



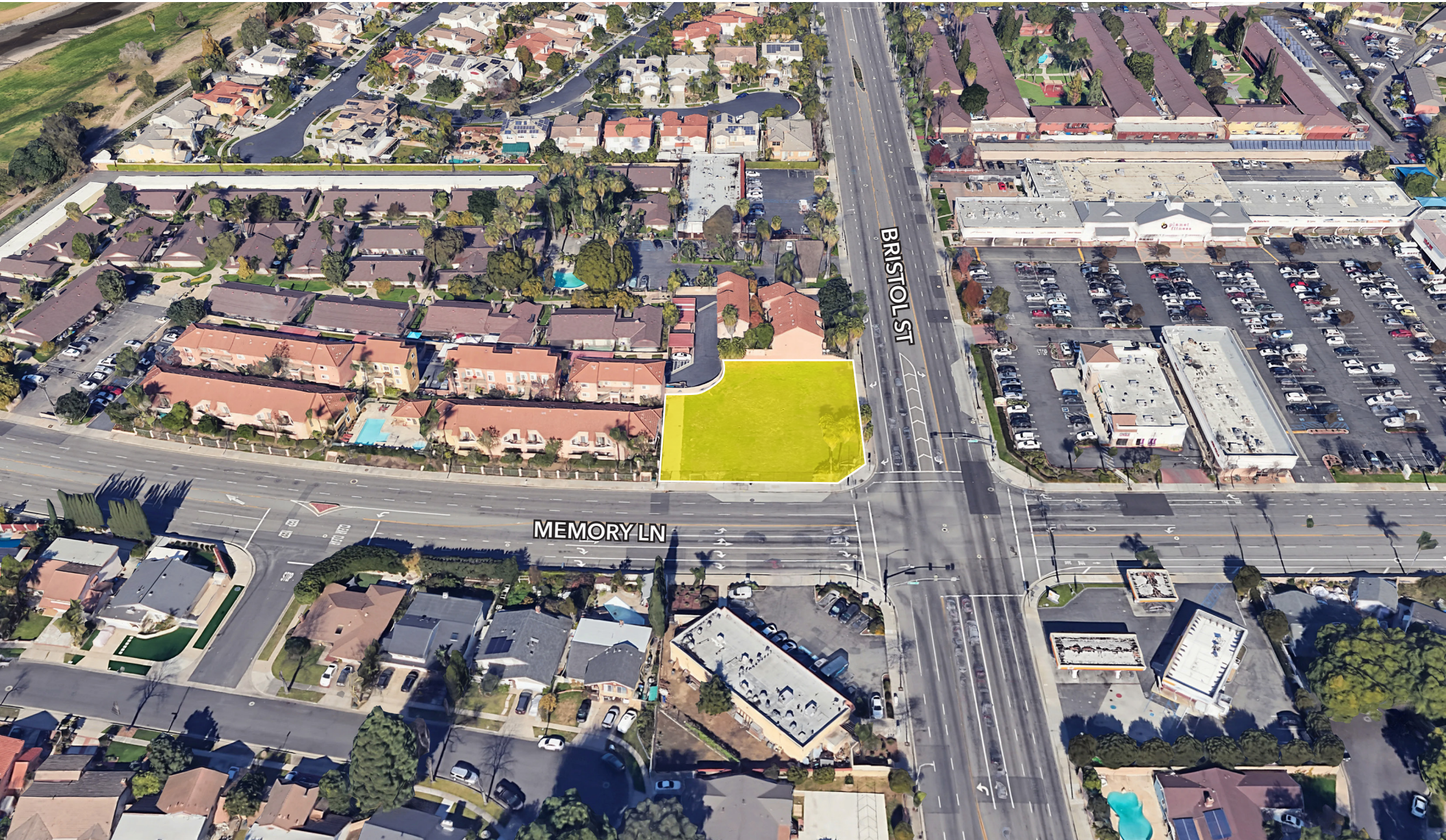
# OFFERING MEMORANDUM

2702 N Bristol Street

Santa Ana, CA 92706

0.51 Acres ( $\pm$ 22,399 Square Feet)

## FOR SALE OR GROUND LEASE





## DISCLAIMER

This Confidential Offering Memorandum (this “Memorandum”) is being delivered to you for the sole purpose of evaluating the possible acquisition of 2702 N Bristol Street, Santa Ana, California (“Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Lee & Associates Commercial Brokerage (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Evaluation Material, including any computer diskettes) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an “AS IS”, “WHERE IS” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material (which may include engineering, environmental or other reports) may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner’s obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other Broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its Broker. Owner has the property in an option to purchase and Owner has no obligation to exercise option and close on this property.

