

OFFERING MEMORANDUM

1902 S Standard Ave

1902 S Standard Ave, Santa Ana, CA 92707-3031

1902 S Standard Ave offers a rare small-format commercial infill opportunity in South Santa Ana, featuring a freestanding 1,440-square-foot building on a 11,138-square-foot C1-zoned parcel. The asset combines stable tax status, standalone site control, and flexible potential for owner-user occupancy, renovation, or longer-term redevelopment.

Michael Simpson
DRE License #: 01886281
562-243-2281
michael@socalproperties.com



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INVESTMENT SUMMARY

APN	NET OPERATING INCOME	LOT SIZE
014-245-01	{{ N/A }}	11,138 SF (0.26 AC)
YEAR BUILT	ZONING	CAP RATE
1962	C1	{{ N/A }}
OCCUPANCY	ASKING PRICE	SQUARE FOOTAGE
Vacant	\$899,999	1,440
PRO FORMA CAP RATE	NUMBER OF BUILDING	PARKING SPACES
{{ N/A }}	1	17

INVESTMENT HIGHLIGHTS

A freestanding 1,440-square-foot building on a 11,138-square-foot C1-zoned parcel offers rare standalone control, strong land utility, and flexible commercial use potential. Prior pricing near \$1.1 million to \$1.2 million, clean tax status, and active small-asset market velocity further support acquisition confidence and future repositioning optionality.



PROPERTY DESCRIPTION & DETAILS

This compact South Santa Ana commercial asset pairs a 1,440 SF building with an expansive 11,138 SF site, creating exceptional land utility and future flexibility. C1 zoning, single-story efficiency, and visible infill positioning support owner-user, retail, restaurant, or neighborhood commercial demand despite the property's older vintage.

Address	1902 S Standard Ave, Santa Ana, CA 92707-3031
APN	014-245-01
Building Size	1,440
Land Size	11,138 SF (0.26 AC)
Year Built	1962
Stories	1
Parking	17
Construction Type	{{ N/A }}
Exterior Finishes	{{ N/A }}
Elevator Type	{{ N/A }}
Roofing System	{{ N/A }}
Building Lighting	{{ N/A }}



