



82,764 SF PRIME REDEVELOPMENT OPPORTUNITY

1427 E 1ST ST
SANTA ANA, CA 92701



**Universal Elite
Commercial**

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PROPERTY SUMMARY

Lot Size (SF)	82,764
Existing Structure	26 Room Hotel
Building SqFt	14,238 SqFt
Year Built	1954
Parcel ID	398-441-07
Zoning Type	Commercial
Opportunity Zone	Yes
County	Orange

INVESTMENT SUMMARY

A sizable 82,764 SF site in the heart of Santa Ana. Formerly a motel but no longer in operation, the property offers a clean slate for builders and investors seeking a large infill parcel in a rapidly evolving urban corridor. With generous lot dimensions and flexible commercial zoning, the site is well-positioned for a range of redevelopment concepts, including multi-family housing, mixed-use, or other high-density residential projects aligned with the city's growth initiatives. Situated along a major thoroughfare with excellent visibility and access, this property provides exceptional scale and strategic positioning for visionary developers looking to create impactful new housing or commercial product in one of Orange County's most active redevelopment markets.

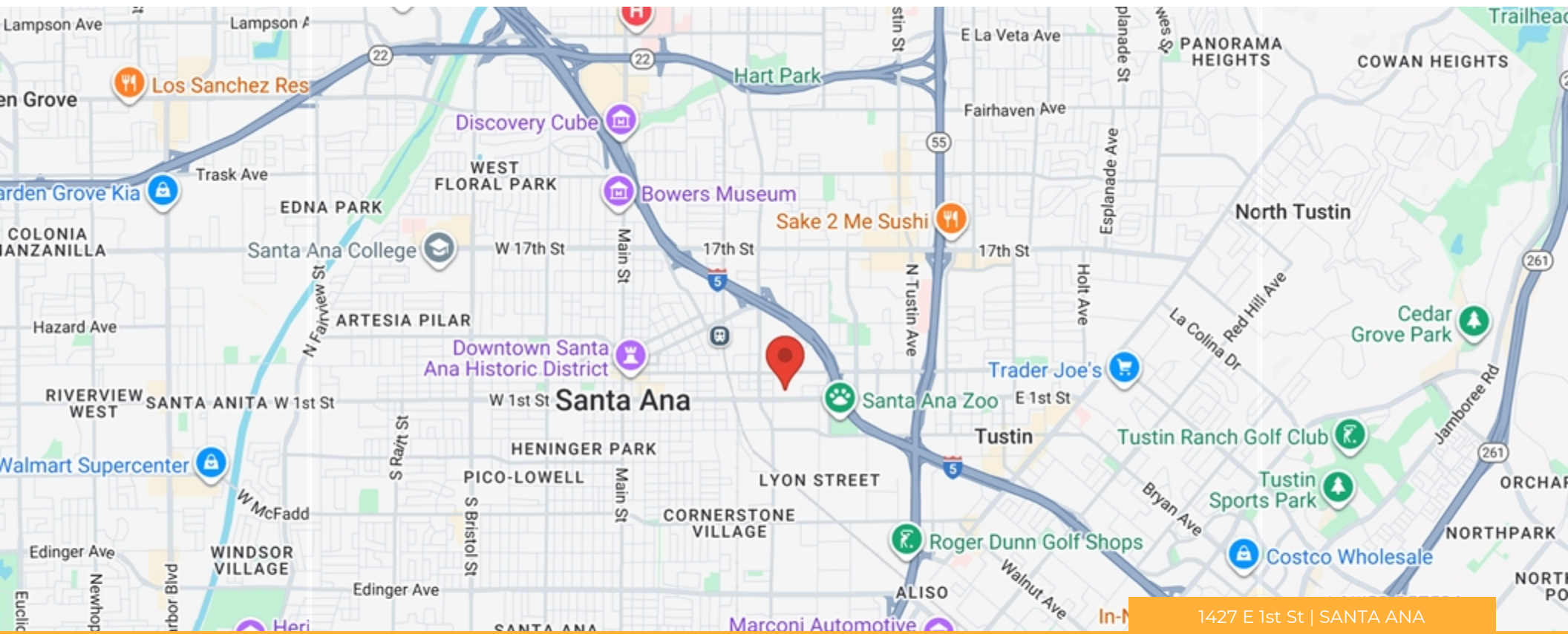


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INVESTMENT HIGHLIGHTS

- Large 84,000+ SF development site.
- One of the few remaining sizable infill parcels in central Santa Ana.
- Former motel no longer in operation, providing a clean slate for redevelopment.
- Flexible commercial zoning allowing for a wide range of high-density uses.
- Prime location along the high-visibility East 1st Street corridor with strong traffic counts.





LOCATION HIGHLIGHTS

- Located in a city with ongoing housing demand and redevelopment momentum, supporting density and infill growth strategies.
- Potential for transit-oriented development (TOD) given proximity to public transit and major roadways.
- Nearby access to the Santa Ana Regional Transportation Center provides connection to commuter rail (Metrolink/Amtrak) and bus services, enhancing the site's appeal for dense/mixed-use or transit-oriented redevelopment.
- The surrounding area offers a mix of residential neighborhoods, retail, services, and community amenities, making the location attractive for future residents or mixed-use tenants.



