

Owner/User Opportunity

1718 N Fairview St., Santa Ana CA 92706

FOR SALE
JOHN GESSFORD
(949)278-6645
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM

Free Standing Building on Large Lot

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

Owner/User Opportunity

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Exclusively Marketed by:



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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	1718 N Fairview St. Santa Ana CA 92706
COUNTY	Orange
BUILDING SF	1,274 SF
LAND ACRES	0.252
LAND SF	10,979 SF
YEAR BUILT	1953
ZONING TYPE	C1

FINANCIAL SUMMARY

PRICING	\$1,495,000
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Rare Free Standing Building

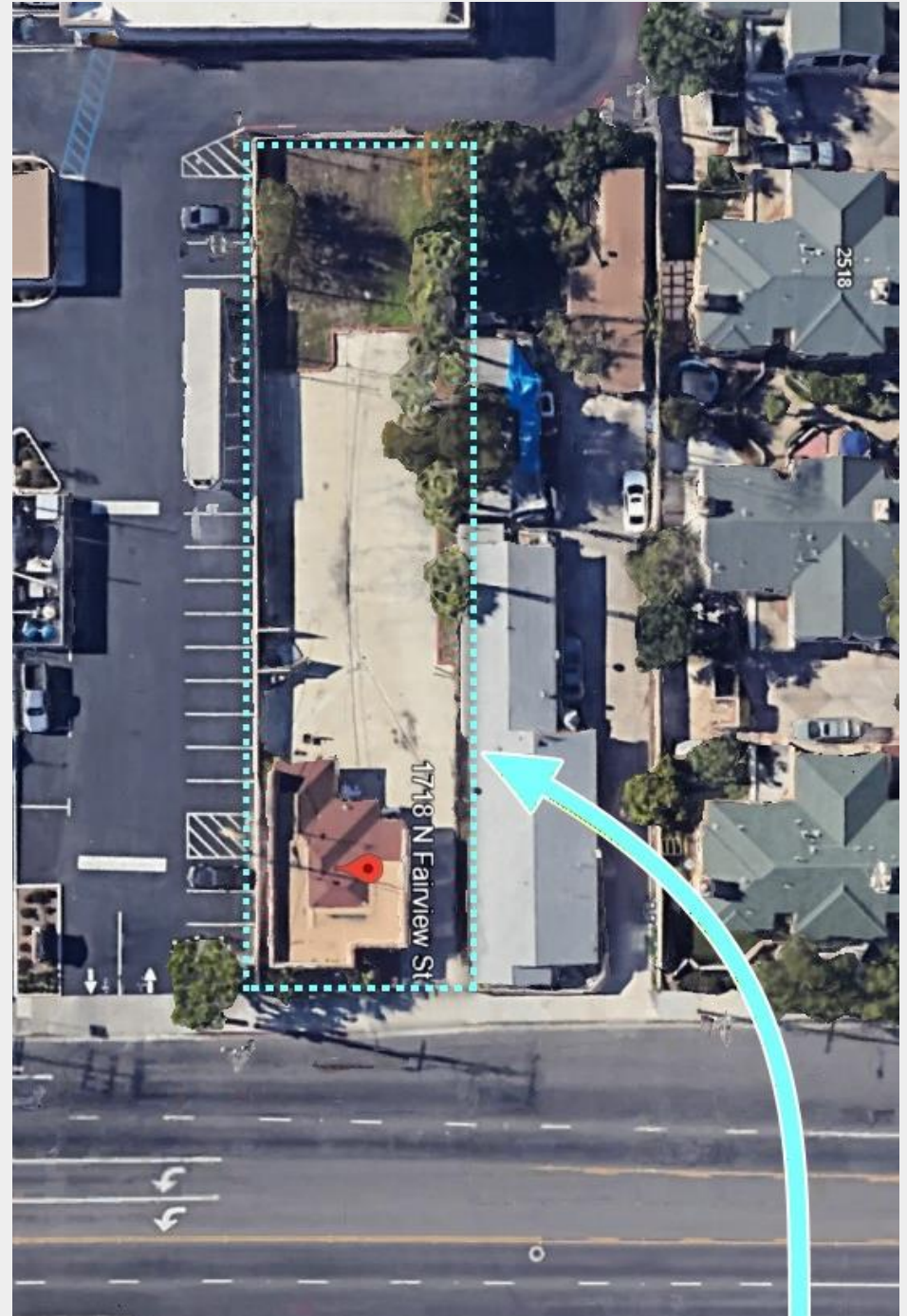
⇒ This is an amazing opportunity for an owner/user or developer to buy a free standing building on a large 10,979 square foot lot.

High Traffic Count

⇒ The property fronts Fairview Street which has a very high traffic count of over 42,000 cars per day providing incredible free advertising!

Wide Permitted Uses

⇒ Located in the Community Commercial (C1) District, the subject property enjoys a **wide range of permitted uses** such as: Medical Office, Auto Servicing, Daycare Center, School, Restaurant, Animal hospitals and veterinaries, Medical clinics, Auto sales, Professional offices, and Retail and service uses. **See page 19 for a complete list.**





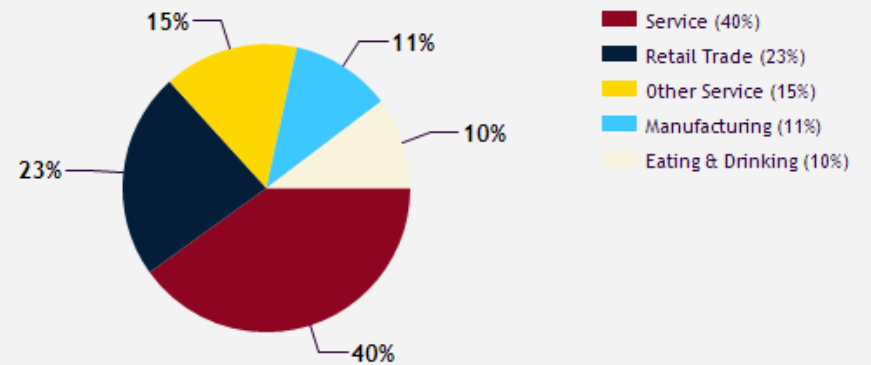
02

Location

- Location Summary
- Regional Map
- Drive Times
- Major Employers Map
- Traffic Counts
- Drive Times (Heat Map)

- ⇒ The property is located in the heart of Santa Ana, which is known for its vibrant cultural scene and diverse community. Nearby attractions include the Bowers Museum, showcasing cultural art, and the Santa Ana Zoo, home to over 80 species of animals.
- ⇒ Santa Ana is a hub for local businesses and startups, offering a range of amenities and services to support entrepreneurs. The property's proximity to downtown Santa Ana provides convenient access to various dining options, such as 4th Street Market, a popular food hall featuring local vendors.
- ⇒ The area surrounding the property is well-connected, with easy access to major transportation routes such as Interstate 5 and State Route 55. This accessibility makes the property a strategic location for businesses looking to establish a presence in a prime commercial area.
- ⇒ Santa Ana is known for its historic architecture and preservation efforts, with many buildings reflecting the city's rich heritage. The property's location in Santa Ana's historic district offers a unique opportunity for businesses to operate in a culturally significant area.
- ⇒ The neighborhood surrounding the property is a mix of residential and commercial spaces, creating a dynamic environment for businesses to thrive. With a diverse mix of retail shops, restaurants, and entertainment venues nearby, the property offers potential for attracting foot traffic and engaging with the local community.
- ⇒ The area is known for its diverse population, with a vibrant mix of cultures and ethnicities, including a large Hispanic community.
- ⇒ The property is situated near major transportation hubs, including the Santa Ana Regional Transportation Center, providing convenient access for commuters.
- ⇒ The city has a strong economy supported by various industries, including technology, healthcare, and finance, offering potential business opportunities for investors.

