



PRIME DRIVE THRU SITE

3502 W. 1ST ST, SANTA ANA CA 92703

THE SPACE

Location	3502 W. 1st St Santa ana, CA 92703
County	Orange
APN	144-321-52
Cross Street	1st St and Jackson St
Traffic Count	33,034
Square Feet	2540
Lease Type	Gross

Notes Month To Month

HIGHLIGHTS

- Existing Restaurant with Drive Thru
- Over 33,000 Average Daily Traffic
- Hard Corner - Signalized Intersection
- Adjacent to upcoming prime development 181 luxury condos and 15,182 SF of Retail
- Within the Little Saigon Business District - Destination for Vietnamese restaurants and businesses
- Large 30,630 SF lot with plenty of parking
- Dense infill area



POPULATION

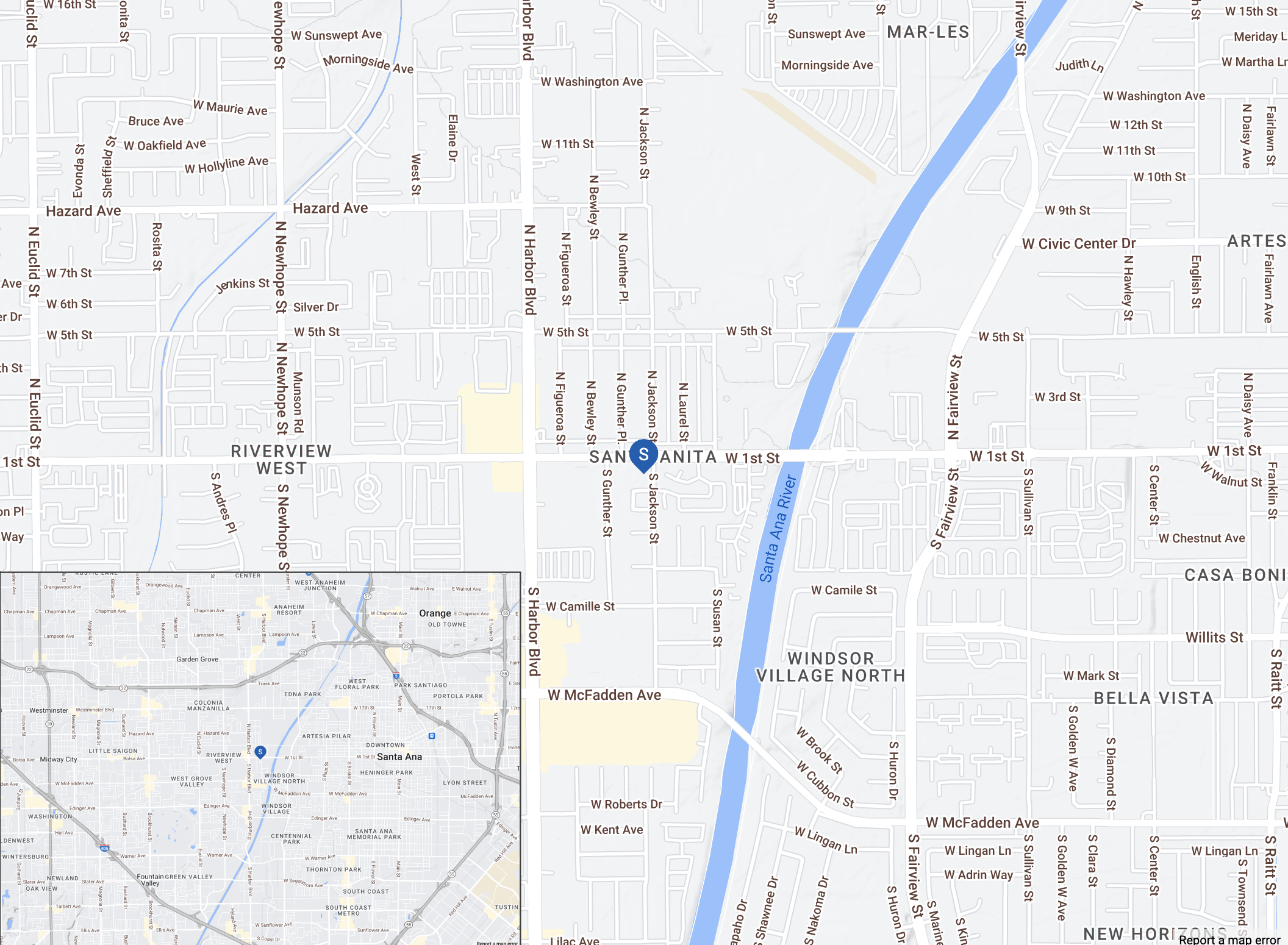
1.00 MILE	3.00 MILE	5.00 MILE
47,929	311,876	739,328