PROPERTY PHOTOS



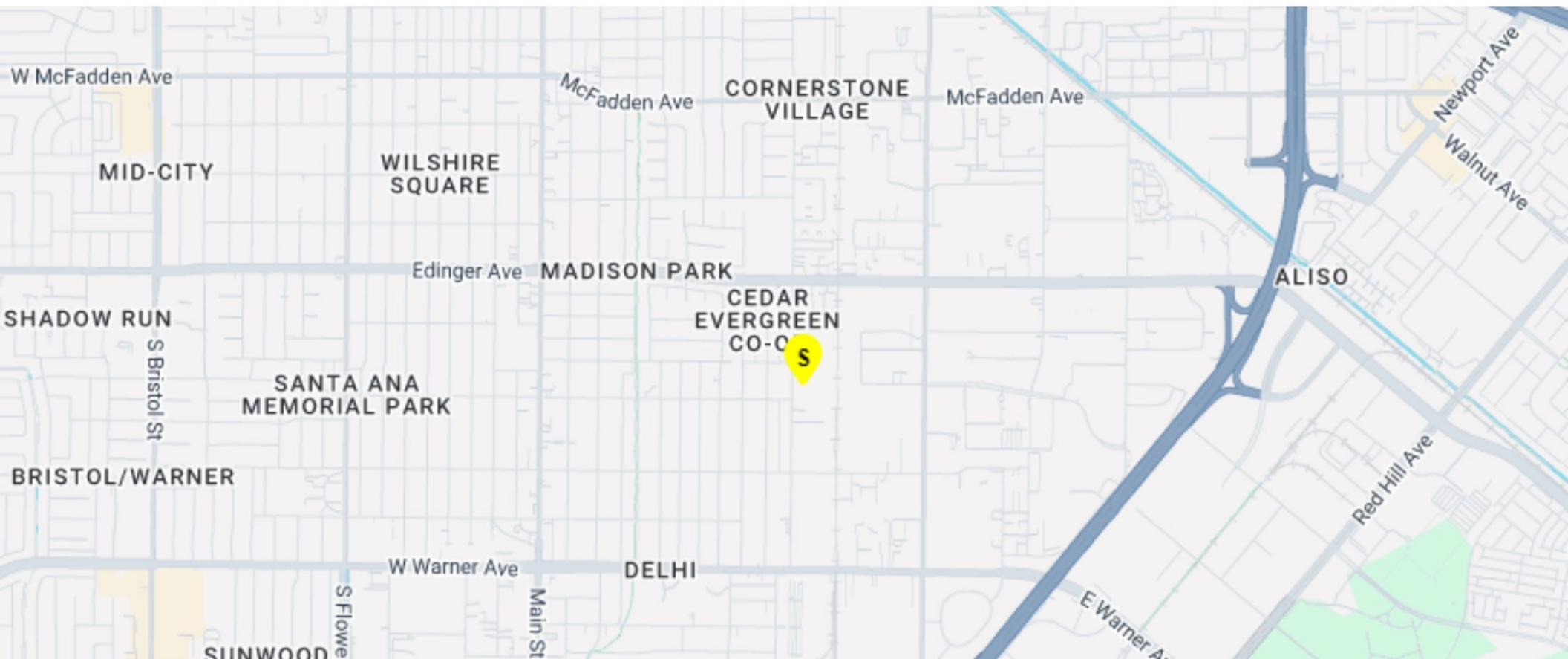


LOCATION OVERVIEW



CITY, & STATE DETAILS

Situated on a corner infill site in south Santa Ana, the property benefits from dense surrounding population and employment, serving both neighborhood demand and the broader South Coast Metro business base. Proximity to South Coast Plaza, John Wayne Airport, and complementary service uses supports sustained small-business tenant appeal.



DEMOGRAPHICS

The one-mile trade area features a strong live-work profile with 46,794 residents and 36,698 employees. Mid-to-upper income households, high occupancy, and a large working-age population support retail, food, medical, and service uses, while Orange County’s broader employment base reinforces durable long-term tenant demand.

TOTAL POPULATION	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME
46,794	{{ N/A }}	{{ N/A }}
HOMEOWNER RATE	COLLEGE EDUCATED	UNEMPLOYMENT RATE
{{ N/A }}	{{ N/A }}	{{ N/A }}
GDP	LARGEST EMPLOYERS	
{{ N/A }}	{{ N/A }}	

SITE MAP



TRANSPORTATION

South Coast Metro corridor access;
proximity to John Wayne Airport (SNA);
central Orange County connectivity.



