

FOR SALE

5950 SQ. FT.

Rare Low-Coverage Industrial Opportunity with Dual-Parcel Income & Residential Redevelopment Upside
Flex / Industrial Building
3514 & 3522 Westminster Ave
Santa Ana CA 92703

Westminster Ave.

PROPERTY HIGHLIGHTS

Massive 47,155 SF Combined Lot Area: Rare multi-parcel commercial assembly providing immense spatial flexibility across two contiguous parcels.

Prime Transit Connectivity: High-visibility commercial corridor offering rapid, direct access to critical Southern California freight and commuter freeway loops.

20,000+ SF Excess Yard Premium: Scarcity-driven low coverage provides an expansive, secured yard highly coveted by industrial owners needing container, fleet, or materials storage.

Adaptive Reuse Overlay: Eligible under Santa Ana Chapter 41 for accelerated, cost-effective conversion into creative office, live/work, or mixed-use spaces using the existing building structures.

Residential Redevelopment Upside: Excellent visibility, broad street frontage, and major arterial positioning make this an ideal candidate for future high-density residential/mixed-use conversion.

3x-4x Land Value Premium: Asset valuation is driven by a massive, scarce 47,155 SF combined footprint, capturing a substantial land premium due to over 20,000+ SF of highly desirable excess storage yard space.

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Disclaimer

This Offering Memorandum (this “Memorandum”) is provided solely for the purpose of evaluating the potential acquisition of the property located at 3514 & 3522 Westminster Ave, Santa Ana, CA 92703 (the “Property”), and is not to be used for any other purpose without the prior written consent of the Owner or RE/MAX New Dimension (“Broker”).

This Memorandum was prepared by Broker based on information provided by the Owner and Broker. It contains selected information regarding the Property and the surrounding real estate market; however, it does not purport to be all-inclusive or to contain all information necessary to evaluate the acquisition of the Property. Any financial projections, assumptions, estimates, or other information contained herein, including any online data or supplemental evaluation materials, are provided for general reference only and are based on assumptions relating to market conditions, competition, the general economy, and other factors. Actual results may vary materially from such projections or assumptions. Any summaries of documents included herein are for convenience only and are not intended to be a complete statement of the terms or legal analysis of such documents.

Although the information contained in this Memorandum and any related evaluation materials is believed to be reliable, neither Broker nor Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information provided. Prospective purchasers are responsible for conducting their own independent investigations, analyses, projections, and due diligence regarding the Property. Prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental consultants, and other professional advisors as deemed necessary.

Owner expressly reserves the right, in its sole and absolute discretion, to reject any offer to purchase the Property or to terminate negotiations with any party at any time, with or without notice. Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase agreement has been fully executed, delivered, and approved by Owner, and all conditions to Owner’s obligations thereunder have been satisfied or waived.

Owner has retained RE/MAX New Dimension as its exclusive Broker. Broker is not authorized to make any representation, agreement, or commitment on behalf of Owner except as expressly authorized in writing.

PROPERTY OVERVIEW

RE/MAX Commercial is pleased to exclusively present a premier multi-parcel investment and owner-user opportunity located at 3514 & 3522 Westminster Ave, Santa Ana, CA. Featuring a combined footprint of over 47,155 SF of contiguous land, this property represents a highly scarce, low-coverage layout within the land-constrained Orange County market.

Property 1 (3514 Westminster Ave): Sits on a massive 36,155 SF lot improved with a versatile 4,800 SF industrial building. The exceptionally low building-to-lot coverage ratio unlocks over 20,000+ SF of pure excess, highly usable, and secured storage yard space—a feature commanding an absolute premium for regional owner-operators. Property 2 (3522 Westminster Ave): Features an 11,000+ SF parcel with an existing 1,150 SF structure, providing immediate supplemental rental income or standard dual-unit corporate separation.

