



1820 S Main Street

Santa Ana, CA 92707

OFFERING MEMORANDUM



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INVESTMENT SUMMARY & HIGHLIGHTS



ADDRESS

1812-1820 S Main St, Santa Ana, CA 92707



APN

015-050-09 & 015-050-10



LAND SIZE

2.08 Acres (90,449 SF)



BUILDING SIZE

24,667 SF



YEAR BUILT

1951



FRONTAGE

165' on Main St & 547' on Commercial St
and 165' on Broadway

▶ FLEXIBLE URBAN NEIGHBORHOOD ZONING

Situated within the Urban Neighborhood (UN) zoning designation along the South Main Street corridor, the property benefits from a wide range of allowable uses, including residential, retail, office, and mixed-use development, providing significant versatility for both investors and developers.

▶ STRONG REDEVELOPMENT POTENTIAL

The zoning and location create an excellent opportunity for value-add or ground-up development, with potential for increased density, residential units over ground-floor retail, or adaptive reuse.

▶ ADJACENT TO MAJOR GROCERY ANCHOR

The property directly borders a large, high-traffic grocery store, driving consistent daily foot traffic and offering strong synergy for future retail tenants or service-oriented uses.

▶ PROMINENT MAIN STREET FRONTAGE

High-visibility frontage along South Main Street, one of Santa Ana's key commercial corridors, ensures strong exposure to both vehicular and pedestrian traffic.

▶ CENTRAL ORANGE COUNTY LOCATION

Strategically positioned near Downtown Santa Ana, the property is easily accessible from major freeways (I-5, SR-55, and SR-22) and is surrounded by dense residential neighborhoods, schools, and employment centers.

▶ WALKABLE URBAN ENVIRONMENT

The South Main Street corridor is undergoing streetscape and pedestrian improvements, enhancing its appeal as a walkable, neighborhood-serving retail and residential district.

▶ STRONG DEMOGRAPHICS

Within a 3-mile radius, the area boasts a large and growing population with steady household income levels, supporting demand for both housing and neighborhood-serving retail.

▶ BARRIERS TO ENTRY

Limited available development sites in the South Main Street corridor combined with Santa Ana's infill character create long-term competitive advantages for well-located properties.



INVESTMENT HIGHLIGHTS

1820 S Main Street offers a rare opportunity to acquire a 2.06 acre corner property in the heart of Santa Ana's rapidly evolving South Main Street corridor. The site has a Land Use Designation of Urban Neighborhood (UN, which supports a wide variety of uses—including residential, retail, office, and mixed-use—making it ideal for value-add or ground-up redevelopment. The property benefits from strong visibility with 165 feet of frontage on Main Street, 165 feet of frontage on Broadway and 547 feet on Commercial Street, directly adjacent to a high-traffic grocery anchor that drives consistent foot traffic. Located just minutes from Downtown Santa Ana and major freeways (I-5, SR-55, SR-22), the site is positioned within a densely populated trade area of over 637,000 residents in a five-mile radius, with median household income of \$85,817. Surrounded by schools, employment centers, and ongoing streetscape improvements, 1820 S Main presents long term upside in a high barrier to entry market where infill redevelopment sites over 2 acres are limited and increasingly sought after.