This Memorandum is the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

Exclusively offered by:

**MIA PHAM**

Senior Vice President

License# 01875144

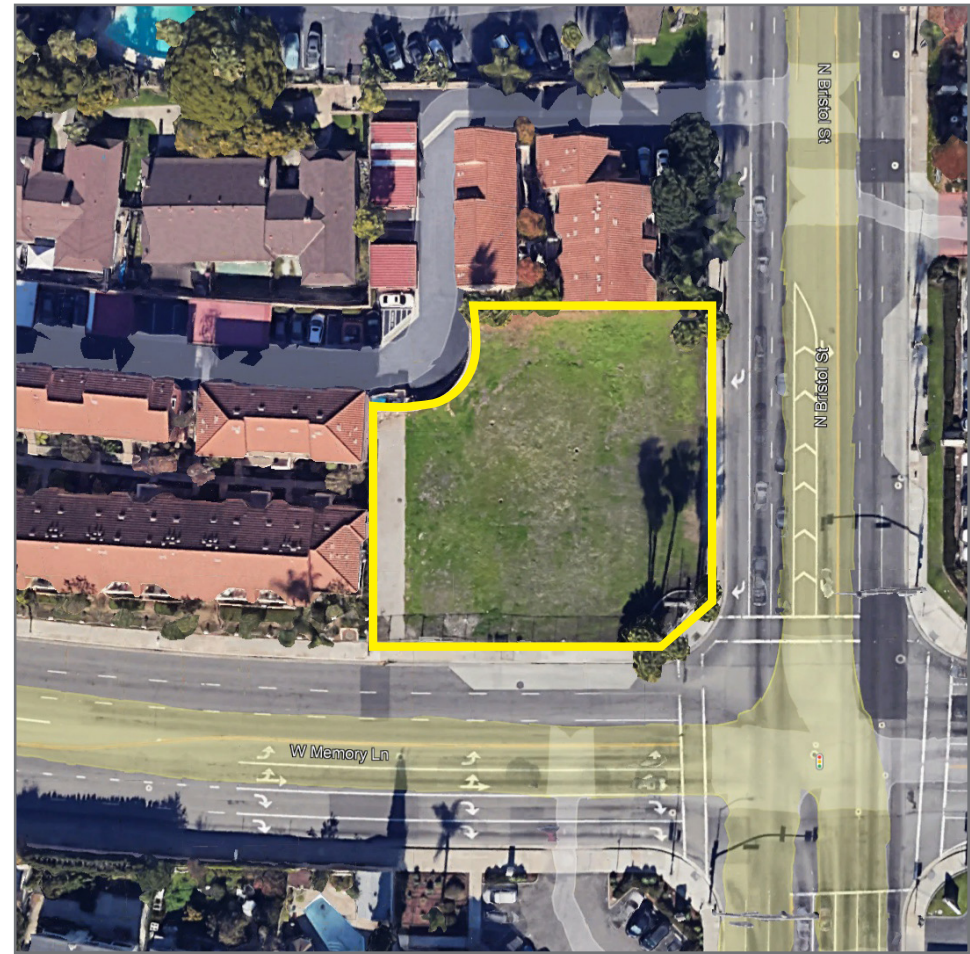
(949) 790-3129

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## TABLE OF CONTENTS

Investment Overview.....	Page 3
Parcel Map.....	Page 4
Neighboring Amenities.....	Page 5



## OFFERING SUMMARY

Sale Price:	\$2,299,999
Lease Rate:	TBD
Lot Size:	±0.51 Acres (±22,399 SF)
Property Address:	2702 N Bristol Street Santa Ana, CA 92706
APN:	002-261-06
Zoning:	C1 (Community Commercial)
Frontage:	130' on N Bristol Street 141' on Memory Lane
Transaction Type:	Prime Development Opportunity

## PROPERTY HIGHLIGHTS

- Land Parcel Available for Sale or Ground Lease
- ±0.51 Acres (±22,399 SF)
- High Profile Corner Location

