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2100 W ALTON AVE | 2.63 ACRES | SANTA ANA, CA

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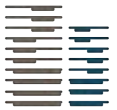
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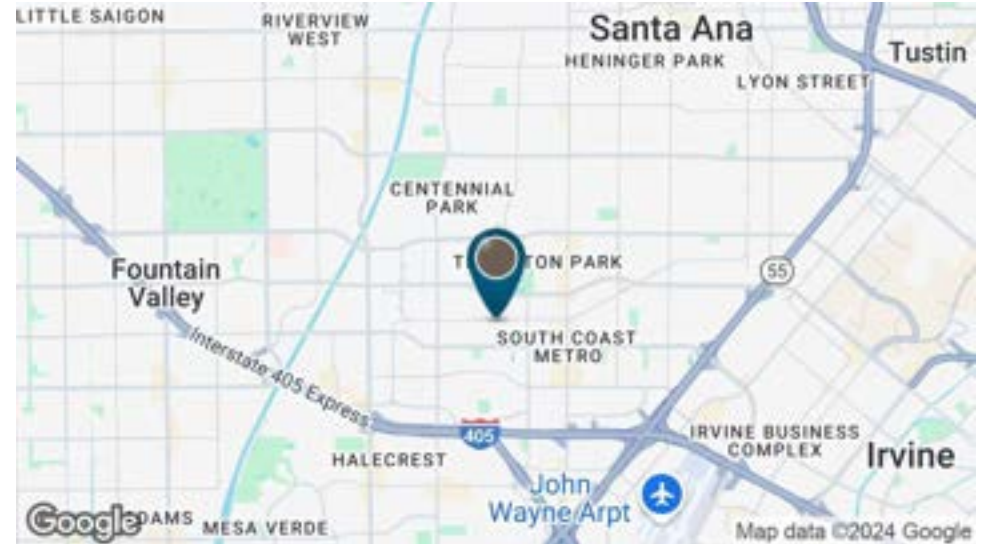
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PROPERTY INFORMATION



PROPERTY INFORMATION | EXECUTIVE SUMMARY

2100 W ALTON AVE | 2.63 ACRES | SANTA ANA, CA



OFFERING SUMMARY

| | |
|---------------|---|
| Sale Price: | N/A |
| Lot Size: | 2.626 Acres |
| Price / Acre: | - |
| Zoning: | Specific Development No. 4 (SD-4) and has a General Plan Land Use designation of Low Density Residential (LR-7), which generally permits single-family development at a density of seven units per acre |

PROPERTY OVERVIEW

Unique opportunity to purchase or ground lease an approx. 2.4 acre land site in South Coast Metro of Santa Ana. This site was originally donated to the YMCA by the Segerstrom Family and subsequently purchased by a private investor. Excellent frontage on W. Alton located in between Segerstrom High School and Christ our Savior Catholic Church.

PROPERTY HIGHLIGHTS

- Zoned Specific Development No. 4 (SD-4)
- General Plan Land Use designation: Low Density Residential (LR-7), Community Centers and Churches
- Permits single-family development at a low density of seven units per acre
- Prime location in the Santa Ana area
- Creative sports and community based uses allowed and best and highest use

PROPERTY INFORMATION | PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

Unique opportunity to purchase or ground lease an approx. 2.4 acre land site in South Coast Metro of Santa Ana. This site was originally donated to the YMCA by the Segerstrom Family and subsequently purchased by a private investor. Excellent frontage on W. Alton located in between Segerstrom High School and Christ our Savior Catholic Church.