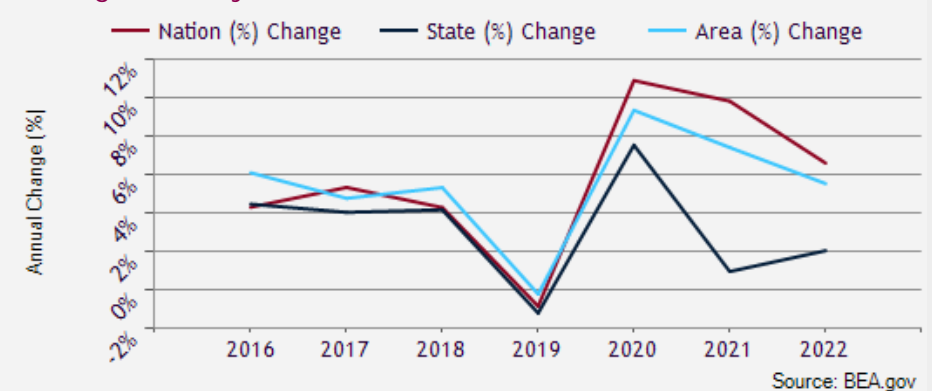
Major Industries by Employee Count

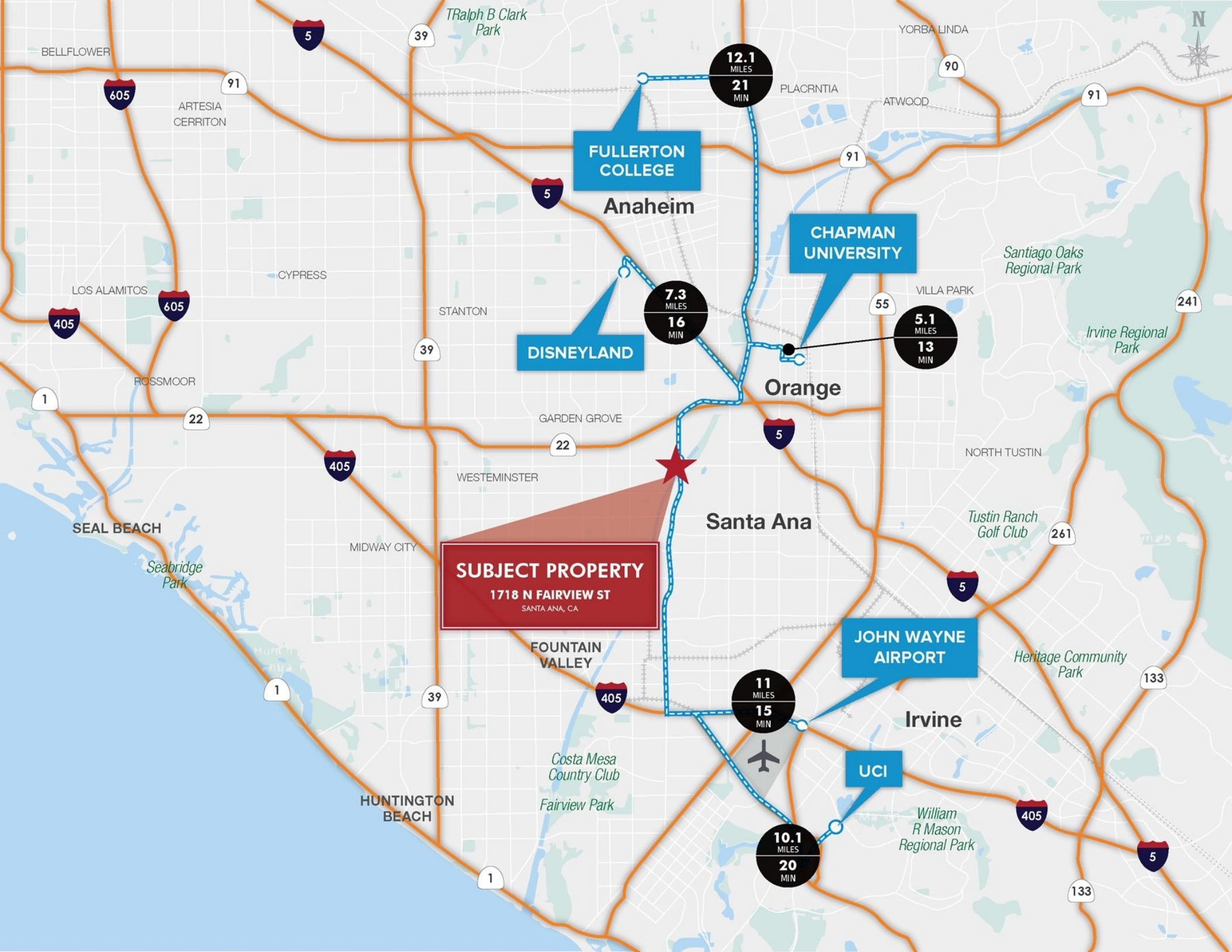


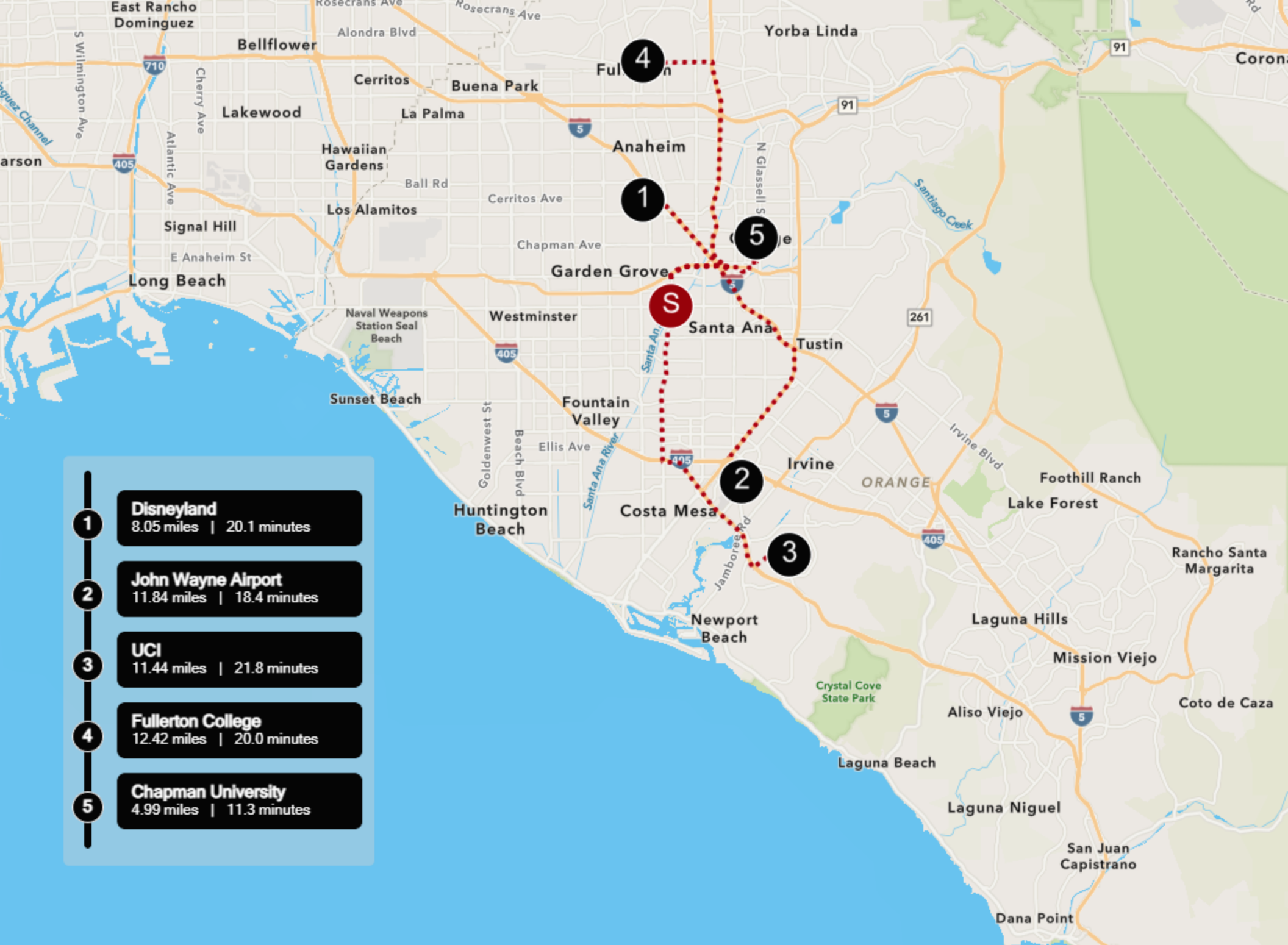
Largest Employers

County of Orange	19,179
Santa Ana Unified School District	5,985
Santa Ana College (includes Rancho Santiago Community College District)	4,271
KPC Healthcare (Integrated Healthcare Holdings Inc)	1,732
City of Santa Ana	1,671
United States Postal Service	1,393
Allied Universal	1,100
First American	980

