

OFFERING MEMORANDUM

1521 NORTH BROADWAY

*A vacant professional dental/office property
located in Santa Ana, California*



SANTA ANA, CA 92706

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*Exclusively
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OFFERING SUMMARY

Section 01

PRIME COMMERCIAL OPPORTUNITY LOCATED IN MIDTOWN SANTA ANA

As exclusive advisor and Listing Agent, Jonathan N. Mitchell is pleased to present the opportunity to acquire 1521 N Broadway (the “Property”), a property located in Santa Ana, CA.

Welcome to 1521 N Broadway, an exceptional commercial property located in the heart of Santa Ana’s thriving Midtown District. Positioned just south of 17th Street and minutes from the 5 Freeway, this standalone building offers outstanding visibility, convenient access, and strong potential in one of the city’s most rapidly evolving corridors.

Previously operated as a dental office (currently vacant), the property is thoughtfully configured for medical, dental, or professional office use. The versatile layout features four treatment stations with existing plumbing and electrical connections, a spacious reception and lobby area, private doctor’s office, two bathrooms, kitchen/breakroom space, and secure gated parking with one handicap and seven spots. With six private rooms/offices, the flexible floor plan can accommodate a variety of professional or administrative uses.

Situated within the Midtown Specific Plan (SP3) and designated as an Opportunity Zone, this property aligns with Santa Ana’s long-term vision for economic revitalization and mixed-use growth, presenting excellent potential for owner-users, medical professionals, or investors seeking to modernize and capitalize on the area’s continued development.

Whether you are expanding your practice, launching a new business, or investing in a strategic redevelopment corridor, this property delivers location, functionality, and future opportunity in the center of Santa Ana’s flourishing Midtown community.

Buyer to verify zoning, permitted uses, and Opportunity Zone benefits with the City of Santa Ana.

Please see the link below for more information regarding the Midtown Specific Plan (SP3).

→ [VIEW MIDTOWN SPECIFIC PLAN \(SP3\)](#)



OFFERING SUMMARY





LOCATION OVERVIEW

Section 02

SANTA ANA'S MARKET IS RIPE FOR INVESTMENT

Santa Ana is a city situated in Orange County and serves as the county seat.

Santa Ana is located in the Los Angeles metropolitan area and is positioned along the Santa Ana River. The city is located near major regional transportation routes including Interstate 5 and the State Route 55 and State Route 22 freeways. The landscape includes a downtown core with a historic district, government administrative centers, and various residential and commercial neighborhoods. Notable landmarks include the Bowers Museum, the Discovery Cube Orange County, and the MainPlace Mall.

The local economy is supported by a variety of sectors such as government, healthcare, and manufacturing. As the county seat, the city contains numerous municipal, county, and federal facilities. Additional economic activity is concentrated in the retail trade, professional services, and hospitality sectors. The city's infrastructure and centralized location within the county support a diverse range of commercial and industrial operations.

310,087

SANTA ANA
POPULATION (2025)

\$93,774

CITY MEDIAN HOUSEHOLD
INCOME (2025)