LOCATION DESCRIPTION

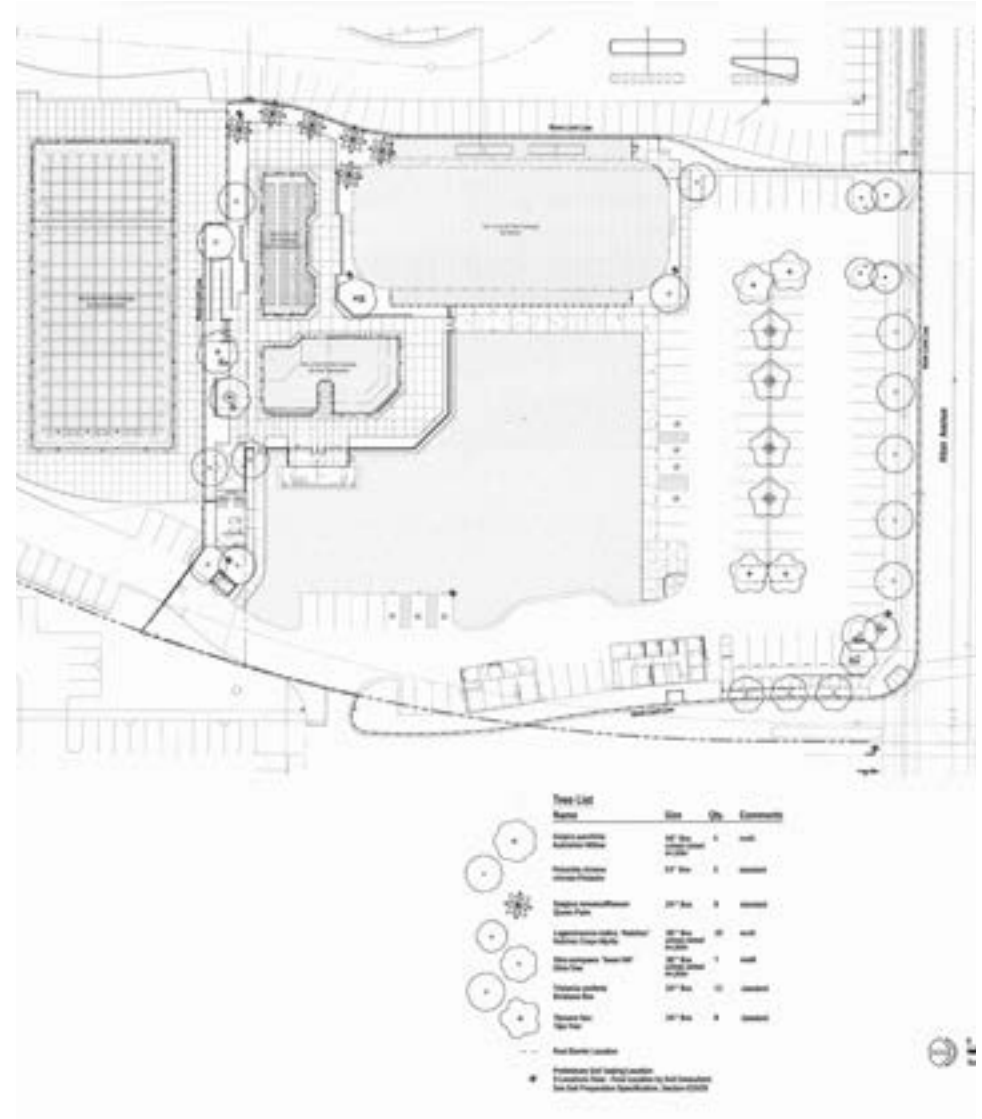
The Property is located within an incorporated commercial and residential area of Santa Ana. The Property is bordered to the north by Alton Avenue, beyond by railroad tracks then by single family residential development; to the east by worship center (2000 West Alton Avenue), beyond by single family homes; to the south of Segerstrom High School (2301 West MacArthur Boulevard), beyond by West MacArthur Boulevard; and to the west by Segerstrom High School, beyond by Thorpe Elementary School (2450 West Alton Avenue).

SITE DESCRIPTION

The subject site is zoned Specific Development No. 4 (SD-4) and has a General Plan Land Use designation of Low Density Residential (LR-7), which generally permits single-family development at a density of seven units per acre. Surrounding land uses include single-family residential to the north; an elementary school, residential and the future Christ Our Savior Cathedral parish to the south; the Shea Homes single-family development and the future cathedral to the east; and Segerstrom High School