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$96,834	\$114,573	\$118,227

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,952	79,282	215,384





Pho Cali

181 Luxury Condos +
15,182 SF of Retail

Bristol St. (32,034+ CPD)

Drive Thru

ACE
Hardware

1st Street (33,034 + CPD)

Jackson St.





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	52,975	339,692	747,101
2010 Population	50,340	332,193	745,705
2024 Population	47,929	311,876	739,328
2029 Population	47,106	308,258	740,670
2024 African American	378	3,011	10,173
2024 American Indian	1,287	8,655	16,617
2024 Asian	10,887	87,115	198,287
2024 Hispanic	34,372	191,938	394,855
2024 Other Race	20,454	115,289	230,905
2024 White	5,982	49,036	169,647
2024 Multiracial	8,831	47,771	110,961
2024-2029: Population: Growth Rate	-1.75%	-1.15%	0.20%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	997	5,529	15,273
\$15,000-\$24,999	690	4,203	11,075
\$25,000-\$34,999	770	4,488	11,373
\$35,000-\$49,999	1,273	6,976	18,462
\$50,000-\$74,999	2,270	12,763	32,932
\$75,000-\$99,999	1,663	10,403	28,552
\$100,000-\$149,999	2,227	15,976	43,730
\$150,000-\$199,999	1,131	8,808	24,782
\$200,000 or greater	930	10,135	29,193
Median HH Income	\$74,614	\$86,943	\$89,660
Average HH Income	\$96,834	\$114,573	\$118,227

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,178	77,434	199,624
2010 Total Households	10,972	76,279	198,715
2024 Total Households	11,952	79,282	215,384
2029 Total Households	12,140	80,909	223,139
2024 Average Household Size	3.99	3.86	3.37
2000 Owner Occupied Housing	5,741	42,281	102,399
2000 Renter Occupied Housing	5,196	33,644	92,650
2024 Owner Occupied Housing	5,579	39,891	98,283
2024 Renter Occupied Housing	6,373	39,391	117,101
2024 Vacant Housing	423	2,172	9,523
2024 Total Housing	12,375	81,454	224,907
2029 Owner Occupied Housing	5,748	41,160	101,764
2029 Renter Occupied Housing	6,392	39,749	121,375
2029 Vacant Housing	381	1,912	8,533
2029 Total Housing	12,521	82,821	231,672
2024-2029: Households: Growth Rate	1.55%	2.05%	3.55%