33.8

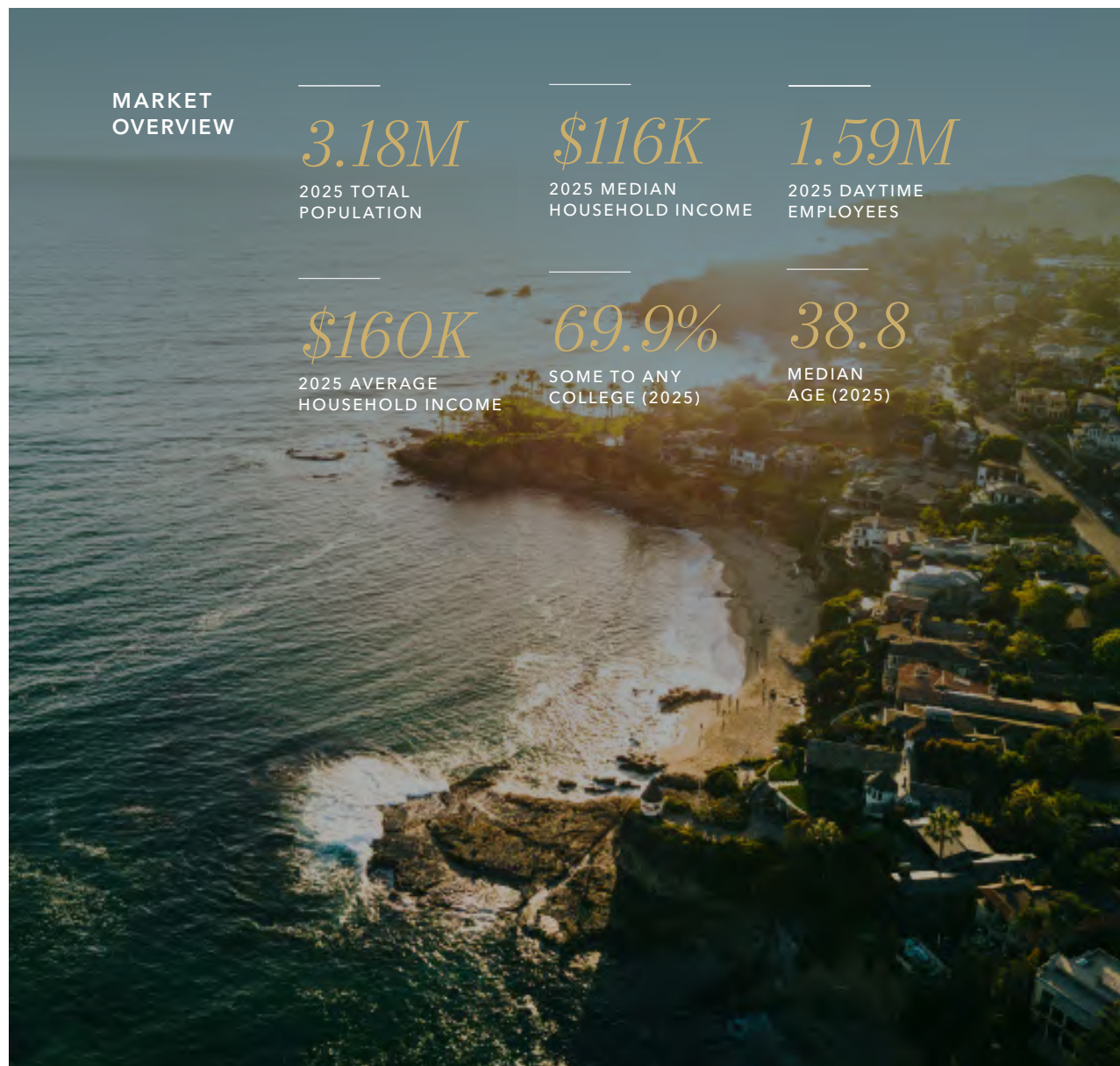
SANTA ANA
MEDIAN AGE (2025)

ORANGE COUNTY, CA

The Property is located in Orange County, one of the most desirable residential and commercial areas in Southern California. It is close to other major metropolitan areas and offers a high quality of life for its residents. Orange County has a diverse and affluent population with a high level of education and a strong corporate presence. The market has ten Fortune 1,000 companies in various sectors such as technology, tourism, healthcare and financial services. The market also has excellent demographics, a robust economy, top-notch educational institutions and attractive amenities that create a steady demand for multifamily housing in the long term.

DIVERSE ECONOMIC DRIVERS

- High Tech/Gaming
- Life Sciences
- Action Sports
- Healthcare
- Tourism
- Business & Professional Services
- Green Economy
- Quick Serve Restaurants

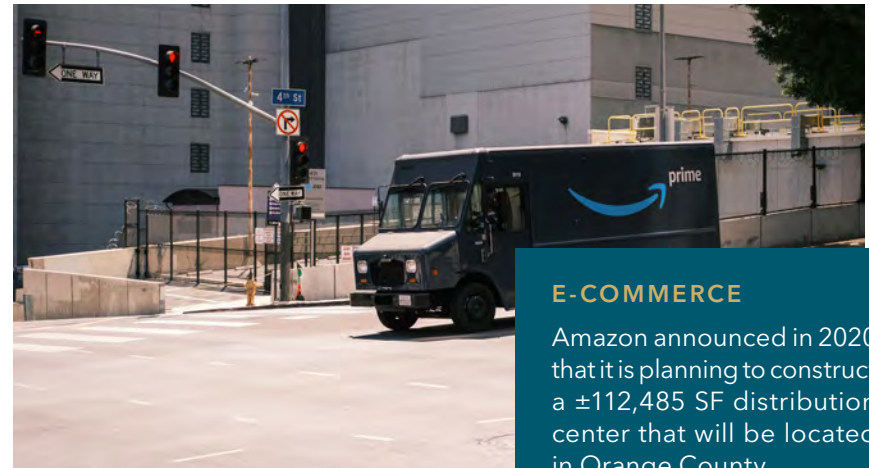


ORANGE COUNTY GROWTH



TOURISM

The Walt Disney Company announced in 2024 one of its largest expansions of Disneyland in over 20 years.



