

7-ELEVEN ANCHORED SANTA ANA PLAZA

1417-1431 W WARNER AVENUE, SANTA ANA, CA 92704



INVESTMENT OVERVIEW

Investment Highlights



7-Eleven Anchored Multi-Tenant Retail Strip — Corporate-Backed Convenience Anchor in a Densely Populated Central Orange County Infill Location



Prime Infill Location Along Warner Avenue, a Regionally Significant Arterial Roadway Connecting Santa Ana, Costa Mesa, and Fountain Valley



100% Occupied by an Internet-Resistant, Service-Based Tenant Mix Anchored by Daily-Needs Uses (Convenience, Dental, Laundry, Wellness, and Restaurant)



Rare Santa Ana Infill Offering

- ▶ **Irreplaceable Orange County Location** — Fully Built-Out, Densely Populated Trade Area with Significant Barriers to New Retail Construction
- ▶ **Corporate-Backed 7-Eleven Anchor** — 27% of the GLA Occupied by 7-Eleven, the World's Largest Convenience Store Chain (±84,000 Locations Globally, \$83.5B in Annual Revenue, A Credit Rating by S&P)
- ▶ **Stable, Service-Oriented Tenant Roster** — Mix of Convenience, Health & Wellness, and Daily-Needs Uses That Are Resistant to E-Commerce Disruption and Provide Recurring Customer Visits

Strong Real Estate Fundamentals

- ▶ **Active Residential Densification in the Surrounding Trade Area** — The City of Santa Ana Has an Active Pipeline of Mixed-Use and Residential Developments Along the Nearby Harbor Boulevard and Bristol Street Corridors, Including Central Pointe (644 Units), Related California's Bristol Specific Plan, and The Village Santa Ana Specific Plan (20-Year Buildout Beginning January 2026)
- ▶ **Excellent Freeway Access** — Less Than 2 Miles from the 405 Freeway (One of the Busiest Freeways in the United States) | Quick Connectivity to the 55 and 22 Freeways | ±5 Miles to John Wayne Airport (SNA)
- ▶ **Dense, High-Volume Consumer Trade Area** — Over ±637,000 Residents Within Five Miles, Providing a Deep Daily-Needs Customer Base for the Center's Service-Oriented Tenant Mix
- ▶ **High-Visibility Position on Warner Avenue** — A Regionally Significant Arterial Roadway Designated by Both the City of Santa Ana and Orange County, Providing East-West Connectivity Through Three Major Submarkets (±31,200 Cars Per Day)

FINANCIAL ANALYSIS

Offering Summary

Property Name	7/11 Anchored Santa Ana Plaza
Property Address	1417-1431 W Warner Avenue Santa Ana, CA 92704
Assessor's Parcel Number	408-471-16
Current Occupancy	100%
Year Built	1968
Parking Spaces	50
Parking Ratio	5.68:1,000 SF
Gross Leasable Area (GLA)	±8,802 Square Feet
Lot Size (Acres)	±0.82 Acres
Lot Size (SF)	±35,637 Square Feet

Pricing

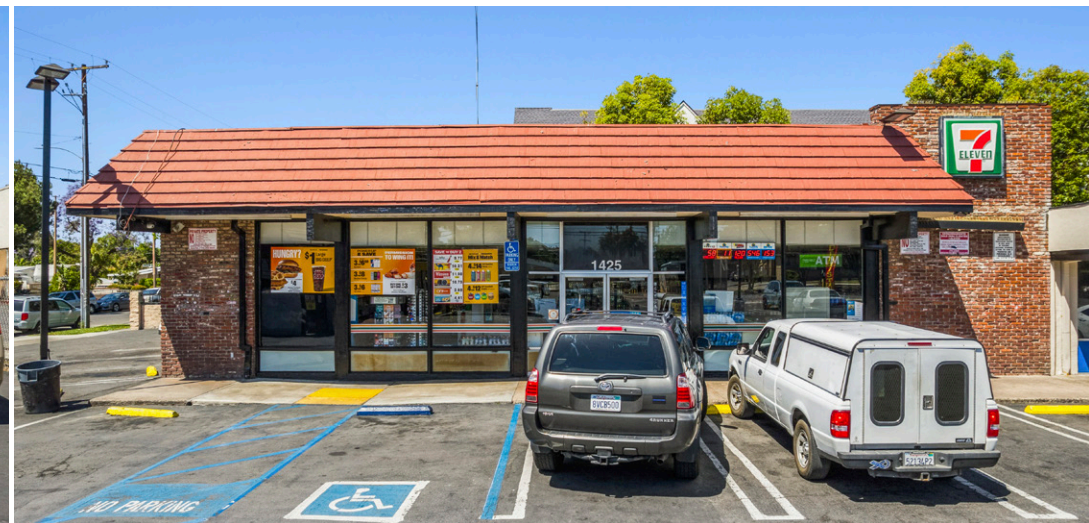
Price	\$5,775,000
Cap Rate (Current)	5.50%
Cap Rate (Pro Forma)	5.87%