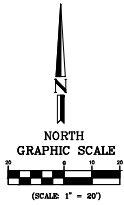
### Prime Central Orange County Location

- Busy Signalized Corner Location
- Prime Corner Lot Development Opportunity
- Only 1/3 Mile South of Garden Grove (22) Freeway / Bristol Street Exit
- Immediate Access to SR 22, I-5 & SR 57 Freeway Interchange

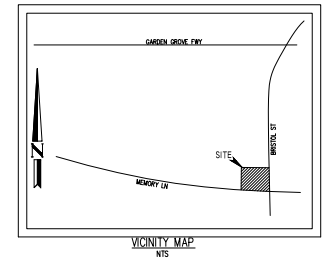
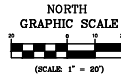


# BOUNDARY/TOPOGRAPHIC MAP

## 2702 N. BRISTOL STREET, CITY OF SANTA ANA COUNTY OF ORANGE, STATE OF CALIFORNIA

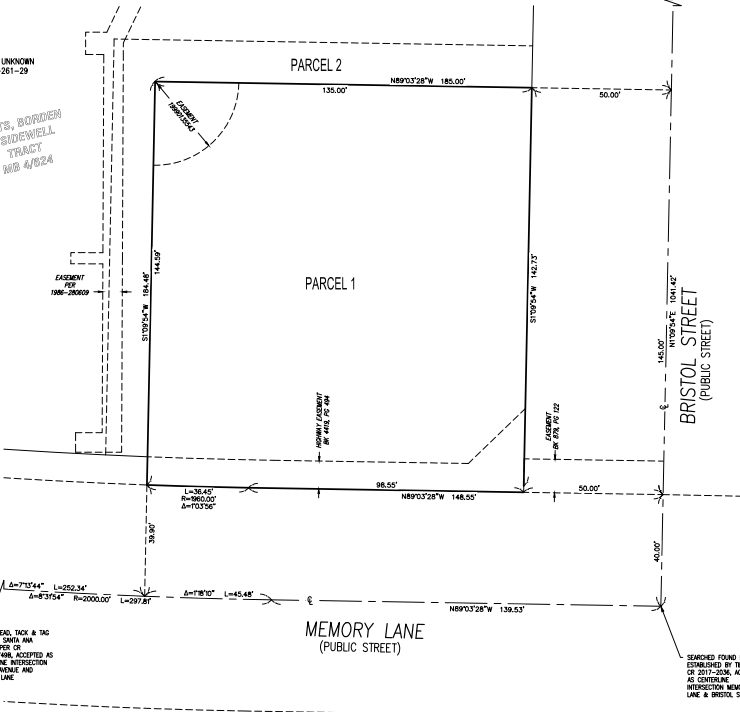


FOUND LEAD, TACK & TAG STAKES DATA AND SURVEY ACCEPTED AS INTERSECTION PIVOT POINT ALONG MEMORY LANE & BRISTOL STREET



OWNERSHIP UNKNOWN  
APN 002-261-29

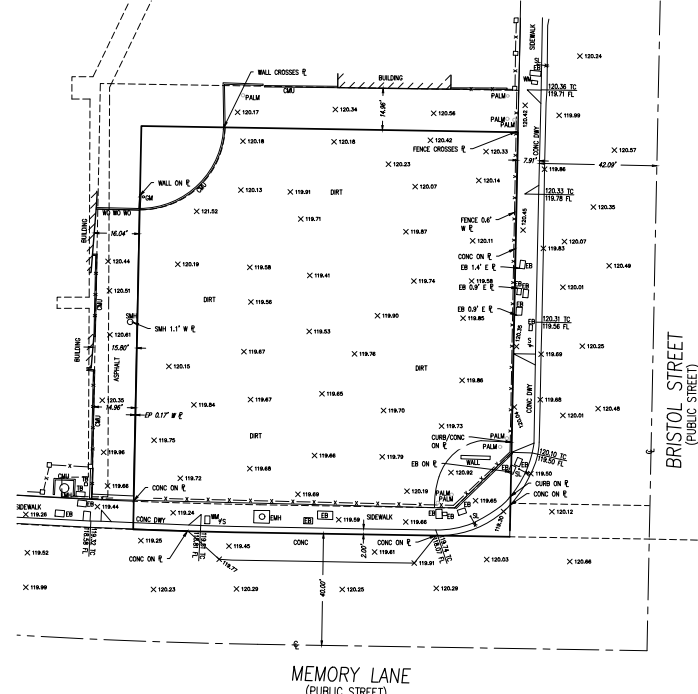
POTTS, BORDEN & SIDWELL TRACT  
NO. 4/824



