



1900 E Warner Ave

Santa Ana, CA

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EXECUTIVE SUMMARY

1900 East Warner Avenue is a strategically positioned industrial flex condominium within the Sirco Irvine Business Park, offering a total of 6,850 rentable square feet across two suites. Built in 1980 and renovated in 2025, the property offers strong cash flow and long term upside through appreciation as the area continues to see major developments. Recent improvements include HVAC, electrical, new lines for plumbing, office demolition and dry wall touch, interior painting, new vinyl wood flooring, the installment of high-end lighting fixtures, and a brand new automatic roll up door in Suite B. Suite A has seen several upgrades in the past and has a very high end appeal with marble countertops and finished tile features throughout the space.

Suite A consists of SCSA, the first legally permitted dispensary in all of Orange County which sees about 200 customers a day with an average spend of \$75. Ownership has continued to thrive through the ups and downs of the industry, and they maintain another high performing location off of Harbor Blvd in Costa Mesa. Suite B consists of a cosmetic auto salon with clientele primarily being high end sports car enthusiasts. They also work on luxury boats where they install decals and PPF protective film.

The property sits on the border of Tustin just minutes away from The Row Off Redhill and Tustin Legacy, two major multi-phase projects welcoming thousands of residential units and retail space catered to young professionals and families alike. With proximity to John Wayne Airport, the 55, 405, and 5 freeway, Warner Ave will continue to see exceptional tenant demand for years to come.

\$262,512

NOI

6,850

GROSS SF

1980

YEAR BUILT

800A

POWER

M1 (Industrial)

ZONING



- 9,000 Residential Units Planned
- 1,600 Acres of Developable Land
- 9.5M SF of Non-Residential Space



- 14.5 acres mixed-use development
- 1,100 Luxury Residential Units and 40,000 SF
- of Commercial Space
- Expected Delivery: 2025



WARNER AVE
ADT: 22,900

South Coast Safe Access

Unit A: *Licensed Retail Dispensary*

Established in 2015, SCSA was the first **legally permitted** cannabis dispensary in all of Orange County, CA. The business expanded to a second location in 2023 located in Costa Mesa off of Harbor Blvd, and sees 200-300 customers per day. At the subject property, SCSA maintains a 24/7 security patrol and sees several hundred customers on a daily basis of all ages. Through their tenancy, SCSA has consistently funded improvements to Unit A with a total spend of about \$600,000, giving it a high image appeal. Additionally, SCSA holds both a Prop 64 medical license and the standard adult-use recreational license allowing for a diverse customer base between medical and recreational uses.



Top Tier Protective Films

Unit B: **Auto Design Services**

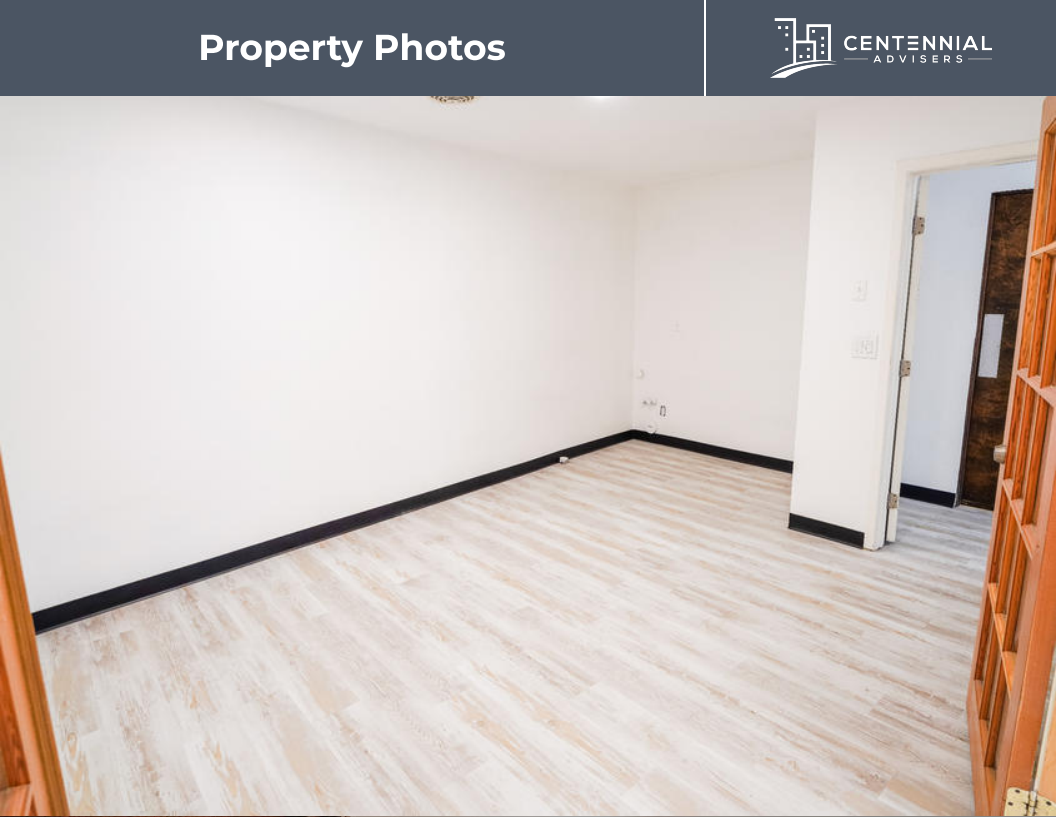
Top Tier first occupied the building just last year where they operate as a fullservice customization service based around exotic automobiles. When they first approached us, they made it clear how essential it was for them to completely remake the unit to suite their higher end clientele, and through a few months of construction, they brought the space to a very high quality featuring a beautifully done opexy floor, large studio grade lighting, fresh paint throughout the interior, brand new vinyl wood flooring throughout the offices, and a brand new automatic roll up door (see *photos below*).













BEHR

eaze

Bedrosians
Tile & Stone

D | DERMODY

Del Amo
MOTORSPORTS

1900 | EAST WARNER AVENUE
SANTA ANA

NiceGuy

THE DOT

THE ROW
AT RED HILL

amazon

BROADSTONE
ARDEN

TUSTIN
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