3 MILE RADIUS



POPULATION
283,271



DAYTIME POPULATION
287,130

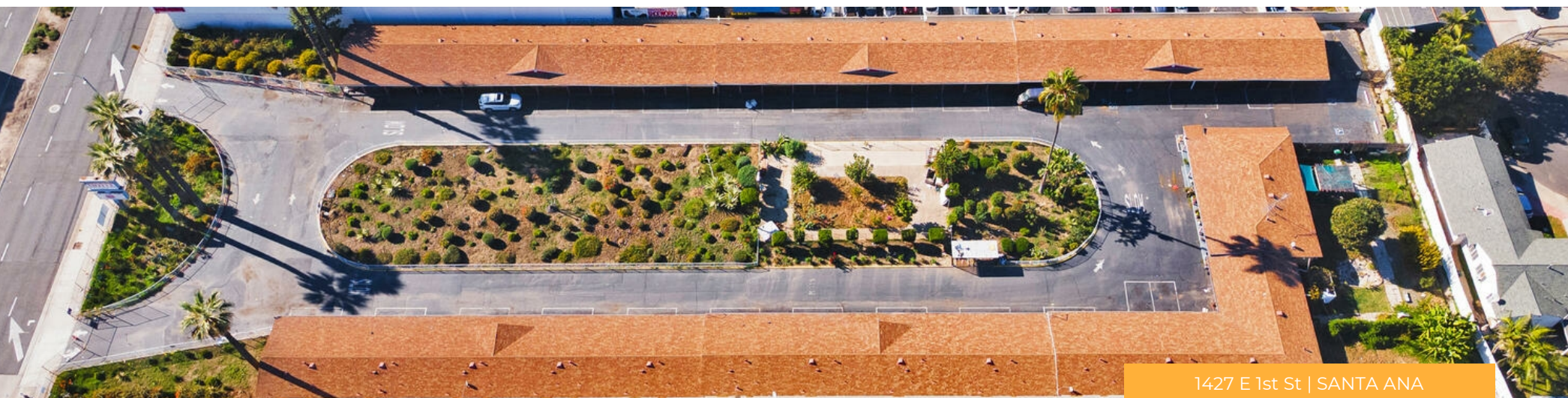


HOUSEHOLDS
81,409



AVG. HOUSEHOLD INCOME
\$ 125,478

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DEMOGRAPHICS

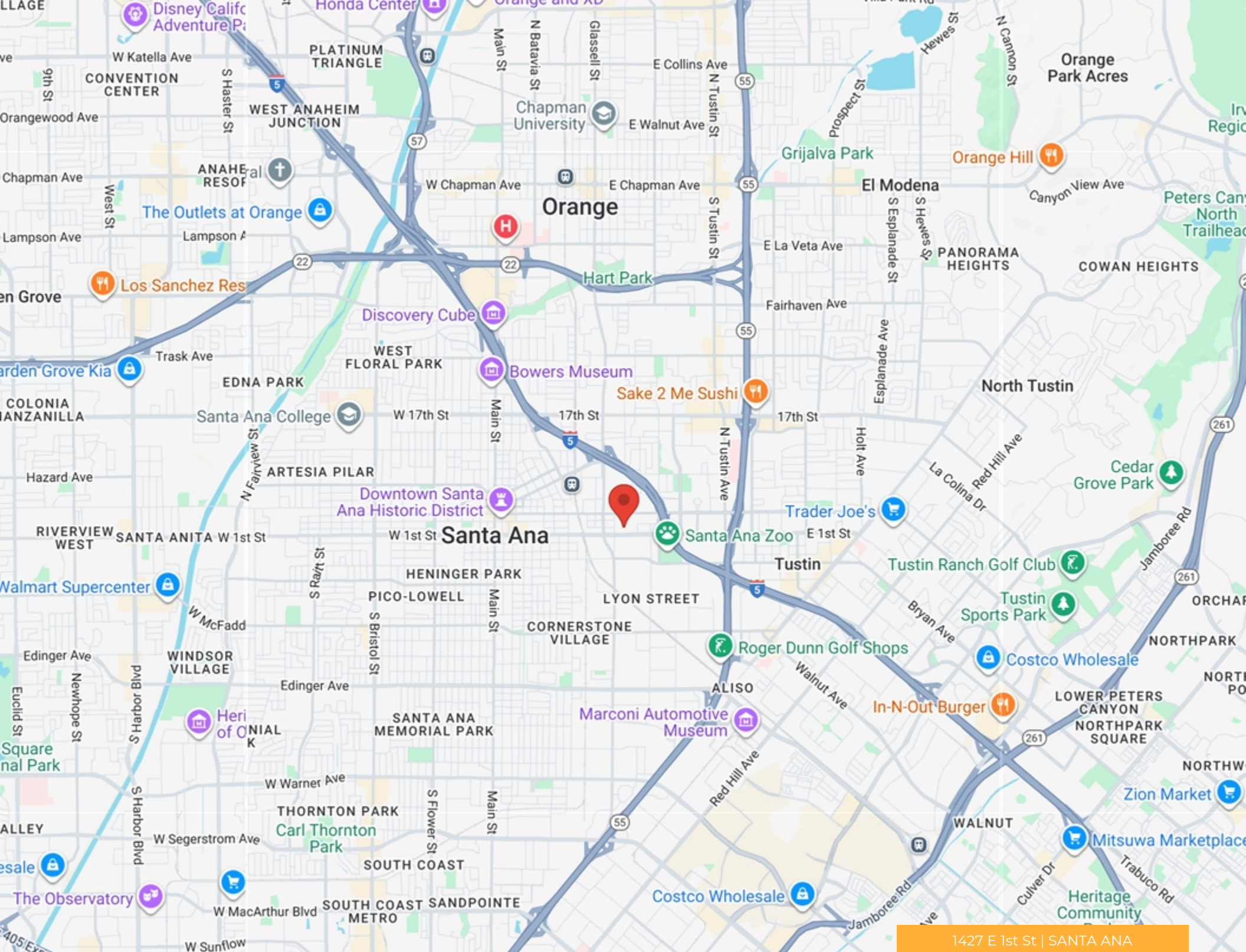
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	47,604	299,712	632,314
2010 Population	44,174	290,210	658,289
2025 Population	45,335	283,271	664,988
2030 Population	47,464	285,851	672,091
2025-2030 Growth Rate	0.92 %	0.18 %	0.21 %
2025 Daytime Population	42,196	287,130	745,210