Source: esri

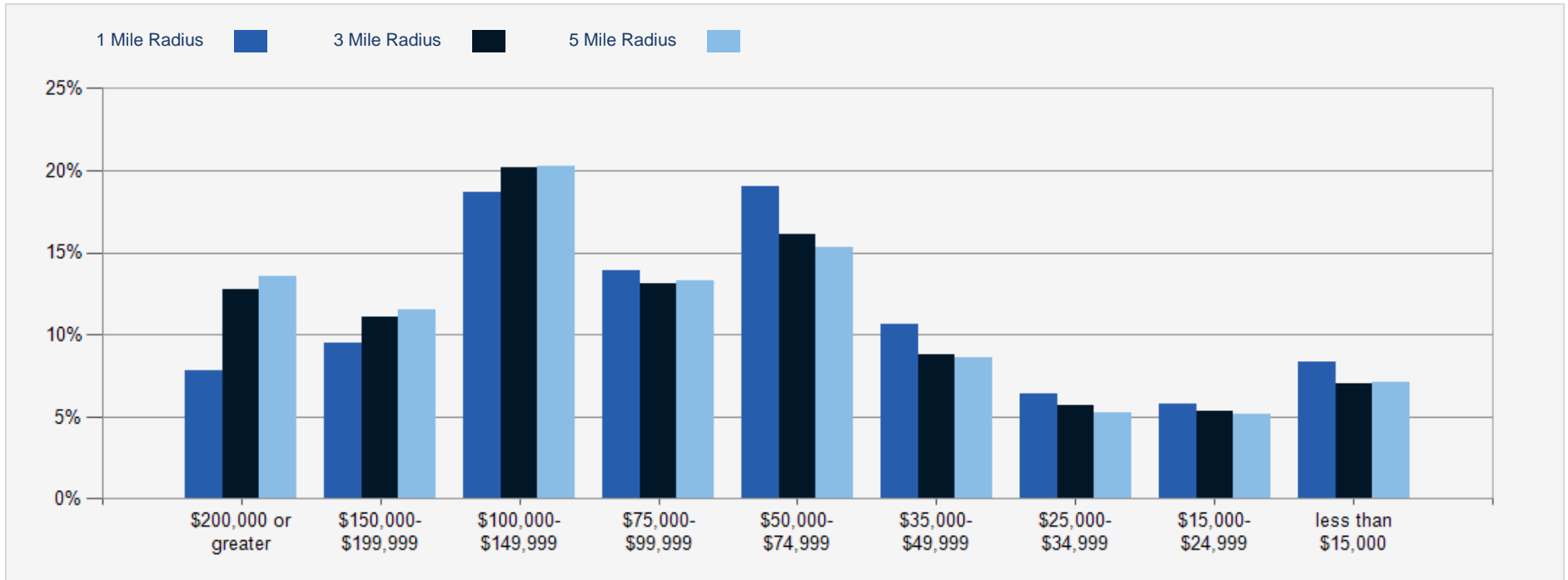
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,378	23,233	60,108
2024 Population Age 35-39	3,009	20,948	52,046
2024 Population Age 40-44	3,314	21,452	50,652
2024 Population Age 45-49	3,157	20,009	45,894
2024 Population Age 50-54	3,234	21,859	50,329
2024 Population Age 55-59	2,724	19,296	45,083
2024 Population Age 60-64	2,451	17,652	41,916
2024 Population Age 65-69	1,972	14,309	33,820
2024 Population Age 70-74	1,415	10,694	25,773
2024 Population Age 75-79	1,106	7,941	19,255
2024 Population Age 80-84	686	5,188	12,690
2024 Population Age 85+	615	5,331	13,092
2024 Population Age 18+	36,536	245,924	590,797
2024 Median Age	35	37	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,135	\$91,157	\$94,666
Average Household Income 25-34	\$98,197	\$111,823	\$116,157
Median Household Income 35-44	\$80,646	\$100,667	\$102,187
Average Household Income 35-44	\$108,945	\$131,986	\$133,635
Median Household Income 45-54	\$83,189	\$102,383	\$105,747
Average Household Income 45-54	\$112,389	\$133,083	\$138,611
Median Household Income 55-64	\$70,608	\$94,061	\$98,823
Average Household Income 55-64	\$94,550	\$122,368	\$128,244
Median Household Income 65-74	\$62,175	\$72,182	\$74,782
Average Household Income 65-74	\$82,981	\$99,055	\$101,726
Average Household Income 75+	\$71,258	\$70,575	\$75,197