PROPERTY INFORMATION | ADDITIONAL PHOTOS

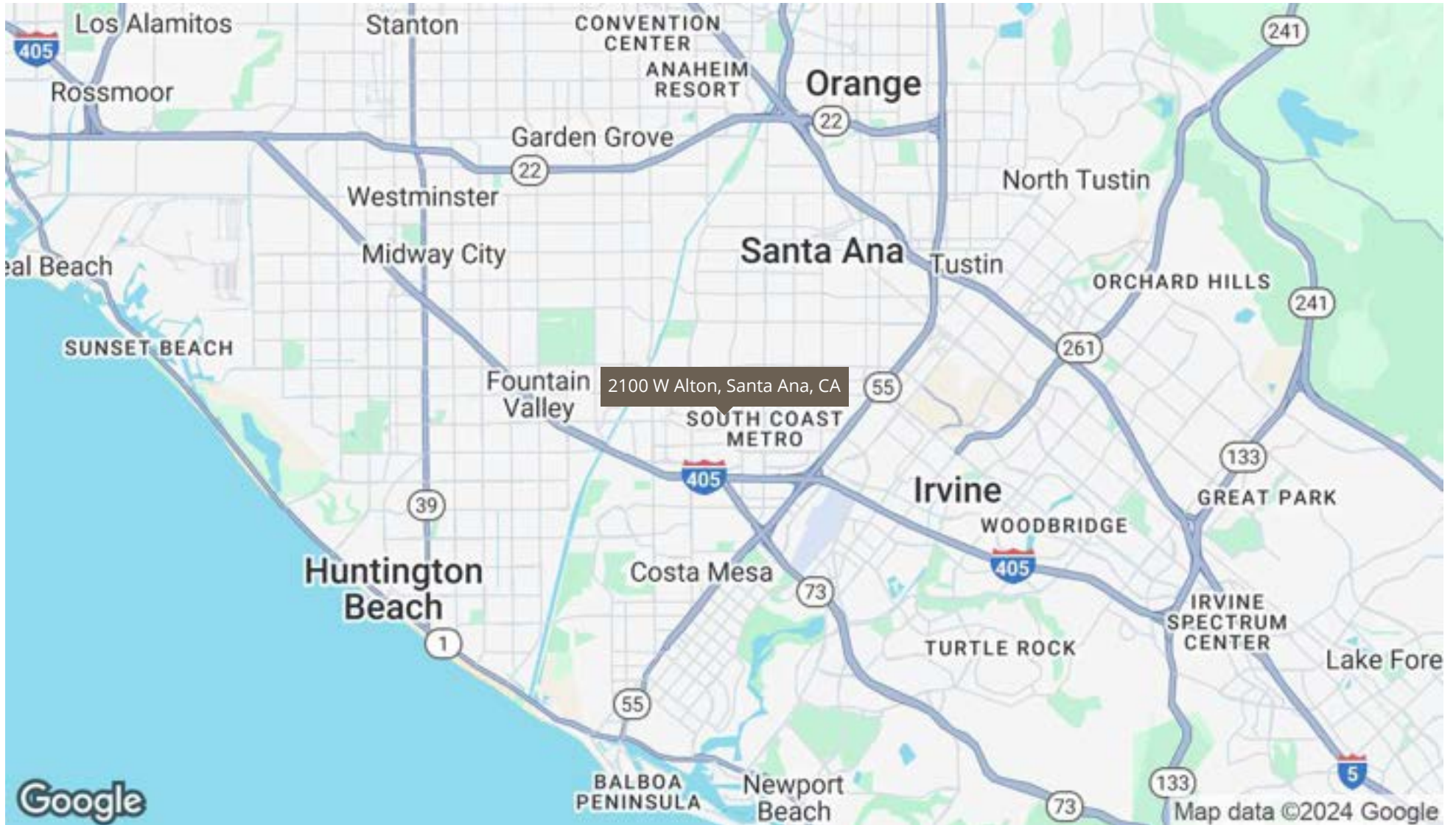
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2 | LOCATION INFORMATION