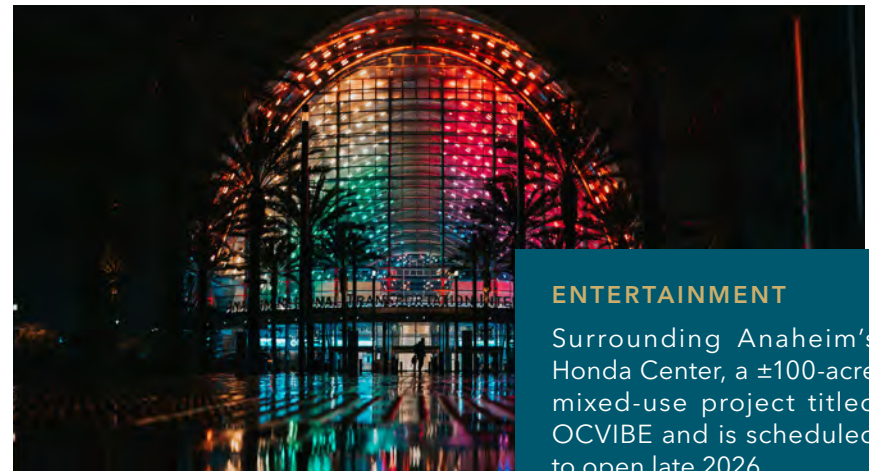
E-COMMERCE

Amazon announced in 2020 that it is planning to construct a $\pm 112,485$ SF distribution center that will be located in Orange County.



DEFENSE

Anduril Industries, a government defense contractor, announced in 2021 a large lease was signed in Orange County.



ENTERTAINMENT

Surrounding Anaheim's Honda Center, a ± 100 -acre mixed-use project titled OC VIBE and is scheduled to open late 2026.



PROPERTY OVERVIEW

Section 03

PROPERTY *DESCRIPTION*

1521 N Broadway, a vacant professional dental/office property located in Santa Ana, California. The property is located near multiple retail and recreation options.