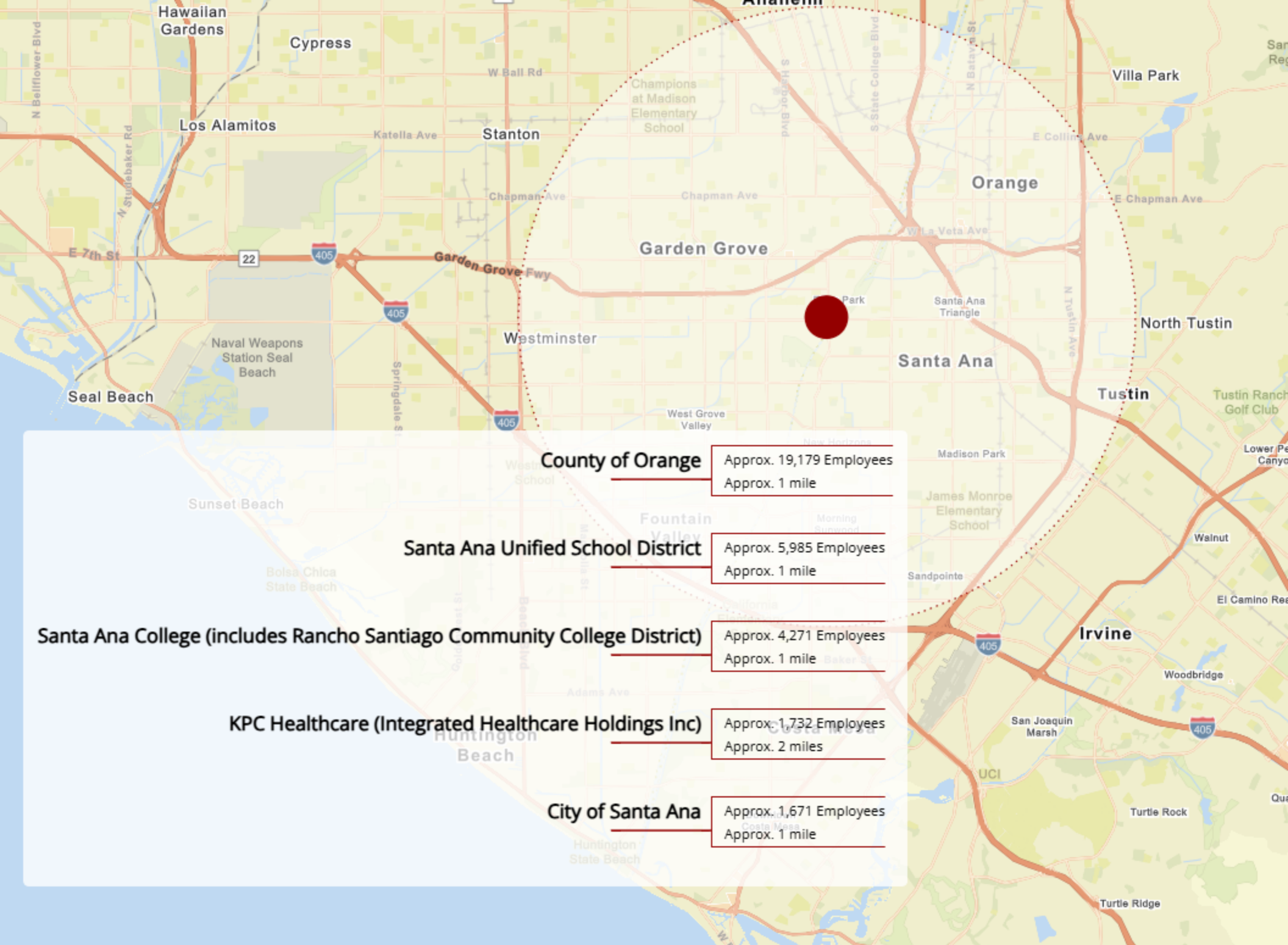
Orange County GDP Trend





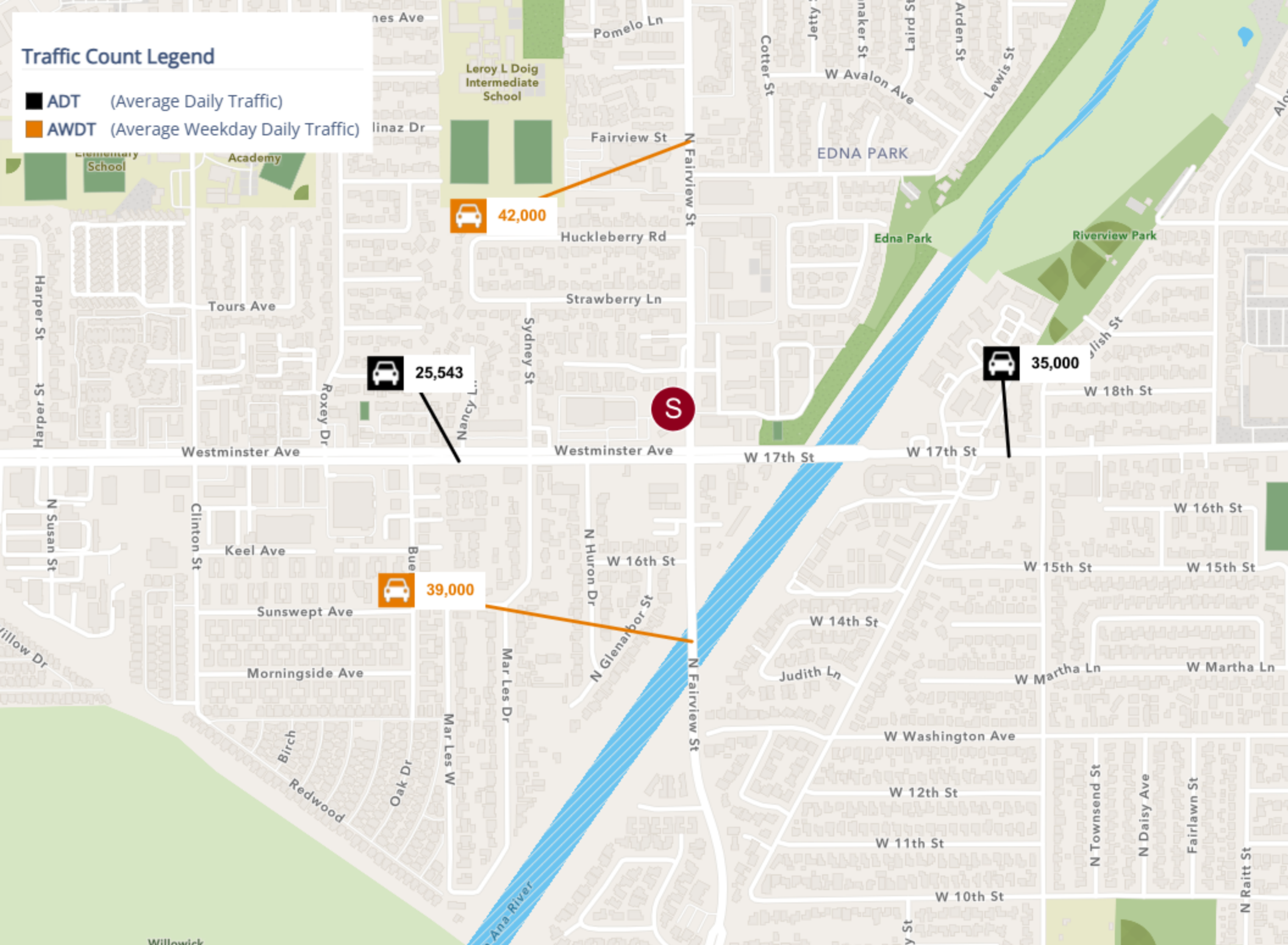


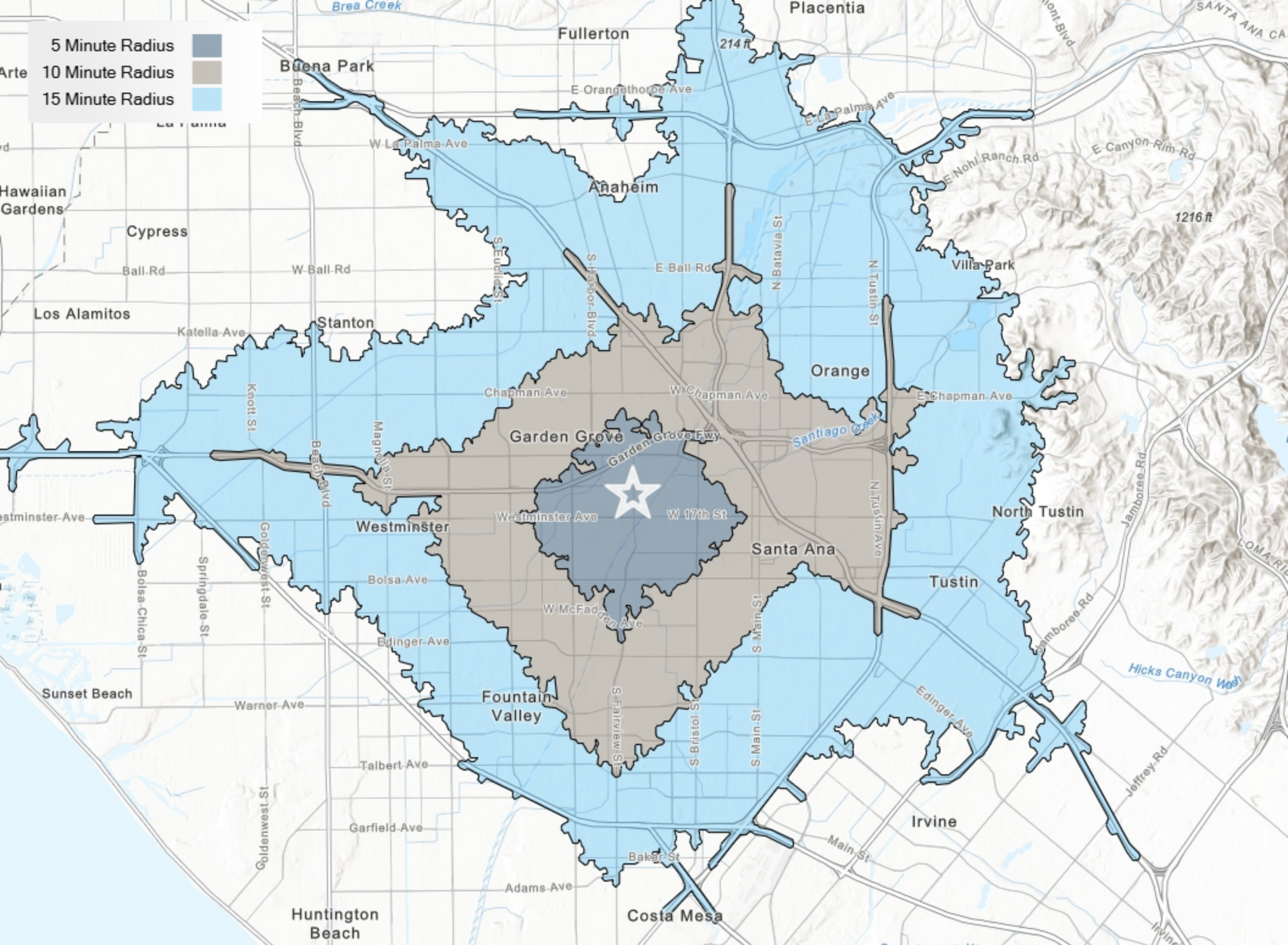
- 1** **Disneyland**
8.05 miles | 20.1 minutes
- 2** **John Wayne Airport**
11.84 miles | 18.4 minutes
- 3** **UCI**
11.44 miles | 21.8 minutes
- 4** **Fullerton College**
12.42 miles | 20.0 minutes
- 5** **Chapman University**
4.99 miles | 11.3 minutes



