



SALE

115-117 N Standard

115-117 N STANDARD

Santa Ana, CA 92701

PRESENTED BY:

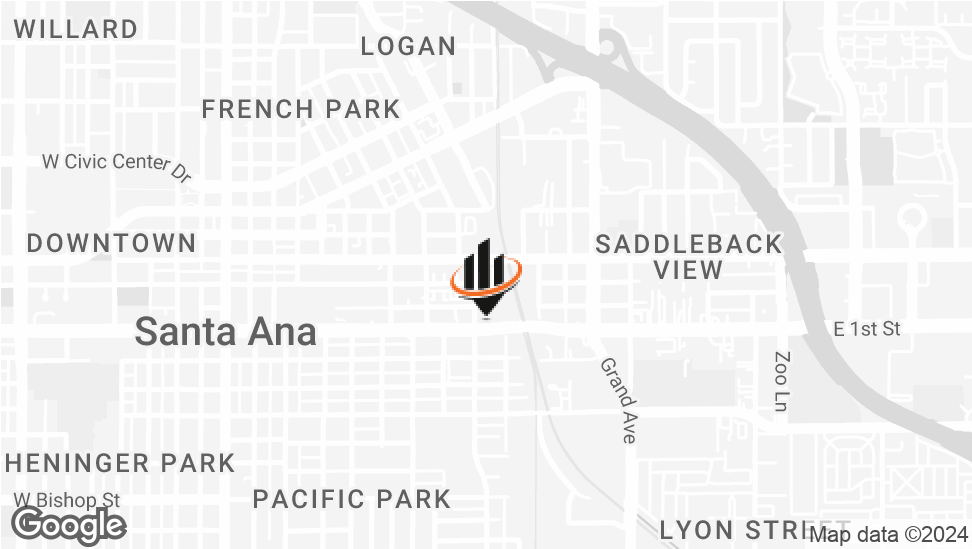
FERNANDO CRISANTOS

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CalDRE #01972227

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable
BUILDING SIZE:	33,240 SF
LOT SIZE:	61,420 SF
NOI:	\$640,760
YEAR BUILT:	1964
ZONING:	M-2 / SD-84

PROPERTY OVERVIEW

SVN Vanguard is pleased to present 115-117 N Standard for sale. The property consists of 7 warehouse units near the new 116 SFR KB home development and at one of the main entrances to Downtown Santa Ana. The owner is currently occupying one half of the total property and is leasing out the remaining units for nearly \$2.00/SF. The owner is open to a creative deal and leasing structure i.e., a sale lease back of half the building or the entire building, selling financing, etc...

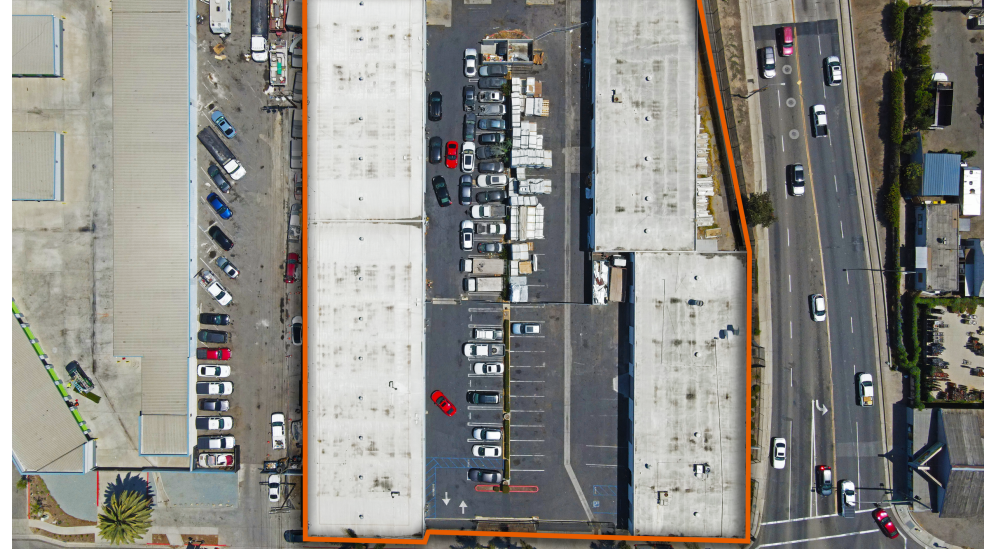
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	MONTHLY RENT	LEASE START	LEASE END
115 N Standard Unit A	Home Team	4,800 SF	14.44%	\$24.00	\$2	-	\$9,600	-	TBD
115 N Standard Unit B	Home Team	4,800 SF	14.44%	\$24.00	\$2	-	\$9,600	-	TBD
115 N Standard Unit C	Home Team	3,420 SF	10.29%	\$24.00	\$2	-	\$6,840	-	TBD
115 N Standard Unit D	Home Team	3,420 SF	10.29%	\$24.00	\$2	-	\$6,840	-	TBD
117 N Standard Unit A	Preferred AAA Towing	4,800 SF	14.44%	\$17.76	\$2	-	\$7,104	-	12/31/2024
117 N Standard Unit B	Soon To Be Leased	4,800 SF	14.44%	\$24.60	\$2	-	\$9,840	TBD	TBD
117 N Standard Unit C	HN Auto Repair	3,600 SF	10.83%	\$23.28	\$2	-	\$6,984	6/01/2022	6/01/2027
117 N Standard Unit D	Auto Repair	3,600 SF	10.83%	\$13.33	\$2	-	\$4,000	-	6/28/2023
TOTALS		33,240 SF	100%	\$174.97	\$16	\$0.00	\$60,808		
AVERAGES		4,155 SF	12.50%	\$21.87	\$2		\$7,601		