LOCATION INFORMATION | REGIONAL MAP

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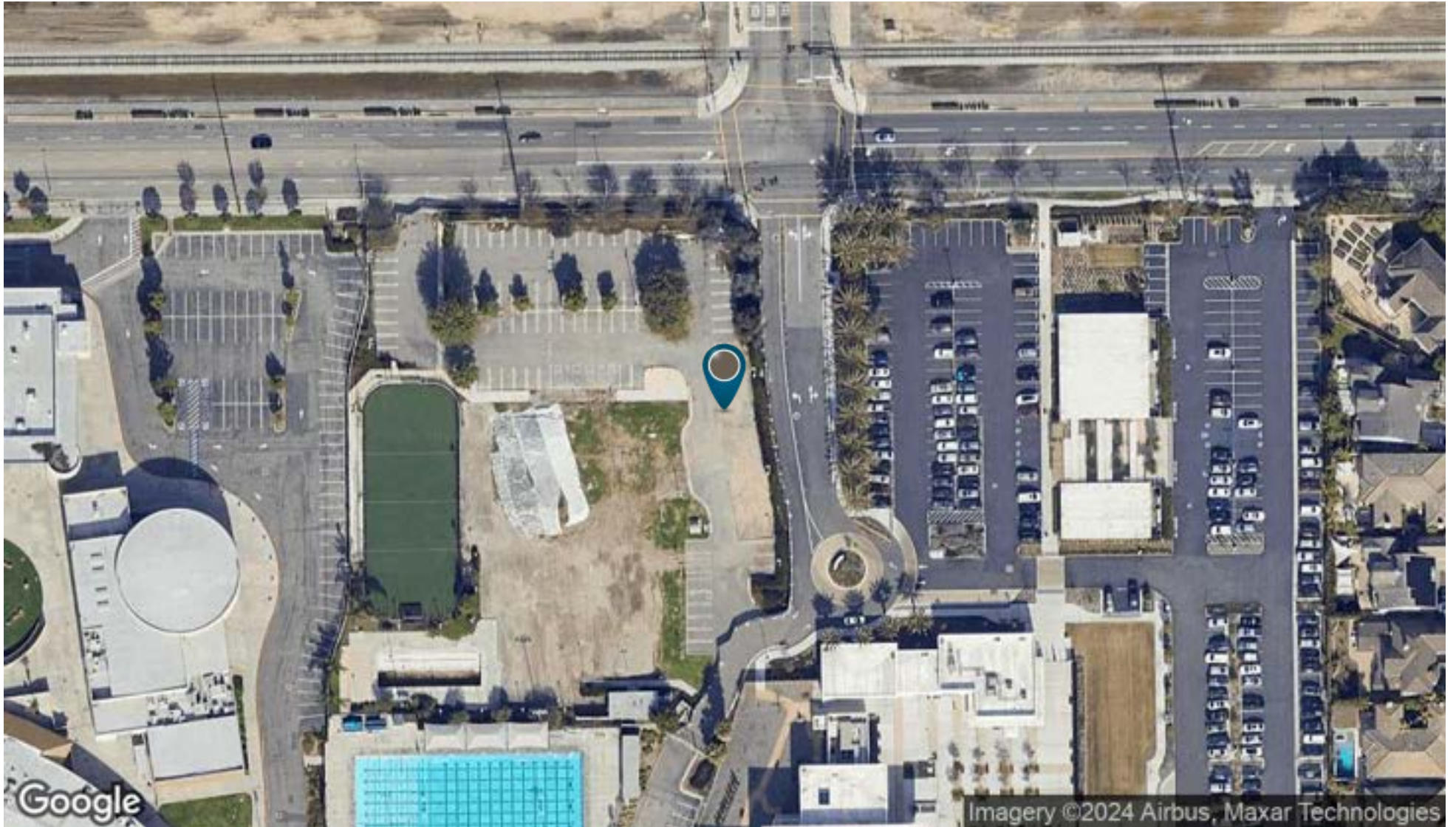
LOCATION INFORMATION | LOCATION MAP

