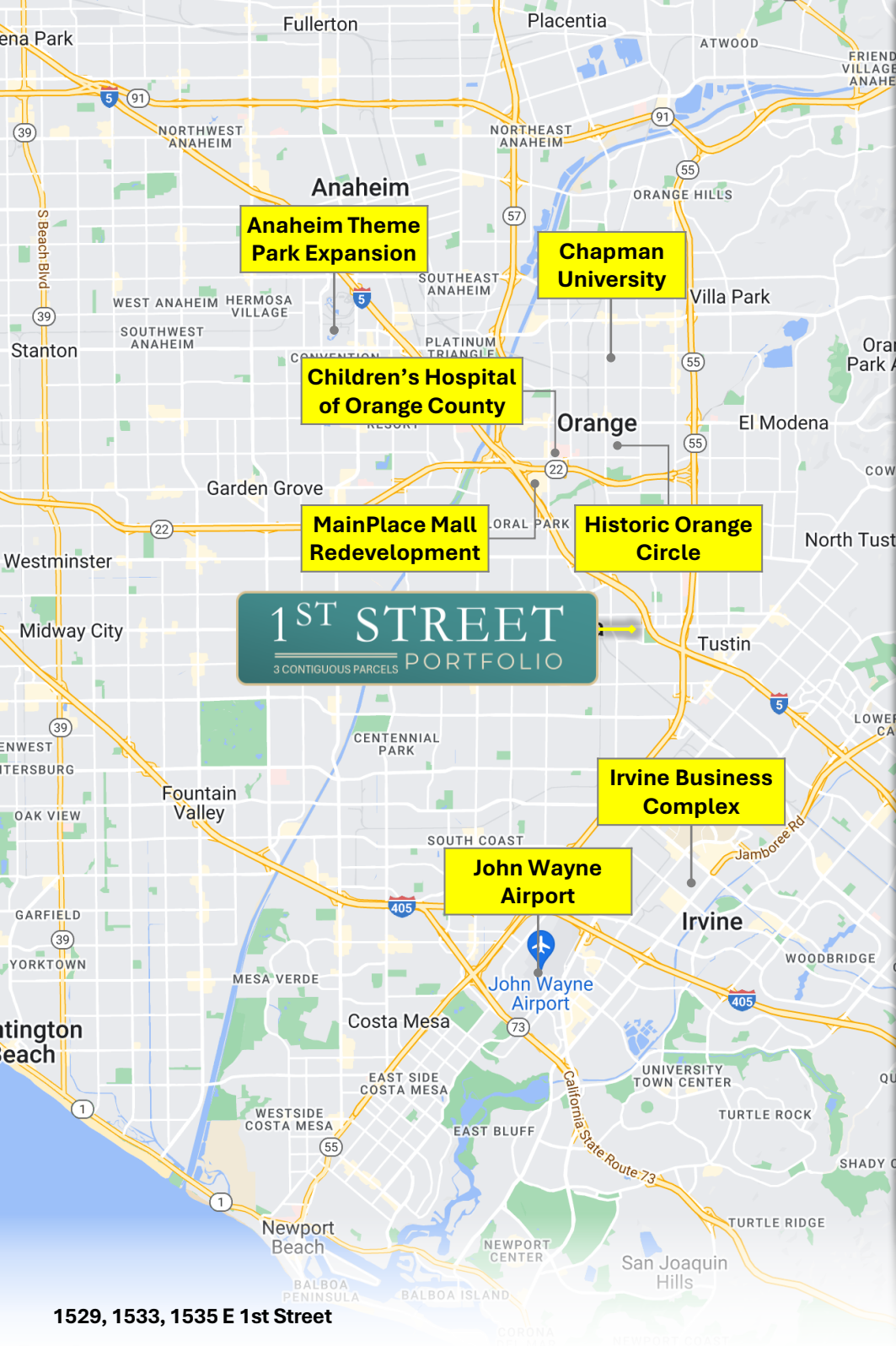


First American



Demand Drivers

EXCELLENT NORTH ORANGE COUNTY LOCATION



1529, 1533, 1535 E 1st Street

- **\$2.5 Billion Anaheim Theme Park Expansion:** The world-famous theme park recently unveiled plans to invest up to \$2.5 Billion in park improvements and expansion. Plans call for park to reimagine new attractions, hotels, and shops within its current 100-acre footprint.
- **MainPlace Redevelopment:** The \$300 million MainPlace Mall Redevelopment project looks to transform the current shopping mall to a mixed-use development with over 1.4 million of new commercial space, a 4,000-seat concert venue, 720 residential units, and a 44-room hotel.
- **Historic Orange Circle:** The Old Towne, Orange Historic District is colloquially known as The Circle, a one-square-mile district around Plaza Park in the neighboring city of Orange. It is a vibrant commercial district, containing many historic buildings, and is the largest National Register District in the State.
- **Chapman University:** Just north of the subject is Chapman University, an exceptional college which ranks in the top 15% of all American colleges including being named as one of the most innovative universities in the west by U.S. News & World Report.
- **Children's Hospital of Orange County:** Construction of a new nine-story tower is well underway. The 330,000 SF Tower on Main Street will house a variety of pediatric outpatient services in a soothing and inviting patient – and family centered environment will open in phases begging mid-2025

FACING WEST TOWARD DOWNTOWN

- DOWNTOWN SANTA ANA**
- Hopper Burr
 - Grand Central
 - Chapter One
 - Native Son
 - Proof
 - Lola Gaspar

- CITY OF SANTA ANA**
- City Hall
 - Santa Ana Library
 - OC Civic Center



Public Storage

Grand St Industrial Park

Santa Ana DMV

WSS
Shoes Style Selection

First St Apartments
1440 E. 1st

METROLINK

1ST STREET
3 CONTIGUOUS PARCELS PORTFOLIO

Holiday Inn

EAST 1ST STREET

37,048 Cars
Per Day

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