Annualized Operating Data

	Current	Pro Forma
Gross Potential Rent	\$330,516	\$352,614
Expense Reimbursements	\$101,560	\$102,444
Gross Potential Income	\$432,076	\$455,058
Vacancy Reserve	3.00%	3.00%
Effective Gross Income	\$419,114	\$441,406
Less Expenses	(\$101,560)	(\$102,444)
Net Operating Income	\$317,554	\$338,962

Expenses

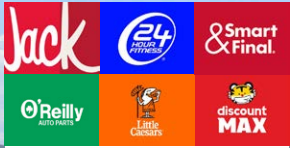
	Current	Pro Forma
Property Tax Rate	1.1195%	1.1195%
Property Taxes	\$64,652	\$64,652
Special Assessments	\$7,616	\$7,616
Insurance	\$9,924	\$9,924
CAM-Service Contracts	\$4,800	\$4,800
CAM-Repairs & Maintenance	\$1,020	\$1,020
CAM-Utilities/Misc	\$328	\$328
Property Management (4% GPR)	\$13,221	\$14,105
Total Expenses	\$101,560	\$102,444
Expenses/SF/Year	\$11.54	\$11.64



FINANCIAL ANALYSIS

Rent Roll - As of May 1, 2026

Suite	Tenant Name	GLA	% of GLA	Tenancy	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options
1417	Dentist	2,008	22.81%	±10 Years	10/31/2026	\$5,003.00	\$2.49	NNN	Greater of CPI or 4% Annual	None
1419	Acupuncture	1,020	11.59%	±2 Years	02/28/2027	\$2,703.00	\$2.65	NNN	Greater of CPI or 4% Annual	None
1421	Launderland	2,250	25.56%	±49 Years	06/30/2027	\$6,777.00	\$3.01	NNN	Greater of CPI or 4% Annual	One, Five-Year
1425	7-Eleven	2,400	27.27%	±59 Years	12/31/2027	\$9,500.00	\$3.96	NNN	Greater of CPI or 10% @ Each	Three, Five Year
1431	Taco Restaurant	1,124	12.77%	±40 Years	02/28/2029	\$3,410.00	\$3.03	NNN	Greater of CPI or 4% Annual	One, Five-Year
Pad	Fireworks Stand	N/A	0.00%	N/A	07/04/2027	\$150.00	N/A	Gross	N/A	None
# of Tenants: 6	Total Available: Total Occupied:	0 SF 8,802 SF			Monthly: Annual:	\$27,543 \$330,516	Average: \$3.03/SF			



1417-1431 W WARNER AVENUE



S PACIFIC AVE

W WARNER AVE - 31,200 AADT



SOUTH COAST PLAZA

South Coast Plaza is a famed upscale Costa Mesa shopping center among the highest-grossing malls in the U.S. — its biggest retailers include Nordstrom, Macy's, Bloomingdale's, Neiman Marcus, Saks Fifth Avenue, Apple, Gucci, Louis Vuitton, Chanel, and Hermès.

Chick-fil-Ste | Staples | BUFFALO WILD WINGS | Michaels

THE GREAT GREEK | IN-N-OUT BURGER | petco | ROSS DRESS FOR LESS | DOLLAR TREE | TRADER JOE'S | Target

VONS | CHASE | TJ-maxx

SADDLEBACK HIGH SCHOOL

Denny's | Habit BURGER GRILL | Wendy's | BRISTOL SOUNDS | AutoZone | kpc HEALTH

ALDI | Burlington | TACO BELL | BURGER KING

CARL THORNTON PARK

Carl's Jr. | Starbucks | IHOP | Pello Loco LET'S DEF LOGO | El Super



SEGERSTROM HIGH SCHOOL

WINGSTOP | PANDA EXPRESS CHINESE KITCHEN | ups | dd's DISCOUNTS | Food 4 Less

MCFADDEN INTERMEDIATE

W WARNER AVE

MATER DEI HIGH SCHOOL

S BRISTOL STREET

McDonald's

VALLEY HIGH SCHOOL

ARCO | TACO BELL | STATER BROS. markets

EDINGER AVE

Jack | 24 HOUR FITNESS | &Smart & Final. | O'Reilly AUTO PARTS | Little Caesars | discount MAX