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	902	4,782	12,345
\$15000-24999	638	3,507	8,601
\$25000-34999	844	3,509	7,887
\$35000-49999	1,696	6,939	14,857
\$50000-74999	2,289	12,788	27,786
\$75000-99999	1,927	10,563	25,653
\$100000-149999	2,398	16,195	41,174
\$150000-199999	1,299	9,784	27,021
\$200000 or greater	981	13,343	39,432
Median HH Income	\$ 76,136	\$ 95,911	\$ 104,492
Average HH Income	\$ 96,008	\$ 125,478	\$ 136,084

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	10,660	74,037	168,651
2010 Total Households	10,648	74,043	182,161
2025 Total Households	12,973	81,409	204,757
2030 Total Households	13,891	84,180	212,476
2025 Average Household Size	3.47	3.41	3.18
2025 Owner Occupied Housing	3,727	35,146	92,516
2030 Owner Occupied Housing	3,883	36,204	95,187
2025 Renter Occupied Housing	9,246	46,263	112,241
2030 Renter Occupied Housing	10,009	47,976	117,288
2025 Vacant Housing	718	3,478	10,468
2025 Total Housing	13,691	84,887	215,225







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ABOUT SANTA ANA

Santa Ana (Spanish for 'Saint Anne') is a city in and the county seat of Orange County, California, United States. Located in the Greater Los Angeles region of Southern California, the city's population was 310,227 at the 2020 census. As of 2023, Santa Ana is the third most populous city in Orange County (after Anaheim and Irvine), the 14th-most populous city in California, and the 65th most populous city in the United States.

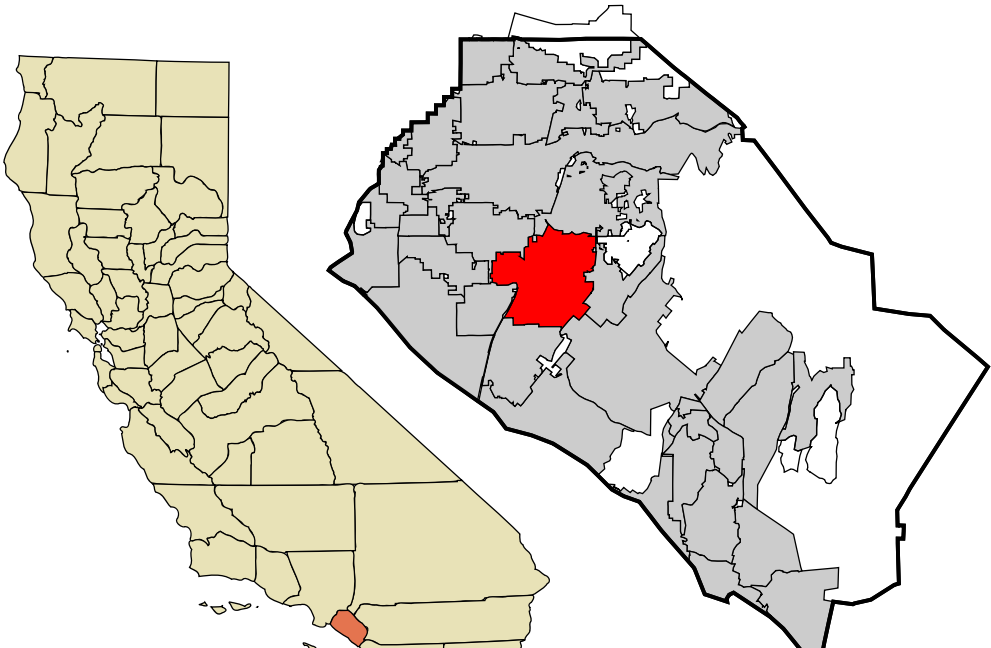


CITY OF SANTA ANA

COUNTY	ORANGE
INCORPORATED	5/31/1886

AREA	POPULATION
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CITY	27.4 SQ MI
LAND	27.3 SQ MI
ELEVATION	115 FT



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