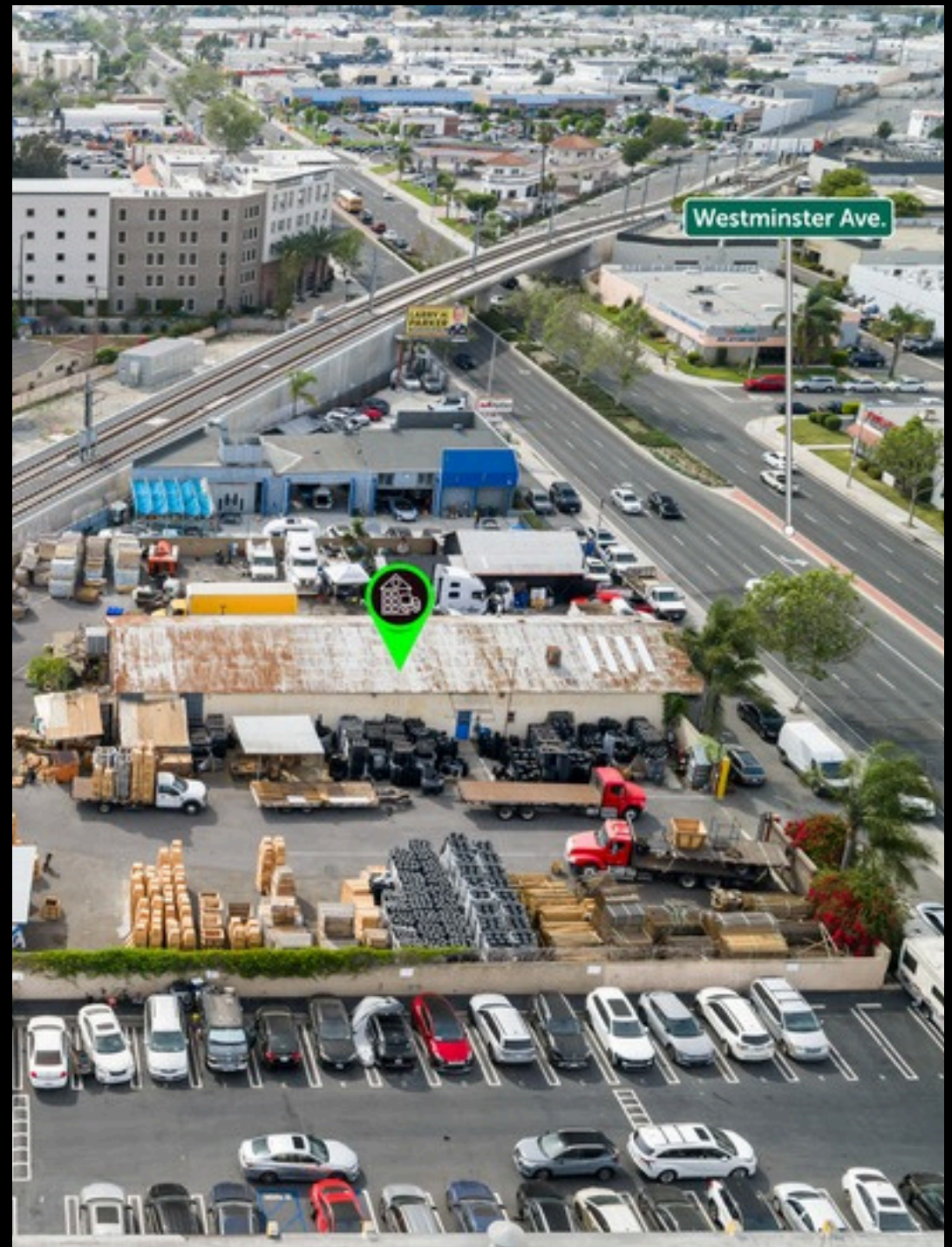
Redevelopment & Strategic Value: Boasting premier visibility and high-impact street signage along a major arterial corridor, this asset is strategically positioned for future high-density residential or mixed-use conversion under Santa Ana's modern zoning adaptations. It offers owner-users immediate functional storage capabilities, investors an income-producing asset, and developers a highly visible multi-parcel assembly with immediate access to major SoCal freeways.