Traffic Count Legend

-  **ADT** (Average Daily Traffic)
-  **AWDT** (Average Weekday Daily Traffic)







03 Property Description

- Property Features
- Site Plan

PROPERTY VITALS

BUILDING SF	1,274
LAND SF	10,979
LAND ACRES	0.252
YEAR BUILT	1953
ZONING TYPE	C1
# OF PARCELS	One
ZONING TYPE	C1 (Community Commercial)
PARCEL NO.	101-132-24
NUMBER OF PARKING SPACES	7-8 + One Handicap
TRAFFIC COUNTS	~42,000 VPD
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1
OCCUPANCY	Currently Vacant

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Gas Station / Tire Service
EAST	Apartments/Commercial
WEST	Northgate Shopping Center

CONSTRUCTION

EXTERIOR	Stucco
PARKING SURFACE	Concrete
ROOF	Composition
LANDSCAPING (FRONT)	Palm Trees and rocks
LANDSCAPING (BACK)	grass near the rear





W 17TH ST



WESTMINSTER AVE



FAIRVIEW ST



NAP

PARK GLEN CIR

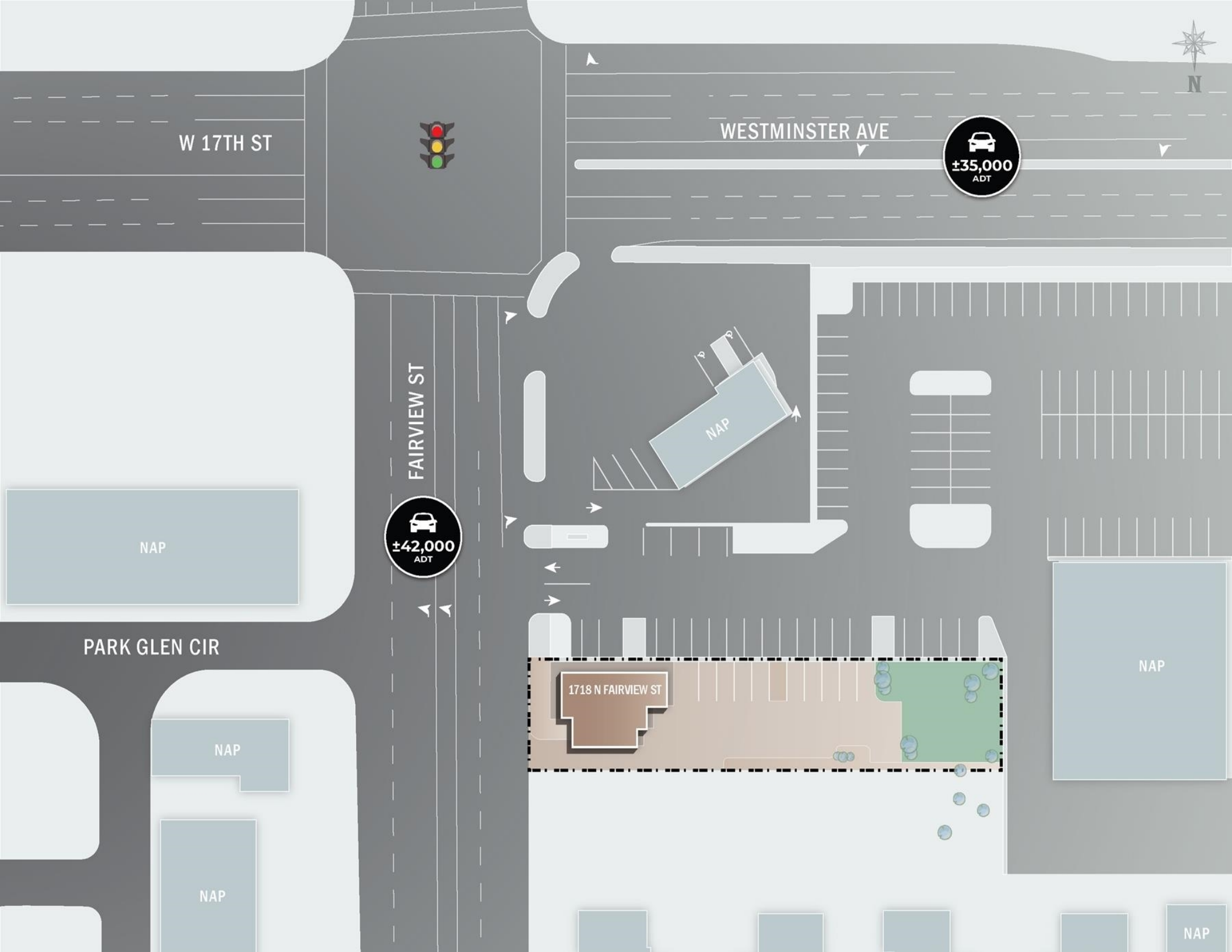
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1718 N FAIRVIEW ST

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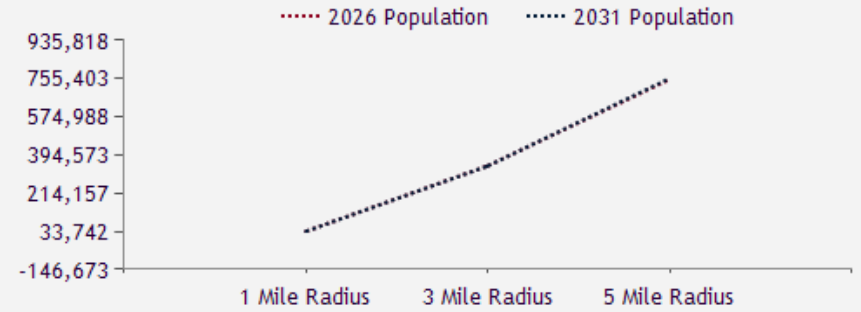