AERIAL VIEW



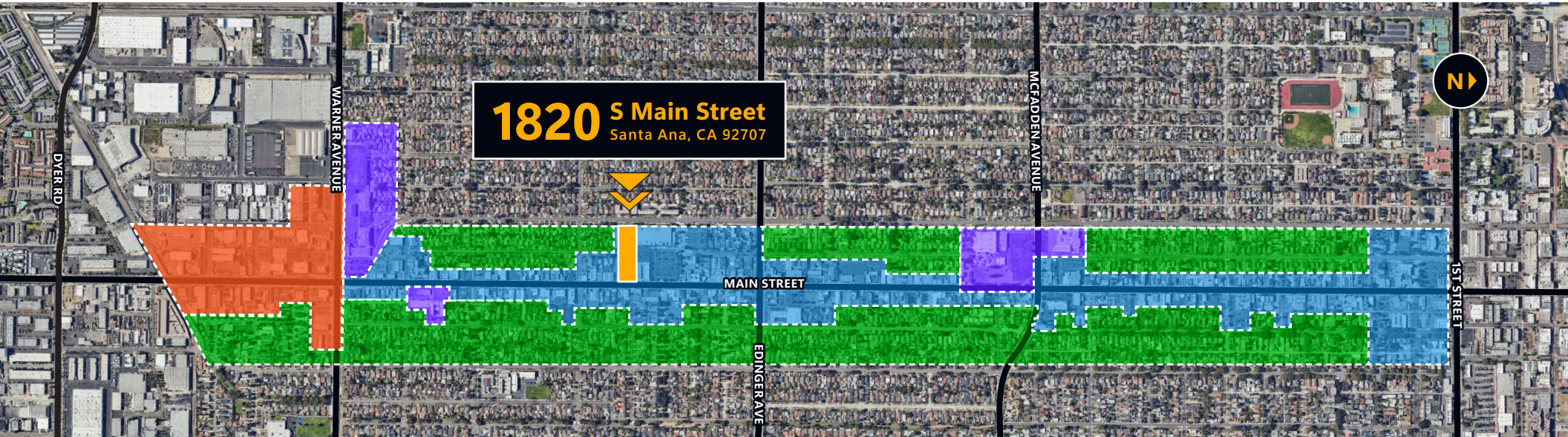
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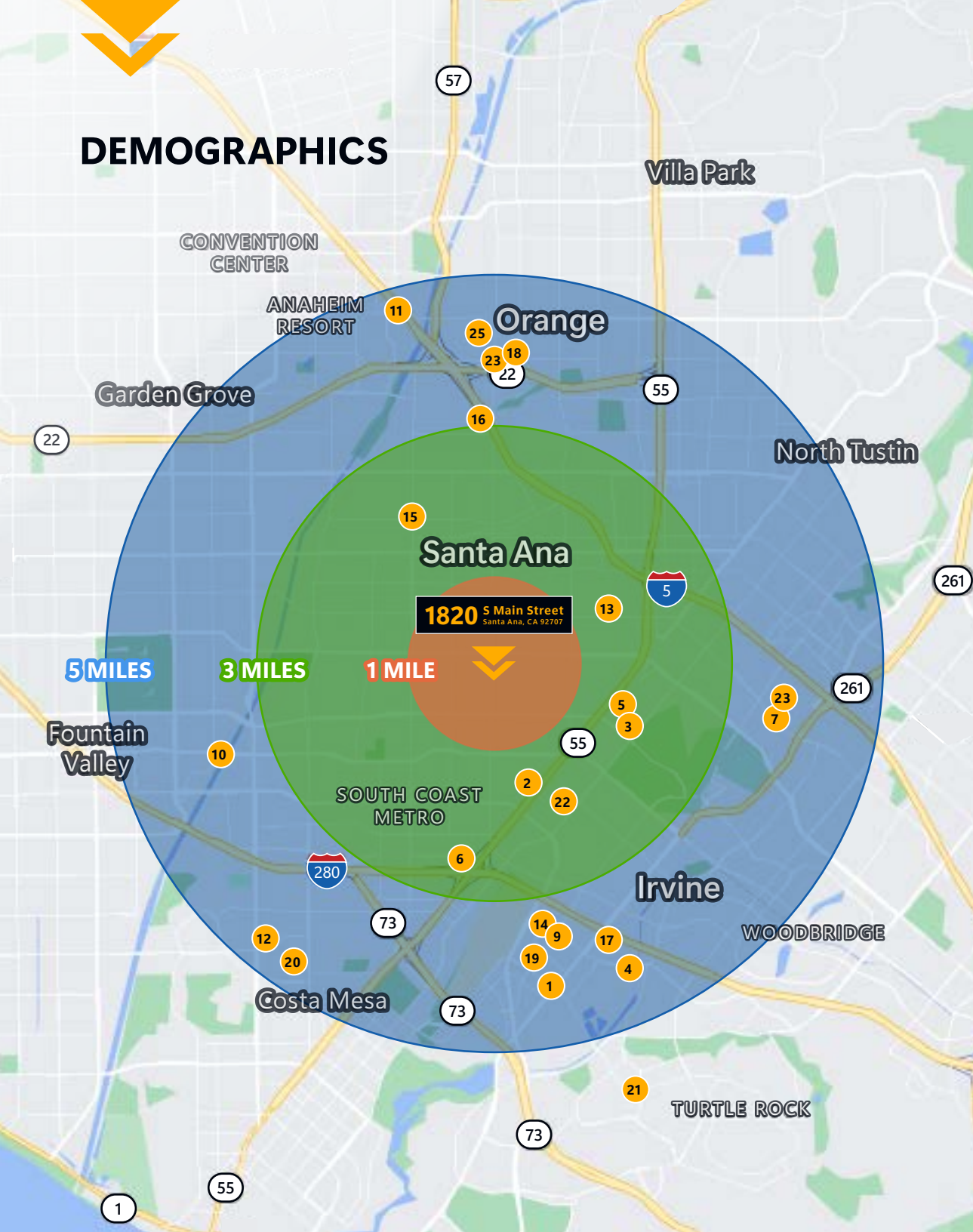
SOUTH MAIN STREET LAND USE / DESIGNATION