**LEGAL DESCRIPTION**

**PARCEL 1:**  
THE EASTERLY 185 FEET OF THE SOUTHERLY 185 FEET OF LOT 25 IN THE POTTS, BORDEN AND SIDWELL TRACT, IN THE CITY OF SANTA ANA, COUNTY OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 624 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY.  
EXCEPTING THEREFROM THE SOUTHERLY 20 FEET AS DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE FOR ROAD PURPOSES, RECORDED MARCH 21, 1917, IN BOOK 200, PAGE 254 OF RECORDS;  
ALSO EXCEPTING THEREFROM THAT PORTION ON THE SOUTH, INCLUDED WITHIN AN 80 FOOT STRIP, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 11, 1936, IN BOOK 843, PAGE 304 OF OFFICIAL RECORDS;  
ALSO EXCEPTING THEREFROM THAT PORTION ALONG THE EASTERLY LINE, INCLUDED WITHIN THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE, RECORDED JUNE 24, 1954, IN BOOK 2756, PAGE 396, OF OFFICIAL RECORDS.

**PARCEL 2:**  
AN EASEMENT FOR DRIVEWAY PURPOSES AND FOR PLACING, INSTALLING AND MAINTAINING THEREON SERVICE STATION FACILITIES AND INCIDENTAL PURPOSES OVER THE WESTERLY 15 FEET OF THE EASTERLY 200 FEET OF THE SOUTHERLY 200 FEET AND THE NORTHERLY 15 FEET OF THE EASTERLY 200 FEET OF THE SOUTHERLY 200 FEET OF LOT 25 OF THE POTTS, BORDEN AND SIDWELL TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 624 OF MISCELLANEOUS RECORDS, LOS ANGELES COUNTY, CALIFORNIA, RECORDED SEPTEMBER 11, 1936, IN BOOK 843, PAGE 304 OF OFFICIAL RECORDS;  
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- LEGEND**
- CENTERLINE
  - PROPERTY LINE
  - ASPH ASPHALT
  - CONC CONCRETE
  - DI DRAIN INLET
  - DRVY DRIVEWAY
  - FF FINISHED FLOOR ELEVATION
  - GM GAS METER
  - HP POWERPOLE
  - RE ROOF ELEVATION
  - SD STORM DRAIN
  - WM WATER METER
  - - - - - FENCE

**BENCHMARK**  
OCCM SA-217-70

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK (BOX STAMPED "SA-217-70", SET IN THE SOUTHWEST CORNER OF A 3 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF MEMORY LANE AND BRISTOL STREET, 215 FT. EASTERN EXTREME OF THE PROLONGATION OF THE EAST CURB ALONG BRISTOL TO THE NORTH AND 1.0 FT. NORTHERLY OF THE NORTH CURB ALONG MEMORY LANE. MONUMENT IS SET LEVEL WITH THE SECONDARY ELEVATION = 120.51' (NW4088)

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BRISTOL STREET BEING NORTH 07°09'54" EAST PER RECORD OF SURVEY NO. 2009-1023, RSB 235/3-40

**TAX ASSESSOR'S PARCEL NO.**  
002-261-06

**AREA**  
19,569.63 OR 0.45 ACRES ±

**SURVEYOR'S NOTES**

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- NO EVIDENCE OF EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED ON THIS SITE.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