04 Demographics

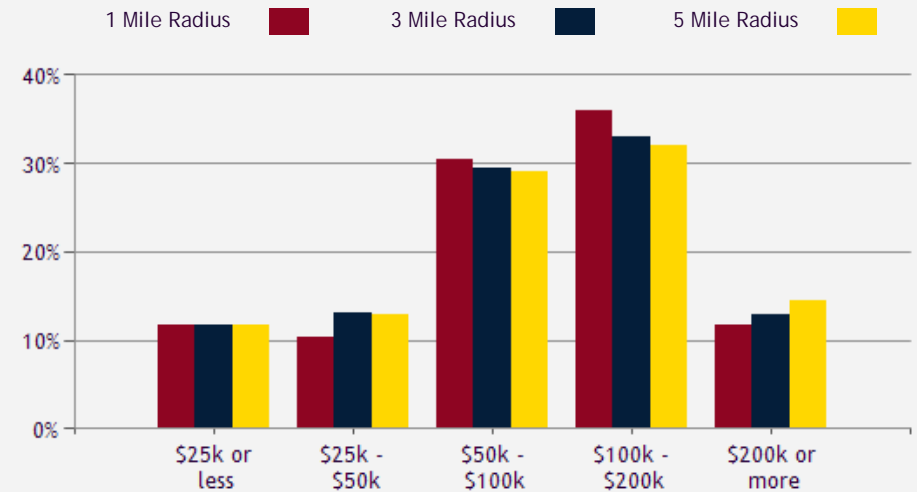
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,127	362,893	757,022
2010 Population	35,275	355,841	756,834
2026 Population	33,862	343,055	750,549
2031 Population	33,742	342,424	755,403
2026 African American	275	4,456	10,969
2026 American Indian	845	9,489	17,043
2026 Asian	6,847	75,963	191,375
2026 Hispanic	24,725	225,455	424,588
2026 Other Race	14,939	135,992	248,337
2026 White	4,669	59,863	162,502
2026 Multiracial	6,175	56,154	117,630
2026-2031: Population: Growth Rate	-0.35%	-0.20%	0.65%

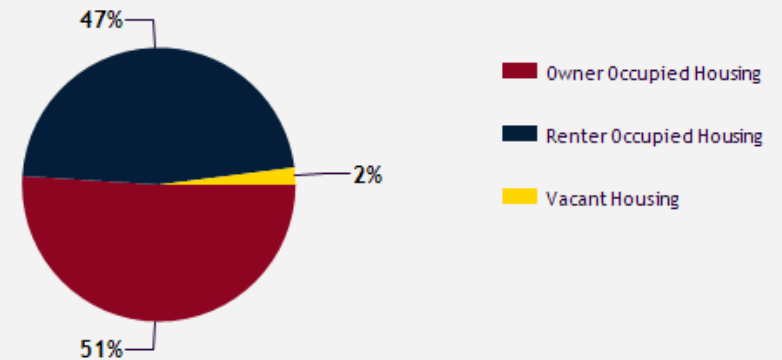
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	449	5,917	14,235
\$15,000-\$24,999	497	4,740	11,018
\$25,000-\$34,999	325	4,146	9,807
\$35,000-\$49,999	522	7,757	18,018
\$50,000-\$74,999	1,227	14,202	33,827
\$75,000-\$99,999	1,246	12,597	29,084
\$100,000-\$149,999	1,891	18,688	43,040
\$150,000-\$199,999	1,040	11,351	26,193
\$200,000 or greater	955	11,643	31,102
Median HH Income	\$95,194	\$90,847	\$91,861
Average HH Income	\$113,139	\$113,662	\$117,801



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

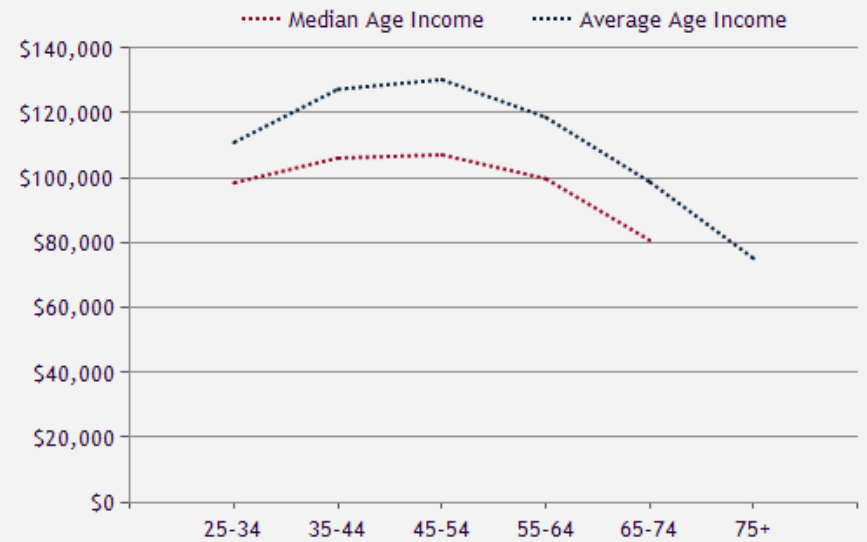
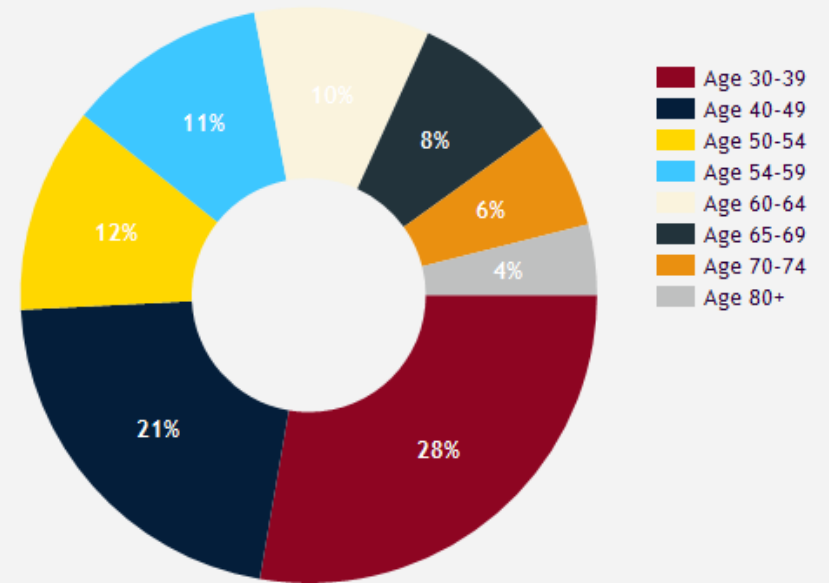