- Low Density Residential
- Urban Neighborhood - Low
- Industrial/Flex - Low
- Institutional



DESIGNATION	MAX. INTENSITY	MAX. HEIGHT	GENERAL CHARACTER
■ Low Density Residential	7 du/ac	2 stories	Single Family neighborhoods
■ Urban Neighborhood - Low	1.0 FAR or 20 du/ac	3 stories	Urban neighborhoods characterized by low density development, featuring a diverse mix of single-family and multifamily homes, alongside mixed-use residential buildings with retail shops, services, and restaurants on the ground floor. These areas can also include cultural facilities and a variety of public and open spaces.
■ Industrial/Flex - Low	1.50 FAR	3 stories	Flexible office-industrial spaces, compact research-development facilities, and clean manufacturing
■ Institutional	2.0 FAR	2 stories	Government facilities, public service facilities, public institutions

DEMOGRAPHICS



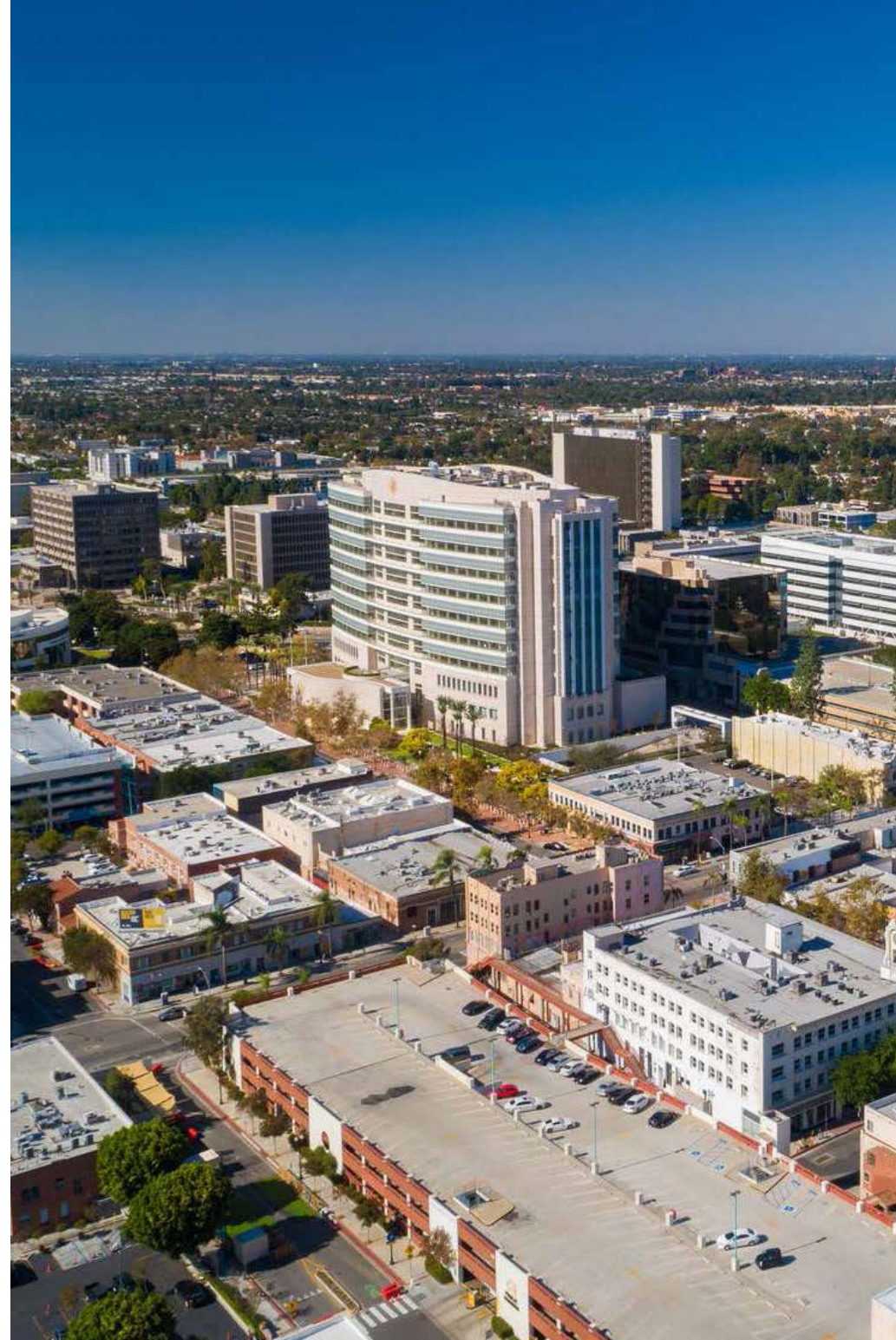
#	MAJOR EMPLOYERS	EMPLOYEE COUNT
1	Baywa RE USA LLC	20,718
2	First American Title Company	6,000
3	Property Insight LLC	4,197
4	Ingram Micro Inc-Im-Logistics An Ingram McRo Div	4,000
5	Air Liquide Electronics US LP-Air Liquide Globl E C Solutions	3,930
6	Experian Info Solutions Inc-Experian	3,700
7	Lsf9 Cypress Parent 2 LLC	3,500
8	Lsf9 Cypress Parent 2 LLC	3,500
9	New Century Mortgage Corp-New Century Mortgage	3,398
10	Kingston Technology Company	3,261
11	University Caliofornia Irvine-Uc Irvine Medical Center	3,000
12	Coast Community College Dst	2,900
13	Universal Services America LP	2,708
14	Thaihot Investment Co US Ltd	2,450
15	County of Orange-County Executive Office	2,400
16	Rancho Santiago Community College DST - Santa Ana College	2,300
17	Advantmed LLC	2,250
18	St Joseph Hospital of Orange	2,100
19	Pacific Pharma Inc	2,000
20	Orange Coast College - Orange Coast College Snack Bar	1,900
