

EL CORTEZ LODGE / SANTA ANA

1503 E. 1st Street, Santa Ana, CA 92701

AMAZING LOCATION | 8 Miles From Disneyland | 6 Miles From John Wayne Airport



An Investment Opportunity Presented by: IRN Realty

FRANK CHANG

Director, Hospitality Division

DRE# 01976083

Property Overview

APN:
398-431-25

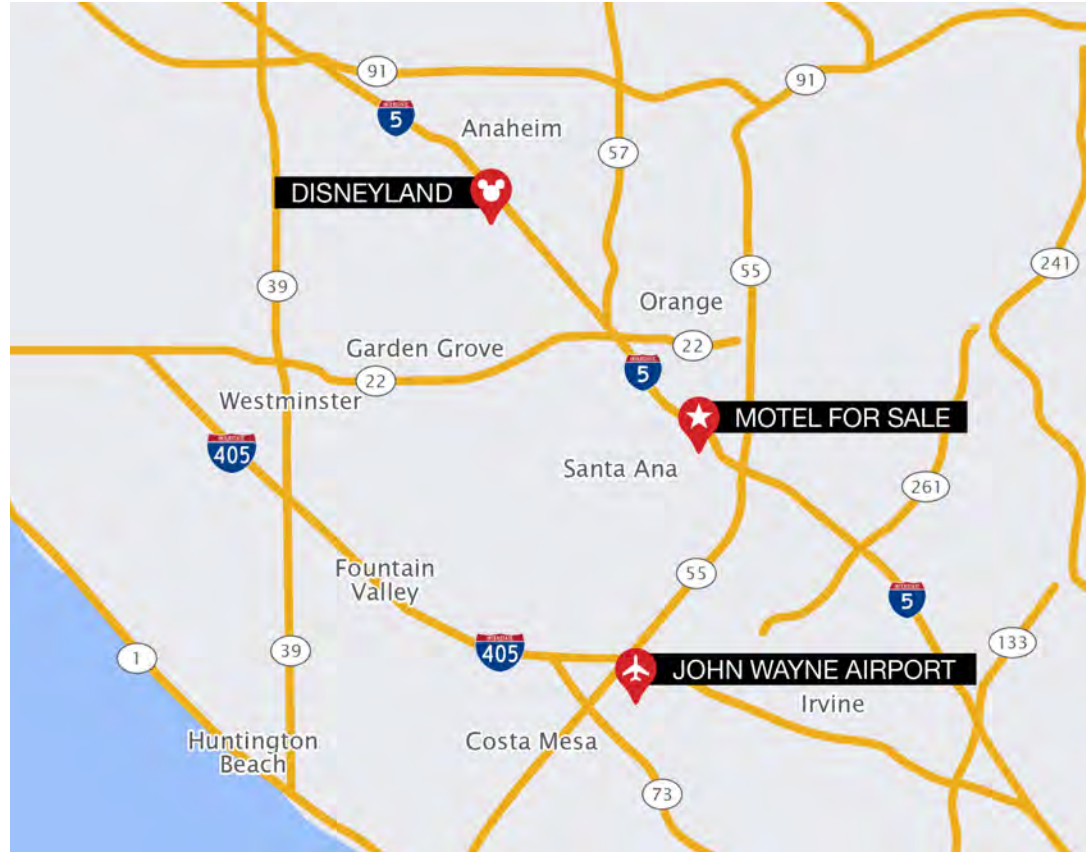
Lot Size:
1.10 Acres (47,916 SF)

Number of Buildings:
1 (One)

Total Building Size:
±24,416 SF

Number of Guest Rooms:
60 (Sixty)

Floors:
2 (Two)



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Independent Motel For Sale/Redevelopment

El Cortez Lodge (the “Property”) is a 60-room independent motel located in Santa Ana, CA, along Interstate 5 and less than 10 miles from Disneyland Park and John Wayne Airport. The Property offers investors a unique redevelopment opportunity, featuring:

- ▶ **DISNEYLAND ACCESS:** Primed to serve tourists, the Property is located 8 miles from Disneyland Park, one of the most beloved and popular theme parks in the world, attracting an average of 18M visitors annually (pre-pandemic).
- ▶ **FREEWAY & AIRPORT ACCESS:** The Property is located on a high traffic street, just off I-5 (355K ADT) and 6 miles from John Wayne Airport.
- ▶ **EXTERIOR CORRIDORS:** Exterior corridor guest rooms offer convenience, privacy, and a more home-like atmosphere with “front doors” to the outside. Exterior corridor guest rooms also reduce touch points and elevator rides, which helps minimize exposure and maintain social distance during the COVID-19 pandemic.



Street View of Motel Entrance and Pylon Sign



Aerial View of Property

Location Overview



355K ADT

SITE

E FIRST ST - 44K ADT

LOCATION OVERVIEW: SANTA ANA



310K+

POPULATION



\$66K+

MEDIAN HHI



355K+

ANNUAL AVERAGE DAILY TRAFFIC
(FIRST ST & I-5)



8 Miles

TO DISNEYLAND



6 Miles

TO JOHN WAYNE AIRPORT



MOTEL OFFICE AND LOT ENTRANCE



GUEST ROOMS AND PARKING

Aerial Property Overview



Street View of Motel Entrance and Pylon Sign



Main Entrance & Lobby Areas



Guest Rooms



Second Floor & Parking Lot View of Guest Rooms, Pool Area



Additional Photos



ENTRANCE & SIGNAGE



MOTEL OFFICE AND LOT ENTRANCE



AERIAL VIEW OF PROPERTY

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FRANK CHANG

Frank Chang is a seasoned hospitality professional with a lifelong background in the industry. With a family history of managing motels dating back to 1974, Franklin's expertise in operations and customer service is deeply ingrained. Over the years, his family has successfully bought and sold over 15 hotel and motel properties. With a deep passion and unwavering dedication to the hospitality industry, Franklin is confident in his ability to continue adding value and improving profits in his future endeavors.

Thank You For Your Consideration.

Company
IRN Realty

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