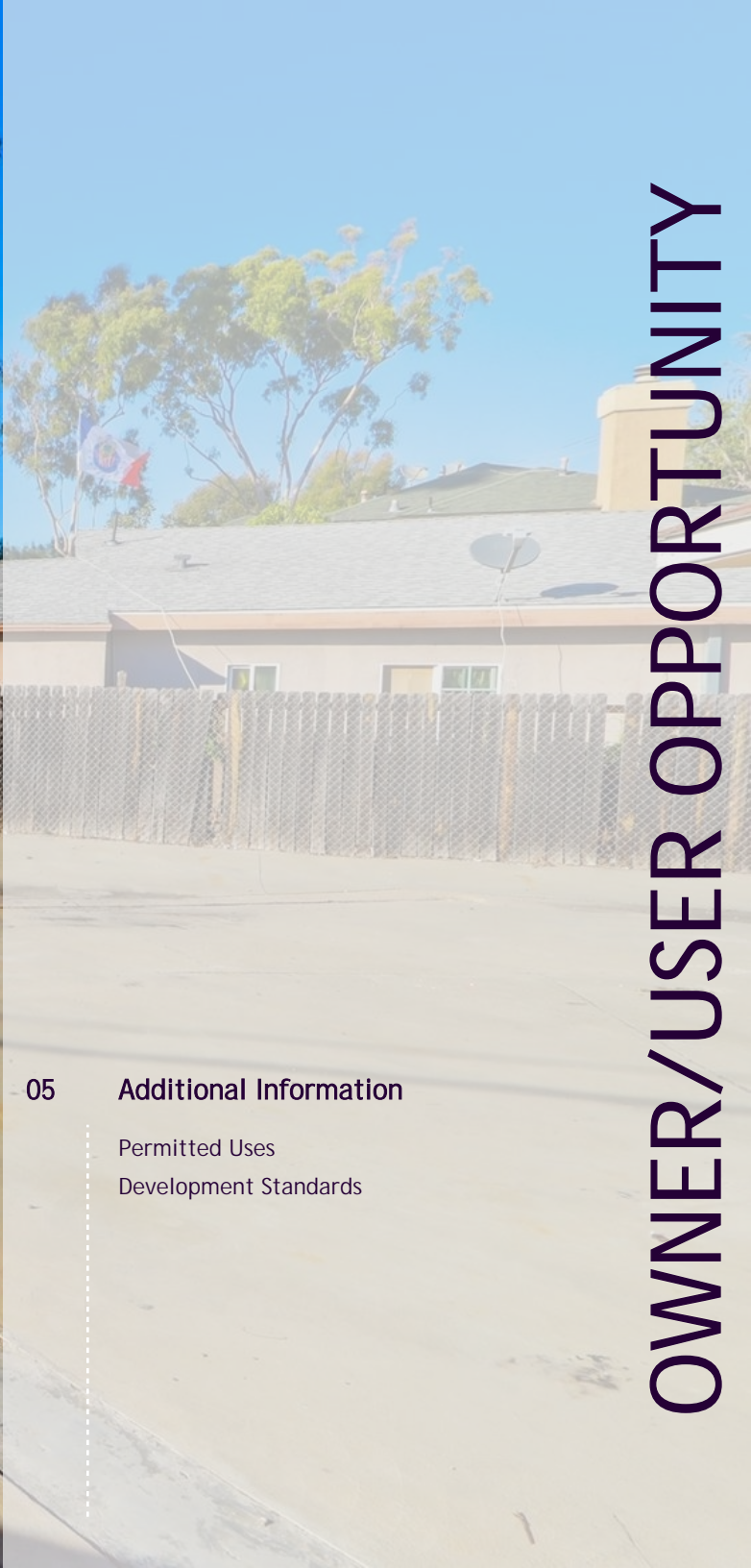
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,958	30,516	64,612
2026 Population Age 35-39	2,333	25,014	53,923
2026 Population Age 40-44	2,120	23,153	49,761
2026 Population Age 45-49	1,978	20,731	44,897
2026 Population Age 50-54	2,207	21,999	48,541
2026 Population Age 55-59	2,138	20,688	45,887
2026 Population Age 60-64	1,880	17,943	41,364
2026 Population Age 65-69	1,579	15,031	35,095
2026 Population Age 70-74	1,137	11,310	27,187
2026 Population Age 75-79	757	7,777	19,409
2026 Population Age 80-84	504	4,915	12,616
2026 Population Age 85+	443	4,469	11,622
2026 Population Age 18+	26,481	270,830	598,706
2026 Median Age	35	35	36
2031 Median Age	37	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,442	\$96,326	\$96,516
Average Household Income 25-34	\$110,893	\$114,402	\$116,911
Median Household Income 35-44	\$106,129	\$104,170	\$106,435
Average Household Income 35-44	\$127,316	\$130,175	\$135,068
Median Household Income 45-54	\$107,115	\$104,548	\$108,454
Average Household Income 45-54	\$130,290	\$130,047	\$137,464
Median Household Income 55-64	\$99,754	\$97,917	\$102,596
Average Household Income 55-64	\$118,693	\$120,215	\$128,915
Median Household Income 65-74	\$80,763	\$75,356	\$75,054
Average Household Income 65-74	\$98,773	\$97,151	\$99,466
Average Household Income 75+	\$75,154	\$71,805	\$72,901

Population By Age





05 Additional Information

- Permitted Uses
- Development Standards

BELOW Uses Permitted in the C1 district. The following uses are permitted in the C1 district:

- (a) Retail and service uses.
- (b) Professional, business, and administrative offices.
- (c) Automobile parking lots and parking structures.
- (d) Automobile sales, but excluding truck, trailer, tractor and boat sales.
- (e) Churches and accessory church buildings.
- (f) Mortuaries.
- (g) Theaters.
- (h) Hospitals, clinics, and sanitariums.
- (i) Animal hospitals and veterinaries.
- (j) Plant nurseries.
- (k) Gymnasiums.
- (l) Golf courses, both regulation and miniature, and driving ranges.
- (m) Public utility structures, including electric distribution and transmission substations.
- (n) Restaurants, cafes, and eating establishments, other than those specified in Section 41-365.5 of this Chapter.
- (o) Schools and studios operated for commercial or public purposes.
- (p) Daycare centers.

- (q) Service stations.
- (r) Automobile servicing.
- (s) Tattoo and/or body art establishments, subject to the development and operational standards set forth in Section 41-199.3 of this Chapter.
- (t) Medical offices.

BELOW Uses subject to a conditional use permit in the C1 district. The following uses may be permitted in the C1 district subject to the issuance of a conditional use permit:

- (a) Clubs.
- (b) Outdoor and indoor recreational or entertainment uses other than those set forth in Section 41-365 of this Chapter.
- (c) Hotels, motels, lodging houses, care homes, fraternity houses and sorority houses.
- (d) Thrift shops, purchase and loan, pawn shops.
- (e) Eating establishments with drive-through window service.
- (f) Eating establishments open at any time between the hours of 12:00 a.m. and 5:00 a.m. and located within one hundred fifty (150) feet of residentially zoned or used property, measured from property line to property line.
- (g) Laundromats, subject to the development and performance standards set forth in Section 41-199 of this Chapter.
- (h) Retail markets having less than twenty thousand (20,000) square feet of floor area which are open at any time between the hours of 12:00 midnight and 5:00 a.m.
- (i) Check cashing facilities, as defined by Section 41-42.7 of this Chapter.