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ADDITIONAL PHOTOS



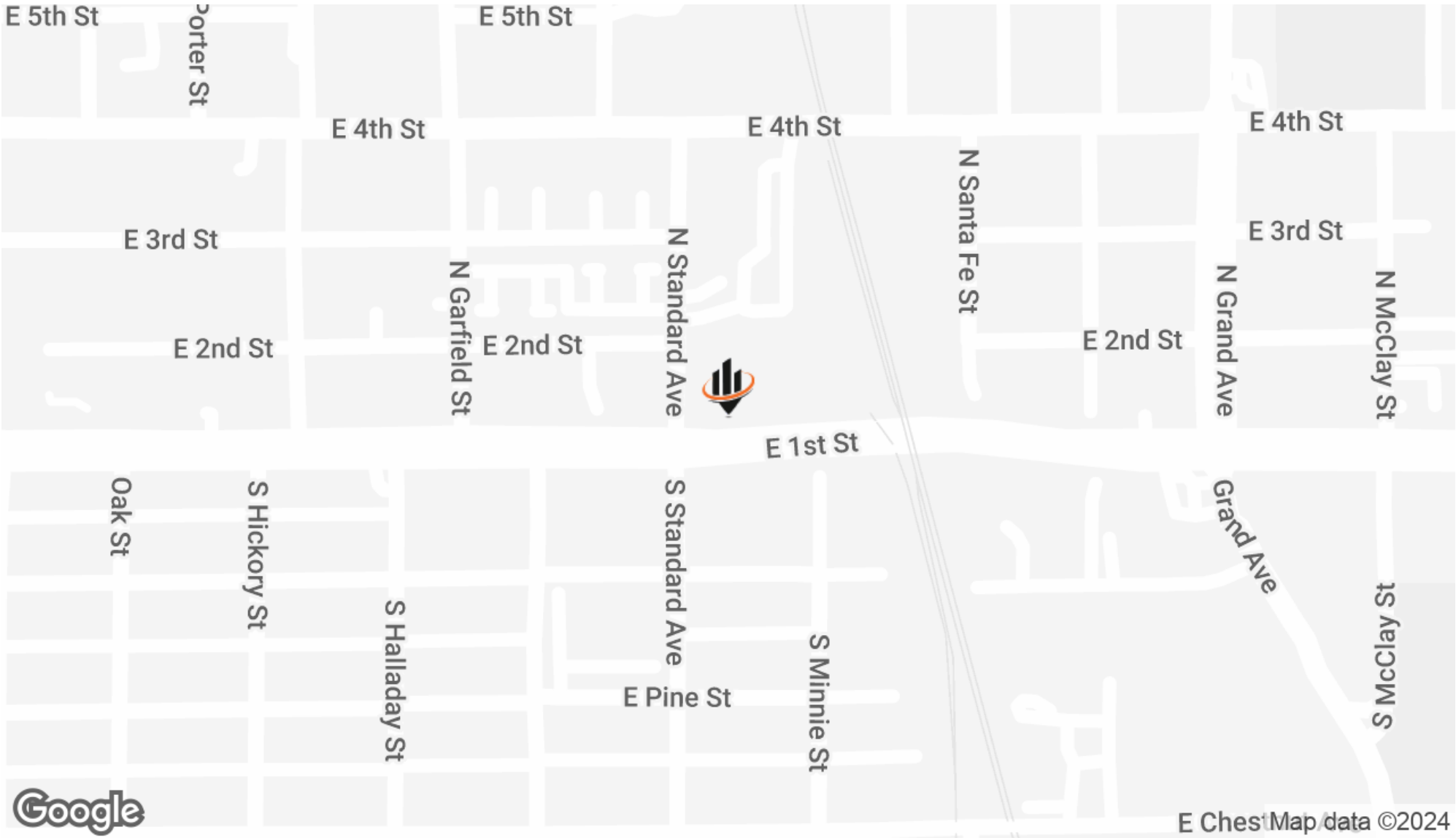
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	3,001	12,619	49,087
AVERAGE AGE	27.8	28.4	28.0
AVERAGE AGE (MALE)	26.8	28.0	27.9
AVERAGE AGE (FEMALE)	30.0	29.3	28.8

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	635	2,678	11,818
# OF PERSONS PER HH	4.7	4.7	4.2
AVERAGE HH INCOME	\$68,444	\$69,139	\$66,079
AVERAGE HOUSE VALUE	\$477,164	\$446,657	\$346,333

* Demographic data derived from 2020 ACS - US Census

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