EDUCATION

{{ N/A }}

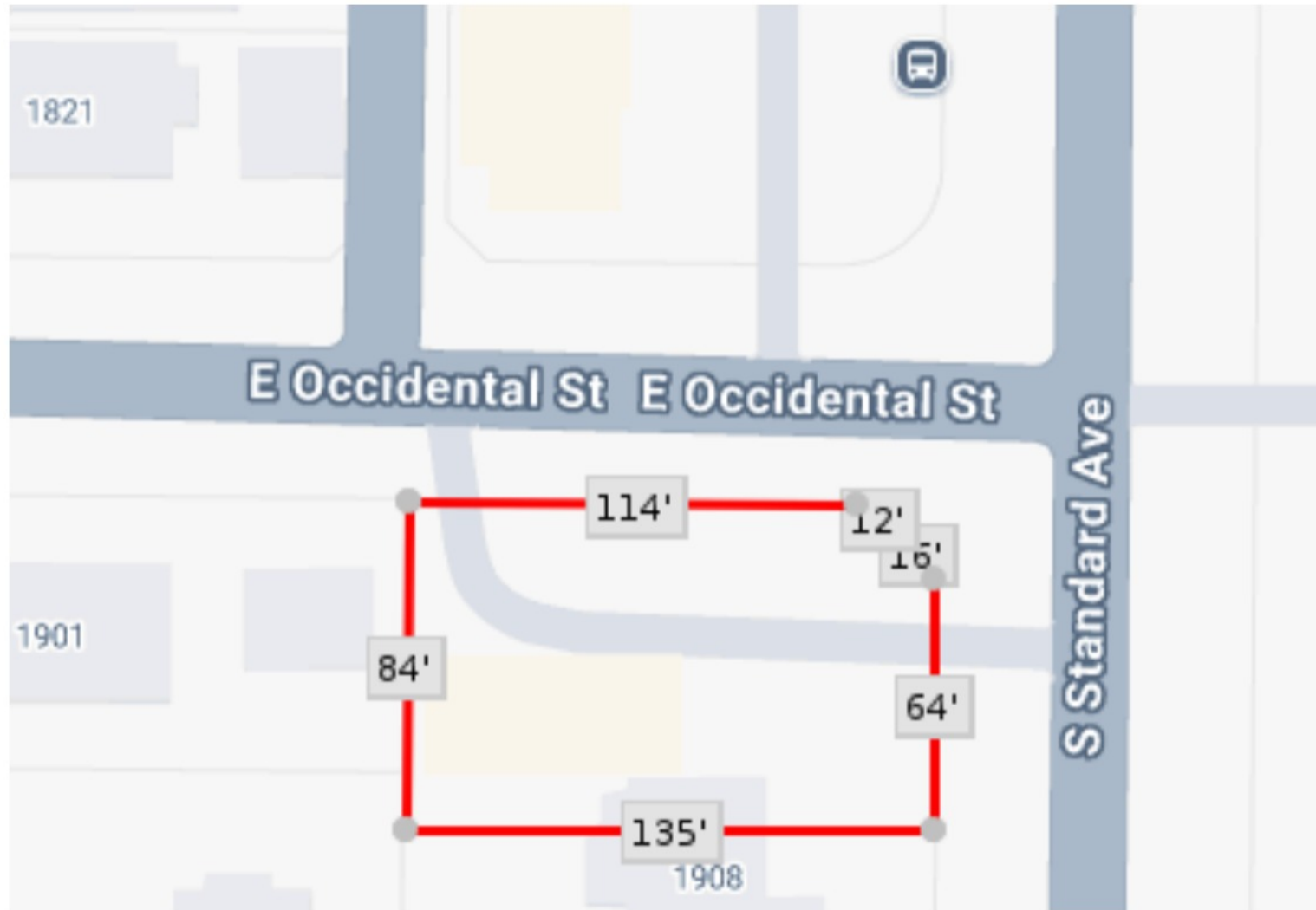


ATTRACTIONS

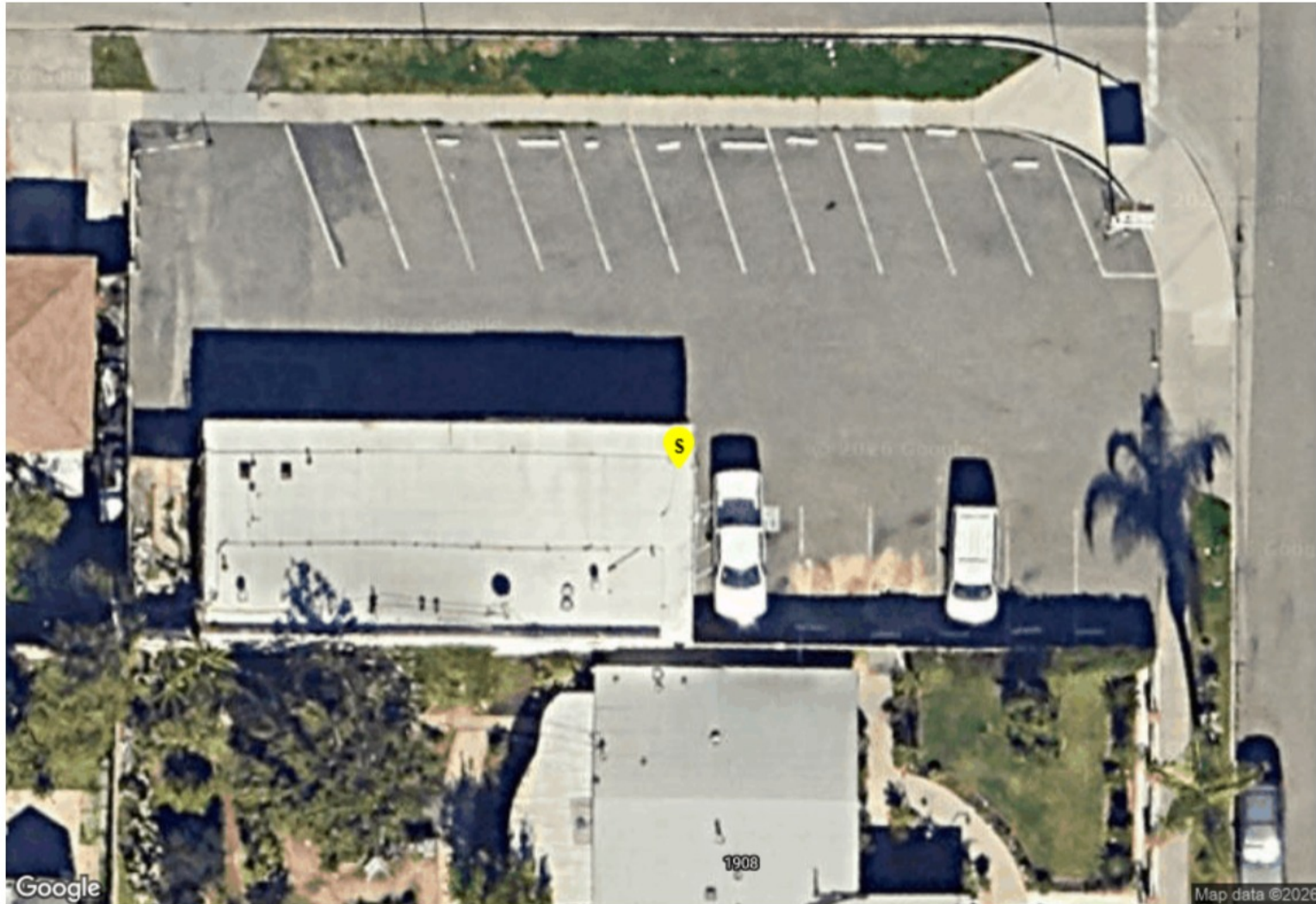
South Coast Plaza, John Wayne Airport,
South Coast Metro business base,
neighborhood service uses nearby.