INVESTMENT HIGHLIGHTS

- Massive 47,155 SF Combined Lot Area: Rare multi-parcel commercial assembly providing immense spatial flexibility across two contiguous parcels.
- 20,000+ SF Excess Yard Premium: Scarcity-driven low coverage provides an expansive, secured yard highly coveted by industrial owner-users needing container, fleet, or materials storage.
- Residential Redevelopment Upside: Excellent visibility, broad street frontage, and major arterial positioning make this an ideal candidate for future high-density residential/mixed-use conversion.
- Dual-Unit Revenue Stream: Keep operations separated or tap into stable passive income via the second freestanding unit at 3522 Westminster.
- Prime Transit Connectivity: High-visibility commercial corridor offering rapid, direct access to critical Southern California freight and commuter freeway loops.
- Turnkey Investor or Owner-User Option: Flexible positioning allows for immediate owner occupancy of the primary warehouse while retaining the secondary parcel for supplemental lease income.

Property Features

Address	3514 & 3522 Westminster Ave, Santa Ana CA 92703
Year Built	1955
Total Rentable Area	Warehouse: 4800 sqft Smaller Ware House: 1150 sqft
Land Area	11,086 sqft 36,298 sqft 47,384 sqft Total
Stories	1 Story with attic for extra storage space
Number of Units	2 units, 2 parcels
Zoning	M1 (Light Industrial) → Mixed Use (SD-84)
Parking	8.0/1000 SF
HVAC	Yes
Walls	Warehouse: Steel Frame & Metal Sheeting Office: Wood Framing & Drywall
Restrooms	Front office / Back of Warehouse



FREESTANDING FLEX / INDUSTRIAL BUILDING
3514 & 3522 WESTMINSTER AVE
SANTA ANA CA 92703

UNIT BREAKDOWN

3514 Westminster Ave
Warehouse: ±4800 SF
Clear Height: 11' Clear
Electrical: 400A / 277-480V
Grade-Level Doors: 2
Parking Ratio: 8/1,000 SF

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UNIT DETAILS



*Massive 47,155 SF Combined Lot Area:
Rare multi-parcel commercial
assembly providing immense spatial
flexibility across two contiguous
parcels.*

Floor plan is hypothetical and for illustrative purposes only. All measurements are approximate.





FREESTANDING FLEX / INDUSTRIAL BUILDING
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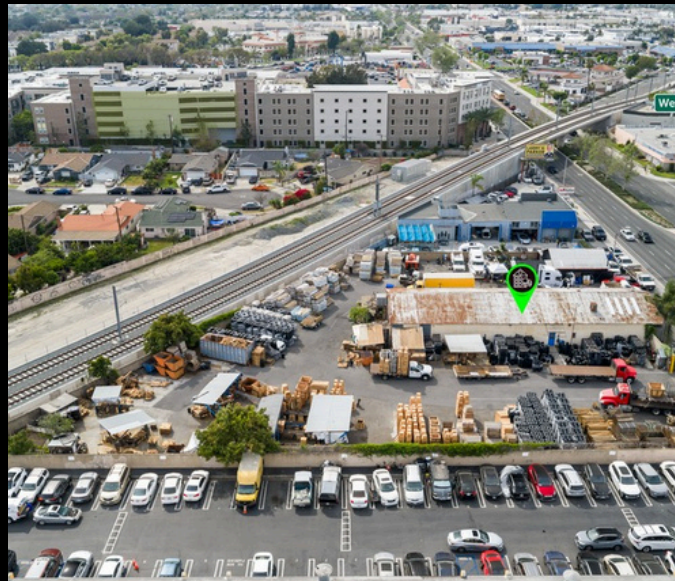
EXTERIOR VIEW



COVERED LOADING AREA



INTERIOR WAREHOUSE SPACE



SITE PLAN OVERVIEW

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LOCATION HIGHLIGHTS



□ 17TH AVE — HIGH-VISIBILITY ARTERIAL CORRIDOR

□ ± 0.8 MILES TO THE 22 FREEWAY ON/OFF RAMPS VIA HARBOR AVE

□ ±10 MILES TO JOHN WAYNE AIRPORT (SNA)