- (j) Banquet facilities, subject to development and operational standards set forth in Section 41-199.1 of this Chapter.
- (k) Banquet facilities as an ancillary use, subject to development and operational standards set forth in Section 41-199.1 of this Chapter.
- (l) Adult day care facilities.
- (m) Superstores.
- (n) Tattoo and/or body art establishments open at any time between the hours of 12:00 a.m. and 7:00 a.m., subject to the development and operational standards set forth in Section 41-199.3 of this Chapter.
- (o) Massage establishments, subject to the development and operational standards set forth in Article XVII.I of this Chapter.

BELOW Operational standards in the C1 district.

- (a) All business activities in the C1 district shall be conducted and located within an enclosed building, except as otherwise provided in Section 41-195 of this Chapter, and except that the following business activities, to the extent permitted under sections 41-365 and 41-365.5 of this Division, may be conducted outside of an enclosed building:
 - (1) Plant nurseries.
 - (2) Automobile sales and parking lots.
 - (3) Recreational or entertainment uses.
 - (4) Youth amusement rides.
- (b) Storage of goods and supplies shall be limited to those sold at retail on the premises or utilized in the course of business.

- (c) Public utility electric distribution and transmission substations shall be screened by a fence at least six (6) feet in height, except as restricted by sections 36-45, 36-46, and 36-47 of Chapter 36 this Code.
- (d) No sales shall be made directly from a building to persons on a public sidewalk, either through a window or similar opening or by means of any coin-operated device.
- (e) Service stations and automobile servicing: No automobile servicing within three hundred (300) feet of property used or zoned for residential purposes shall be conducted before 6:00 a.m. or after 10:00 p.m. on any day of the week.
- (f) Youth amusement rides shall comply with the following standards, deviation from which requires written approval by the Planning Manager:
 - (1) No youth amusement ride shall be located on a required walkway or landscape area.
 - (2) No youth amusement ride shall be located in a foyer leading to a store entry unless a minimum of six (6) feet of clearance remains.
 - (3) No advertising is allowed on any youth amusement ride.
 - (4) All youth amusement rides shall be maintained in a clean, attractive and sanitary condition.
 - (5) No youth amusement ride shall be designed or located such as to create a safety hazard or interfere with reasonable pedestrian passage to adjacent businesses.
 - (6) No more than two (2) youth amusement rides are allowed per street frontage or primary store entrance.
 - (7) No more than three (3) youth amusement rides are allowed per building.
 - (8) Any graffiti on a youth amusement ride shall be removed within twenty-four (24) hours.
 - (9) Youth amusement rides shall be maintained in an operable condition at all times. Inoperable youth amusement rides shall be repaired or removed from the premises within forty-eight (48) hours.

DEVELOPMENT: below is some of the main City standards and restrictions.

Building height. No structure shall exceed thirty-five (35) feet in height.

Front yard requirements in C1 district. There shall be a front yard of not less than fifteen (15) feet.

Side yard and building setback requirements in the C1 district. There are no side yard requirements, except that on corner lots the side yard adjacent to a street shall have a side yard of not less than fifteen (15) feet. However, no part of a building above the first fifteen (15) feet in height may be located within twenty (20) feet of the vertical plane of a side lot line if the lot is contiguous to residentially zoned or used property on such side.

Rear yard and building setback requirements in the C1 district. There is no rear yard requirement. However, no part of a building above the first fifteen (15) feet in height may be located within twenty (20) feet of the vertical plane of a rear lot line if the lot is contiguous to residentially zoned or used property on the rear.

Off-street parking. Off-street parking shall be provided in the manner prescribed in Article XV of this Chapter.

Landscaping requirements in the C1 district.

- (a) A landscaped area not less than fifteen (15) feet wide shall be maintained along any property line to the extent it abuts a street, except at approved driveways.
- (b) A landscaped area not less than five (5) feet wide shall be maintained along any property line to the extent it serves to separate property zoned or used for residential purposes from any off-street parking area.
- (c) Vehicular parking may not be located within any required landscaped area.
- (e) Landscaping shall be installed and maintained in accordance with the approved landscaping plan by the owner(s) and manager of the development.

- (f) Procedures for the approval and amendment of landscaping plans shall be established by the Planning Division.
- (g) All planting areas must be designed with an automatic irrigation system. Modifications shall be allowed for dry climate landscapes. Pop-up sprinklers shall be used in all areas other than installations against foundations for the sake of public safety. Drip, bubbler, or other low gallonage systems may be used in buffer areas and narrow strips. Sleeving must be called out wherever irrigation pipes are installed under hardscape.
- (h) Landscaping shall be installed and maintained in compliance with Article XVI of this Chapter, pertaining to water conservation.
- (d) Prior to the issuance of any building permit, the developer shall submit to the City and the Planning Division shall approve a landscape plan that conforms to the requirements of this Section and to standards for landscaping approved by the City Council.

Lot size and lot frontage requirements in the C1 district. Each lot which is used for retail or service purposes in the C1 district shall have at least fifteen thousand (15,000) square feet of area and one hundred twenty (120) feet of street frontage.

Standards for service stations and automobile servicing in the C1 district. In addition to the provisions of this Division, the following minimum standards apply to service stations and automobile servicing:

- (a) Driveways:
 - (1) Sites with only one (1) street frontage shall have no more than two
 - (2) driveways.
 - (2) Sites with frontage on more than one (1) street are subject to the following requirements: For lots under forty thousand (40,000) square feet:
 - a. There shall be no more than two (2) driveways on one (1) of the abutting streets.

- b. There shall be no more than one (1) driveway on all other abutting streets, except as otherwise approved by the Zoning Administrator based on a traffic analysis study.
- (3) Driveways shall not exceed thirty-five (35) feet in width when more than one (1) exists on a street frontage.
- (4) Traffic analysis studies supporting additional driveways shall consider on-site and off-site traffic circulation as well as intersection capacity, traffic counts and other pertinent data.
- (b) Landscaping: Landscaping shall be installed in accordance with the standards applicable to commercial development generally, subject to the following:
 - (1) A five (5) foot landscaped yard shall be provided along the side and rear lot lines where such area is not occupied by a building or appurtenant structure.
 - (2) On sites less than forty thousand (40,000) square feet in lot size, a reduction in landscaping may be granted by the Zoning Administrator as necessary for public safety or traffic circulation reasons.

Additional standards for check cashing facilities in the C1 district. In addition to the provisions of this Division, the following minimum standard applies to check cashing facilities:

- (a) Spacing.
 - (1) It shall be unlawful to hereafter establish any check cashing facility, as defined by Section 41-42.7 of this Chapter, within one thousand (1,000) feet of another check cashing facility, measured from property line to property line.

Owner/User Opportunity

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and it should not be made available to any other person or entity without the written consent of Lee & Associates.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Lee & Associates. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Lee & Associates has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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