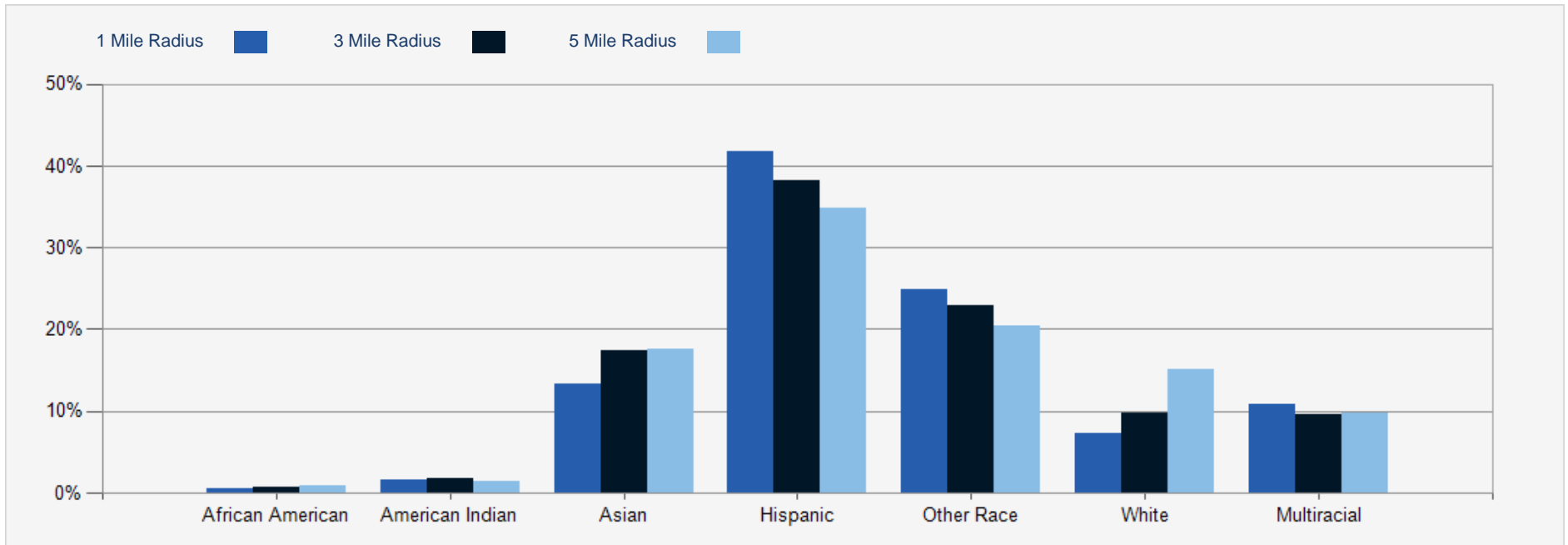
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	3,339	23,536	60,236
2029 Population Age 35-39	3,293	22,529	57,314
2029 Population Age 40-44	3,103	20,404	50,516
2029 Population Age 45-49	3,243	20,929	49,025
2029 Population Age 50-54	2,863	18,651	43,722
2029 Population Age 55-59	2,624	18,804	44,575
2029 Population Age 60-64	2,402	17,142	40,566
2029 Population Age 65-69	2,024	15,126	36,316
2029 Population Age 70-74	1,662	12,379	30,103
2029 Population Age 75-79	1,264	9,343	22,927
2029 Population Age 80-84	817	6,277	15,594
2029 Population Age 85+	712	5,891	14,713
2029 Population Age 18+	36,617	246,983	599,709
2029 Median Age	36	38	38

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,930	\$103,915	\$105,346
Average Household Income 25-34	\$114,550	\$130,995	\$134,466
Median Household Income 35-44	\$93,291	\$115,979	\$117,080
Average Household Income 35-44	\$130,128	\$155,841	\$156,405
Median Household Income 45-54	\$99,550	\$116,768	\$120,672
Average Household Income 45-54	\$135,416	\$157,053	\$162,110
Median Household Income 55-64	\$82,545	\$109,559	\$113,251
Average Household Income 55-64	\$116,004	\$145,826	\$151,418
Median Household Income 65-74	\$78,964	\$94,207	\$95,207
Average Household Income 65-74	\$101,670	\$122,607	\$125,039
Average Household Income 75+	\$90,237	\$91,317	\$96,037