Site Plan



Micro Site Plan



Aerial Site Plan



SALE COMPARIBLES

Photo	Address	Type	Size	Price	\$/SF	Cap Rate	Sale Date
	1314 E CHAPMAN AVE ORANGE CA 92866-2219	Office	1,339 SF	\$1.13M	\$840.18		2026-06-23
	2649 E CHAPMAN AVE ORANGE CA 92869-3239	Office	1,800 SF	\$1.10M	\$611.11		2026-05-26
	1342 E CHAPMAN AVE ORANGE CA 92866-2219	Office	1,325 SF	\$1.12M	\$845.28		2026-03-31

Photo	Address	Type	Size	Price	\$/SF	Cap Rate	Sale Date
	421 S BRISTOL ST SANTA ANA CA 92703-4526	Office	1,367 SF	\$1.05M	\$768.11		2025-02-18
	3000 NEWPORT BLVD NEWPORT BEACH CA 92663-3810	Mixed Use, Office, Retail	2,000 SF	\$2.50M	\$1,250.00		2026-06-23

PHYSICAL SPECIFICATIONS

Specification	Details
Building Size	1,440 SF
Year Built	1962
Structure	1-story
Parcel Size	11,138 SF (0.26 acres)
APN	014-245-01
Zoning	C1
Land-to-Building Ratio	7.73:1
Building Footprint	1,887 SF
Gross Building Area	1,440 SF
Estimated Site Coverage	17.0%
FEMA Flood Zone	Zone X – Area of Minimal Flood Hazard

KEY FINANCIAL METRICS & INVESTMENT SUMMARY DATA

Key Metric	Value
Indicated Price	\$899,999
Building Size	1,440 SF
Indicated Price/SF	\$625.00
Lot Size	11,138 SF (0.26 AC)
Assessed Value (2025)	\$871,190
Land Value (2025)	\$766,657
Improvement Value (2025)	\$104,533
NOI	N/A
Cap Rate	N/A
Cash-on-Cash Return	N/A

Metric	Value
APN	014-245-01
Asking Price	\$899,999
Cap Rate	N/A
Lot Size	11,138 SF (0.26 AC)
NOI	N/A
Number of Buildings	1
Occupancy	N/A
Parking Details	17
Price Per SF	\$625.00
Pro Forma Cap Rate	N/A
Square Footage	1,440 SF
Year Built	1962
Zoning	C1

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INVESTMENT CONTACTS



Michael Simpson
DRE License #: 01886281
562-243-2281
michael@socalproperties.com



Marlene Guillen
DRE License #: 02248657
909-442-2727
marlene.ca.roa@gmail.com



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