□ ± 2.5 MILES TO THE 5 FREEWAY ON/OFF RAMPS VIA 17TH AVE

□ WALKING DISTANCE TO RETAIL AND DINING AMENITIES

□ DENSE EMPLOYMENT BASE — ORANGE COUNTY CENTRAL MARKET



Willowick Golf Course /
Redevelopment Site

Santa Ana Freeway
SR-57 Interchange

Harbor & Westminster Intersection










SITE

1st Street & Fairview Logistics Cluster








Westminster Ave

1st St

Santa Ana
College Campus





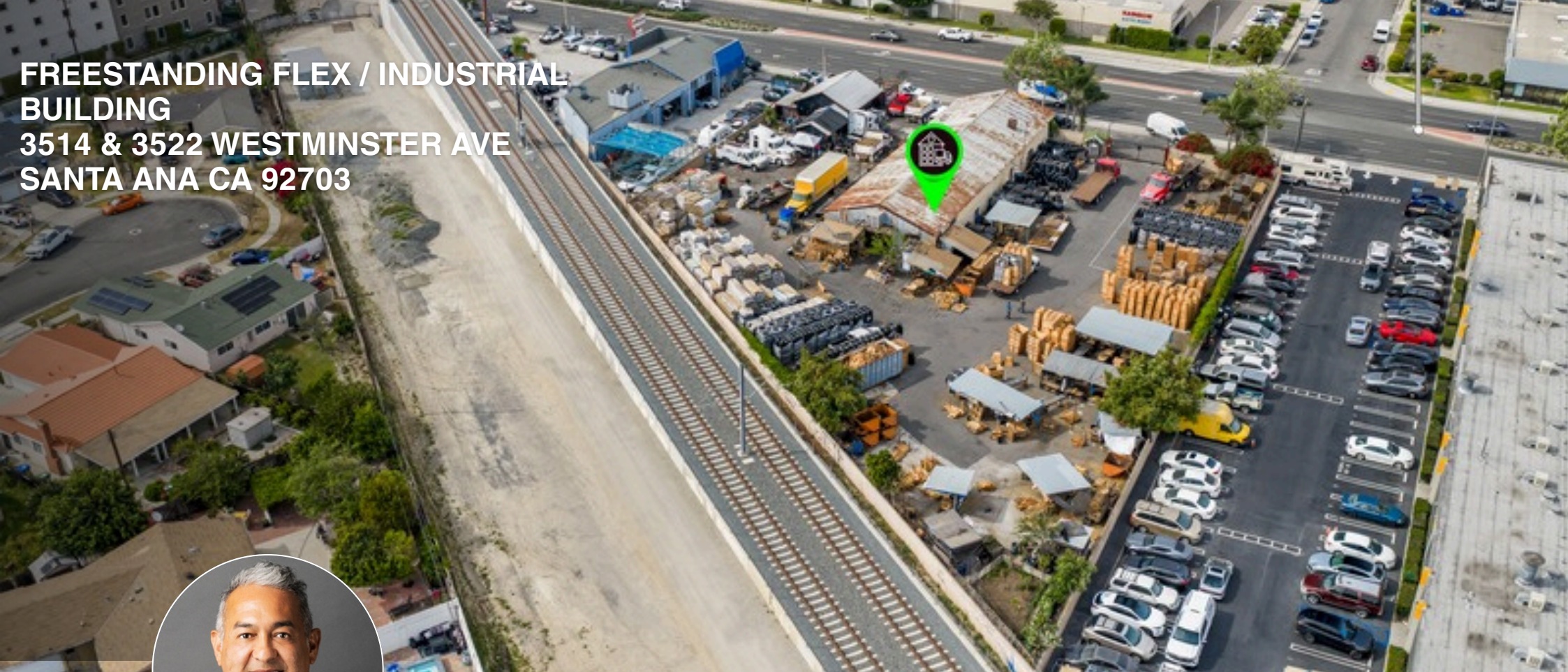




AMENITIES MAP

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