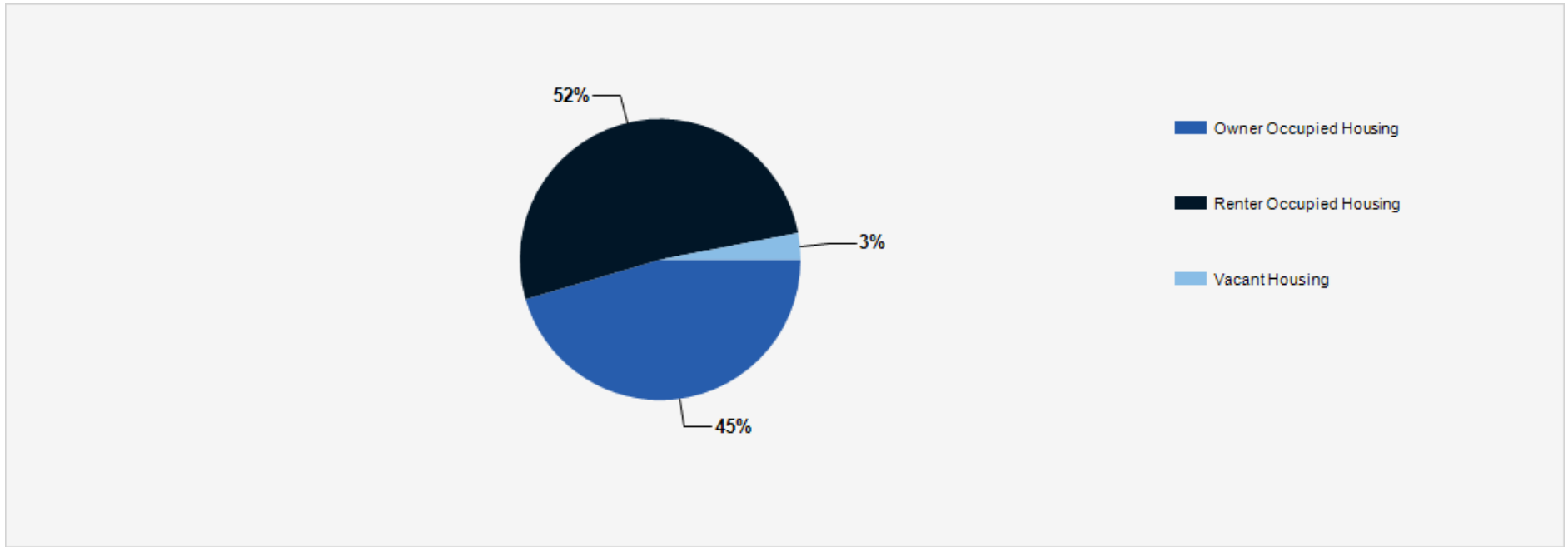
2024 Household Income



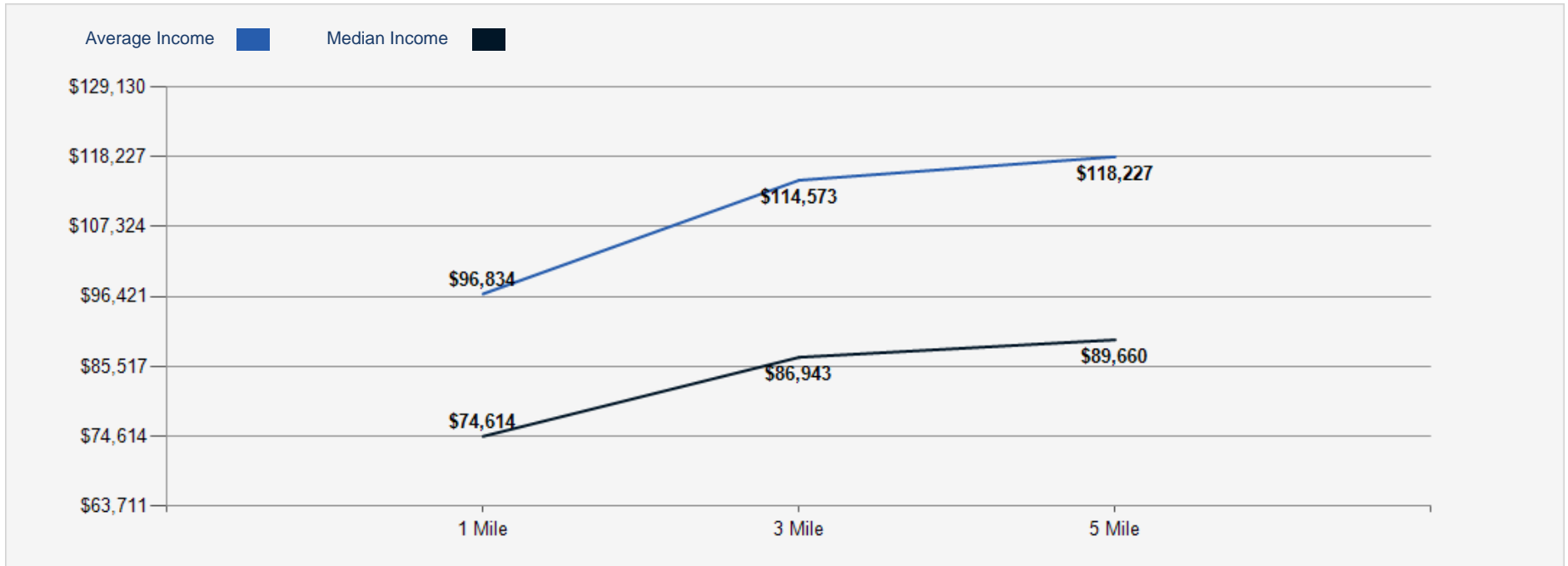
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median





Tom Nguyen, Esq.
Executive Advisor

Tom Nguyen, Esq. is a veteran commercial real estate broker, real estate attorney, and developer/investor with over 24 years of experience and over 1 billion in closings. He is currently the #1 Highest producing Broker at EXP Commercial. Tom started his career in law as a real estate attorney but quickly transitioned over to a full time commercial real estate broker. He spent 12 years at NAI Capital as an Executive VP and founder of its Pacific Rim Division where he was routinely among the top producing brokers in the firm. Tom currently works with capital partners as a sponsor & principal in commercial real estate investments and land development while continuing to represent special clients in brokerage as an Executive Advisor at EXP Commercial.

Over the years Tom has transacted almost every product type - from retail and office to multifamily and development land totaling over 1 billion in deals. The majority of his work involves acquisitions, dispositions, and portfolio management for high net worth's, family offices, and institutions. With over 24 years of experience representing clients as well as a principal combined with his legal background, Tom can add value to any commercial real estate scenario.

Tom grew up in Orange County and has a degree in Business Economics from UCLA and Law Degree from CWSOL in San Diego on a trustee's scholarship. Aside from commercial real estate, Tom is an entrepreneur and investor in high performing restaurants and tech startups.

Awards:

- EXP Commercial #1 in Sales Volume 2023
- Vietnamese National Association of Real Estate Professionals (VNARP) - 2022 Top Commercial Broker in Sales Volume (in United States)

Recent Transactions:

- Represented the Buyer in the Purchase of 33.76 Acre Raytheon Campus for \$76.5 Million
- Represented Seller in 58.5 Million Development site to Brookfield
- Represented Buyer in 27 Million purchase of the Los Cab Sports Club in Fountain Valley
- Rancho Brookhurst Center in Little Saigon acquired for \$22.75 Million
- Little Saigon Property Sold for \$15.5 Million
- Grocery Anchored Retail Center Acquired for \$30 million