PROPERTY HIGHLIGHTS

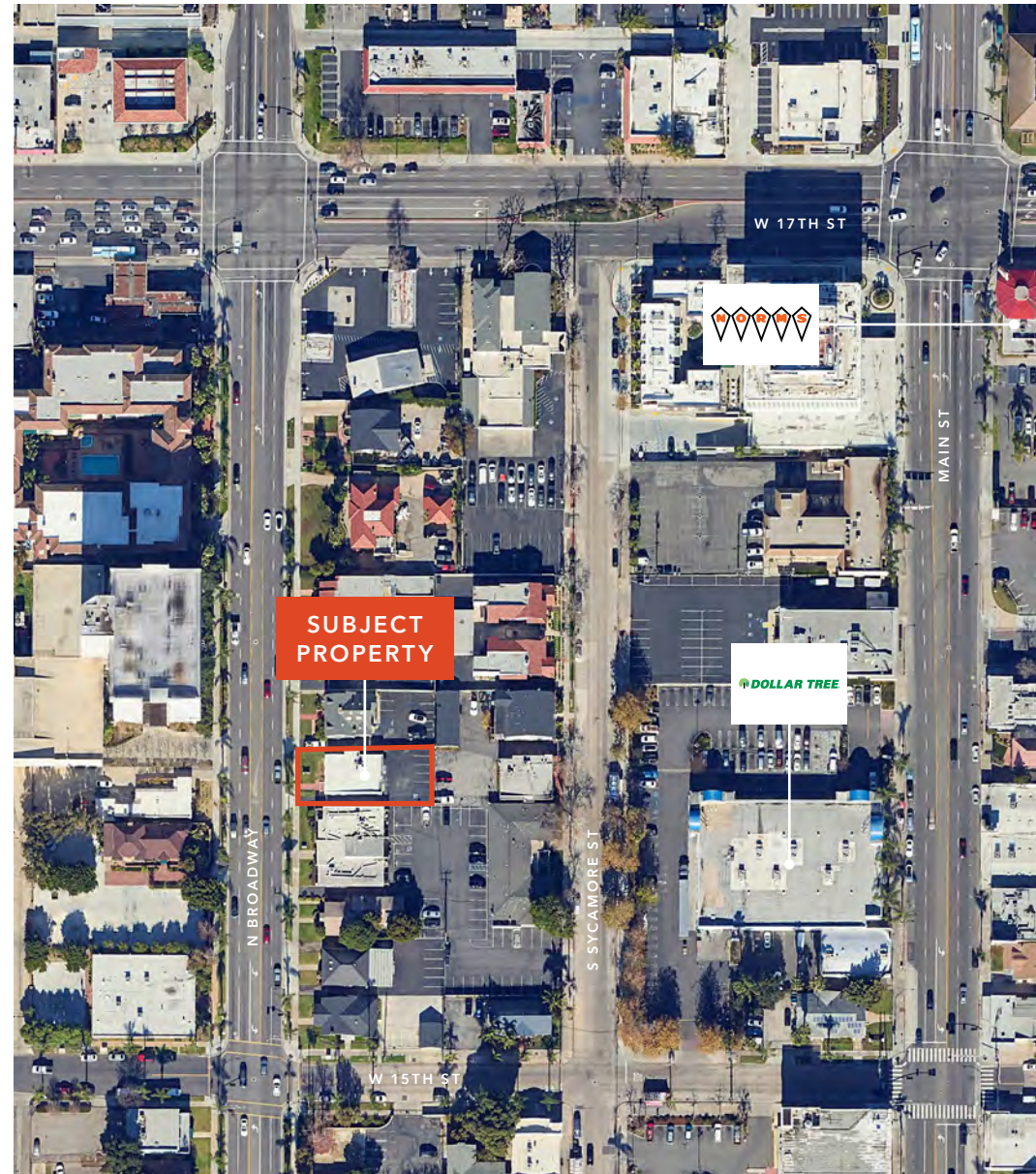
- Building Size: $\pm 1,875$ SF
- Land Size: $\pm 6,098$ SF (± 0.140 AC)
- 4 workstations and private dentist office
- Parking Ratio: 4.3/1,000
- Lobby, kitchen, and 2 restrooms
- High Foot Traffic
- APN/Parcel ID: 005-152-07
- Price/SF: \$453.33
- Vacant Owner-User Opportunity