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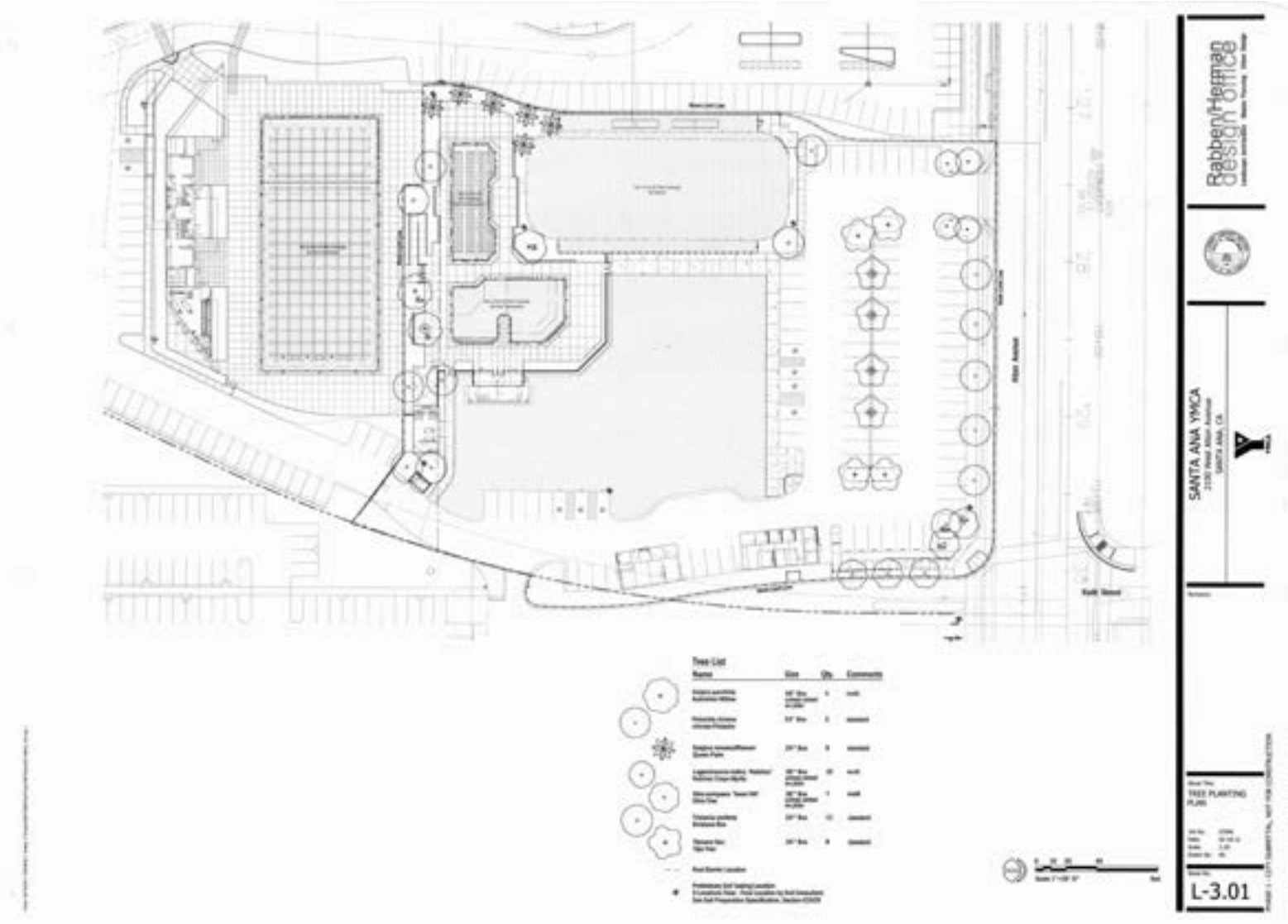
LOCATION INFORMATION | AERIAL MAP

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LOCATION INFORMATION | SITE PLANS