21	University California Irvine - Uc Irvine Health Regional Burn Ctr	1,757
22	Edwards Lifesciences LLC	1,700
23	Youngs Interco Inc	1,606
24	Edwards Lifesciences Corp-EDWARDS	1,600
25	Childrens Hospital Orange Cnty-CHOC	1,530



SANTA ANA CALIFORNIA, USA

The investment properties are located in Santa Ana, an attractive target for both office and multifamily investors seeking to pursue value-add opportunities in Southern California. The metro benefits from strong population growth, above-average household income, and the presence of large government and health employers. Within a five-mile radius of the properties, the population of 637,308 residents is expected to grow by approximately 1.0 percent over the next five years. This population growth, along with several office and mixed-use development projects currently underway in the metro, points toward persistent demand for both office space and multifamily housing. Median household income in the area is \$85,817, outpacing the national average by nearly 13 percent. This above-average income, along with a low unemployment rate of 3.0 percent, emphasizes the market's economic stability. The presence of large government and health employers like the County of Orange, City of Santa Ana, and KPC Healthcare further reinforces the area's demand for office space and housing. Overall, these dynamics position the properties for long-term value creation in a healthy economic environment.

- » Strategic Orange County Location with Access to a Growing Population
- » Above-Average Household Income Enhances Investment Appeal
- » Strong Employment Base Driven by Government and Healthcare Sectors
- » Ongoing Development Activity Supports Demand for Office & Multifamily





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