\$850,000

PRICE

± 3 MIN

DRIVE TO BOWERS MUSEUM



PROPERTY OVERVIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS

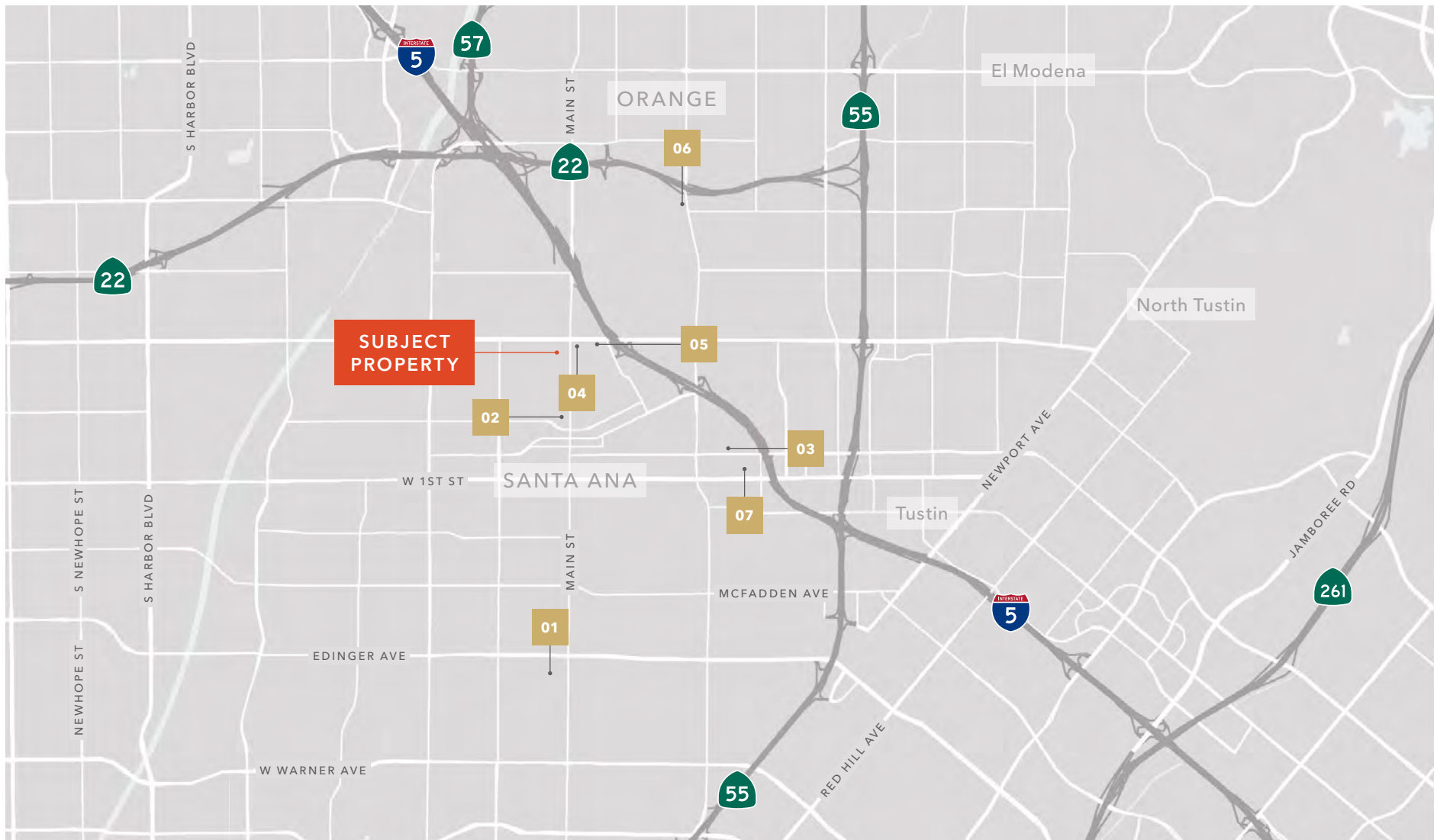




COMPARABLES

Section 04

SALE COMPARABLES



SALE COMPARABLES

	Address	Sale Date	Sale Price	Price/SF	RBA (SF)	Land Area	Built/Renovated
01	1626 S BROADWAY Santa Ana, CA 92707	Pending	\$970,000	\$626.21	1,549 SF	5,663 SF	1963
02	817 N BROADWAY Santa Ana, CA 92701	1/30/2026	\$1,200,000	\$384.37	3,122 SF	7,710 SF	1955
03	1605 E 4TH ST Santa Ana, CA 92701	10/20/2025	\$1,950,000	\$317.74	6,137 SF	10,454 SF	1983
04	1602 N BUSH ST Santa Ana, CA 92701	1/21/2025	\$887,265	\$427.60	2,075 SF	6,708 SF	1948
05	1618-1620 N FRENCH ST Santa Ana, CA 92701	1/7/2025	\$1,000,000	\$438.60	2,280 SF	7,087 SF	1957
06	2710 N GRAND AVE Santa Ana, CA 92705	12/23/2024	\$1,300,000	\$406.25	3,200 SF	13,749 SF	1972
07	1630 N PALM ST Santa Ana, CA 92701	10/22/2024	\$1,969,500	\$419.22	4,698 SF	18,295 SF	1974

Buyer is solely responsible for independently verifying the information contained in this document. Any reliance on it is entirely at your own risk.



OFFERING PROCEDURES

Section 05

OFFERING PROCEDURES

Prospective investors wishing to make an offer are requested to submit —

- RIPA or AIR contracts
- Letter of intent
- Resume and/or business letter indicating recent or current assets owned and purchased
- Transaction references
- Banking references
- Source of equity for acquisition

INTEREST OFFERED

100% fee simple interest.

TERMS

The Property is being offered on an all-cash basis with new financing available.

SALE CONDITIONS

Property is being offered in an AS-IS, where-is condition with all faults, if any, and without representations or warranties of any kind or nature, expressed or implied, written or oral.

Buyer is solely responsible for independently verifying the information contained in this document. Any reliance on it is entirely at your own risk. Loan information is subject to change.

PROPERTY TOURS

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please DO NOT contact on-site management or staff without prior approval. All property showings are by appointment only. Contact Jonathan Mitchell at Kidder Mathews.

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