**SURVEYOR'S NOTE**  
THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED HEREON.

*Ty E. Thomas*  
TY E. THOMAS  
P.L.S. 9309 EXP. 9/30/2022

8-7-2022  
DATE



REV	DATE	DESCRIPTION
1	2/16/22	ADDED SPOT ELEVATIONS PER CLIENT
2	6/7/22	PLOTTED DRIVEWAY AT SE CORNER OF SITE

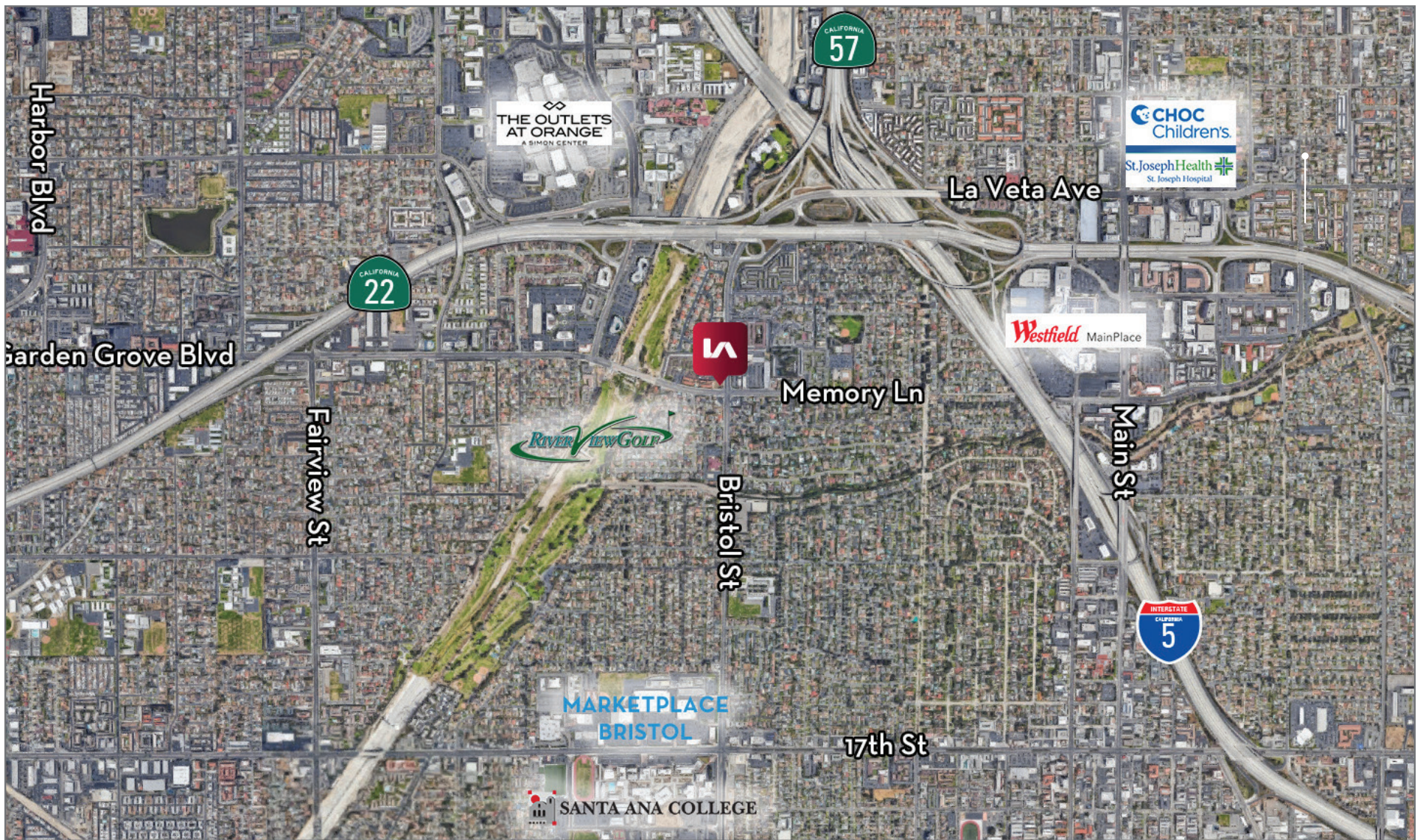
PREPARED BY:  
**T&M SURVEYING**  
231 E. TROWER AVE.  
SANTA ANA, CA  
OFFICE 714-917-4092 CELL 714-908-8371  
WWW.MSURLINE.COM

**BOUNDARY/TOPOGRAPHIC MAP** -1274

2702 N. BRISTOL STREET  
SANTA ANA CALIFORNIA

SHEET 1 OF 1





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**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2023 Population	21,737	297,642	740,099
2028 Population Projection	21,380	294,115	730,549
Median Household Income	\$89,495	\$72,374	\$79,207
Average Household Income	\$115,594	\$92,085	\$100,961
2023 Households	5,955	74,403	191,926
2028 Household Projection	5,835	73,578	189,320
Average Size of Household	3.4	3.7	3.6

SOURCE: COSTAR