MARKET OVERVIEW

The City Of Santa Ana



Santa Ana, the county seat of Orange County, is located approximately 30 miles southeast of Downtown Los Angeles.

With a population of over 310,000 residents, Santa Ana is a vibrant, historically rich city anchored by a diverse small-business ecosystem, government services, healthcare, and a growing creative and professional services employment base.

Santa Ana offers a strong consumer base, with an average household income of approximately \$75,000, and more than 20% of households earning over \$100,000 annually.

The city features a dense mix of residential neighborhoods, commercial corridors, and civic and employment centers, making it one of Southern California's most dynamic and strategically located urban retail markets in Southern California.

Santa Ana Highlights

- ▶ As the county seat, Santa Ana's concentration of government, legal, and professional services (including the Orange County Civic Center and courts) delivers a reliable daytime workforce and predictable, long-term office occupancy and leasing demand.
- ▶ Santa Ana's strategic access to I-5, SR-55, SR-22, proximity to John Wayne Airport, and nearby rail/last-mile distribution nodes underpins durable industrial and logistics fundamentals, offering investors steady rent growth potential and low-vacancy prospects in warehouse and flex assets.
- ▶ A dense, walkable population of roughly 310,000, coupled with Downtown Santa Ana's expanding cultural and retail core and key local assets such as MainPlace Mall, the Bowers Museum, and Santa Ana College, supports resilient retail sales, sustained multifamily demand, and consistent consumer foot traffic—key drivers of income stability and asset appreciation.



Demographics

Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$134,574	\$112,134	\$120,573
Average Household Retail Expenditure	\$91,272	\$83,208	\$84,635
Median Household Income	\$111,760	\$92,443	\$99,589

Population

2030 Projection — Total Population	33,958	258,681	644,709
2025 Estimate — Total Population	33,854	256,832	637,681
2020 Census — Total Population	36,766	270,961	656,449

Households

2030 Projection — Total Households	8,079	71,480	204,869
2025 Estimate — Total Households	8,021	70,560	201,653
2020 Census — Total Households	7,917	68,849	195,594

SOUTH COAST PLAZA



ORANGE COUNTY CIVIC CTR.



SANTA ANA COLLEGE



JOHN WAYNE AIRPORT



SANTA ANA METRO



MARKET OVERVIEW

Santa Ana's Robust Employment Scene

Santa Ana's economy is diversified and active, anchored by government and public services, education, healthcare, finance, manufacturing and logistics — a mix that supports robust local employment and steady business investment.

Major local employers and headquarters include First American Financial Corporation (headquartered in Downtown Santa Ana), Behr Paint Company (corporate headquarters and R&D/manufacturing campus in Santa Ana), and Johnson & Johnson's ophthalmology/surgical-vision operations (which maintain long-standing facilities in the city); health systems and hospitals operated by KPC Health/South Coast Global Medical Center and public employers such as the County of Orange, Santa Ana Unified School District, Santa Ana College and the U.S. Postal Service further contribute to the job base.

Top Employers

County of Orange	19,179
Santa Ana Unified School District	5,985
Santa Ana College (Centennial & Rancho Santiago)	4,271
KPC Healthcare	1,732
City of Santa Ana	1,671
United States Postal Service (3 locations)	1,393
Allied Universal	1,100
First American Title (First American Financial Corporation)	980
Superior Court of California – County of Orange	743
Johnson & Johnson (Surgical Vision/related operations)	522



Headquartered in Santa Ana:

Major corporate and U.S. headquarters in Santa Ana include Kingston Technologies, Hyundai Motor America, Yakult USA, First American Financial Corporation, Behr Corporation, Ingram Micro, and additional regional HQs for firms across technology, finance, and manufacturing.



WARNER SHOPPING STRIP

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