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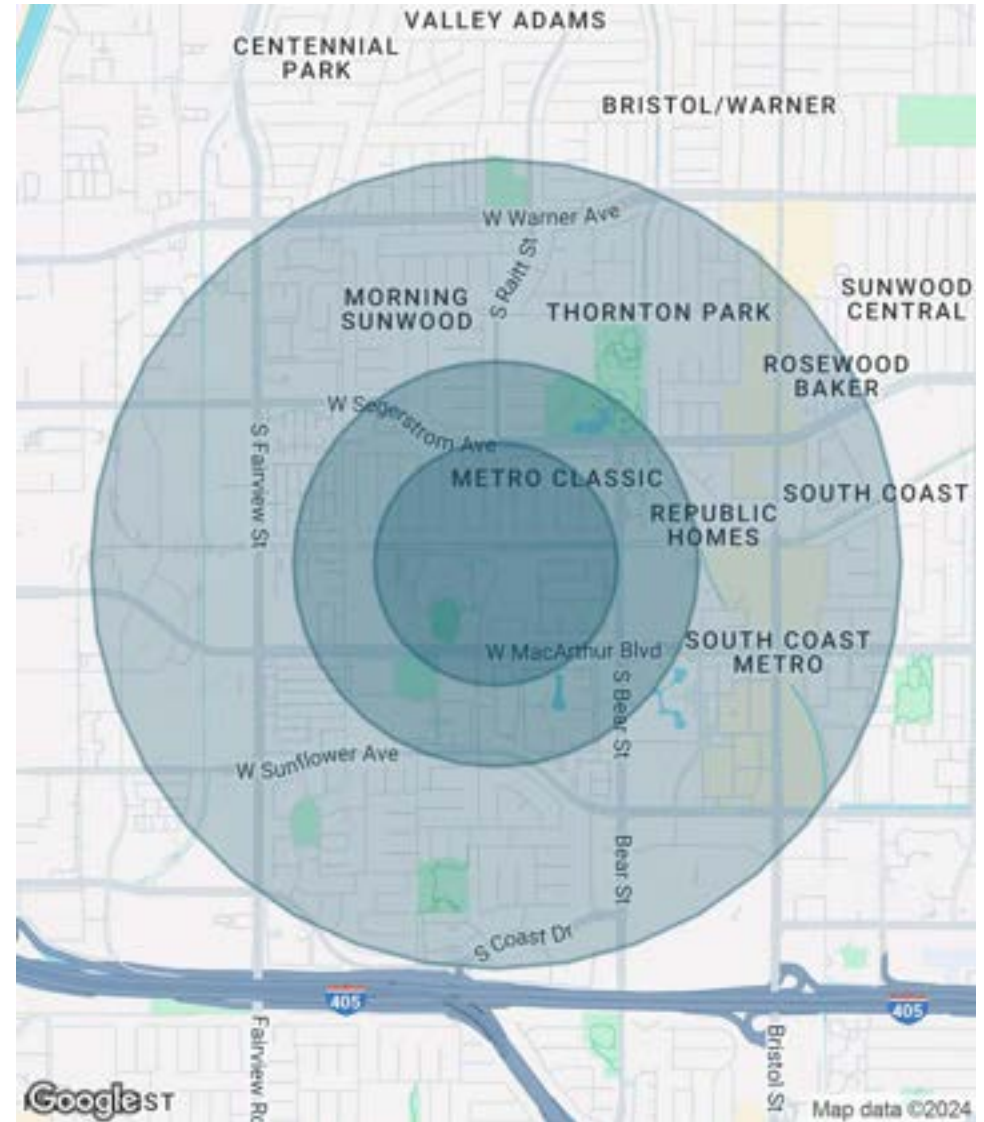
3 | DEMOGRAPHICS

DEMOGRAPHICS | DEMOGRAPHICS MAP & REPORT

2100 W ALTON AVE | 2.63 ACRES | SANTA ANA, CA

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,201 | 7,934 | 29,262 |
| Average Age | 43 | 41 | 40 |
| Average Age (Male) | 43 | 40 | 39 |
| Average Age (Female) | 44 | 42 | 41 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 727 | 2,696 | 9,519 |
| # of Persons per HH | 3 | 2.9 | 3.1 |
| Average HH Income | \$148,064 | \$132,476 | \$124,289 |
| Average House Value | \$984,592 | \$842,634 | \$806,821 |

Demographics data derived from AlphaMap



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ADVISOR BIOS



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PROFESSIONAL BACKGROUND

Blake Garrett, SIOR, Principal Broker and founder, has been an active real estate practitioner for 18 years. Blake began his career in 2004 at Sperry Van Ness specializing in NNN Retail, Office & Industrial Investment Sales. In 2007, Blake joined Colliers International and later was recruited to Cushman & Wakefield until 2017 when he founded The Reef Group.

Blake has thrived representing private client and institutional landlords, owner users and tenants in their sales and leasing pursuits throughout Southern California and across the country. He has successfully transacted over \$800 million in sales and leasing consideration in Office, Industrial, Retail, Land, Mixed-Use, R&D, Development, Self Storage and Multifamily among other specialty assignments such as multi market tenant representation, historical buildings, ground leases and automotive uses. His proficiency understanding complex market dynamics with a client centered focus is the foundation for repeat business, referrals and new pursuits.

EDUCATION

Blake is a Licensed Real Estate Broker in the State of California and an active member and designee of the prestigious SIOR & CCIM Institute. Blake sits on the Board of The Raise Foundation since 2009 and was in the 2010 class of NAIOP YPG. He holds a Bachelor of Science in Regional Development & Finance from the University of Arizona and lives in Huntington Beach with his wife, daughter and two sons where they enjoy many outdoor activities.

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