



SALE

401 E. 1st Street

401 E. 1ST STREET

Santa Ana, CA 92701

PRESENTED BY:

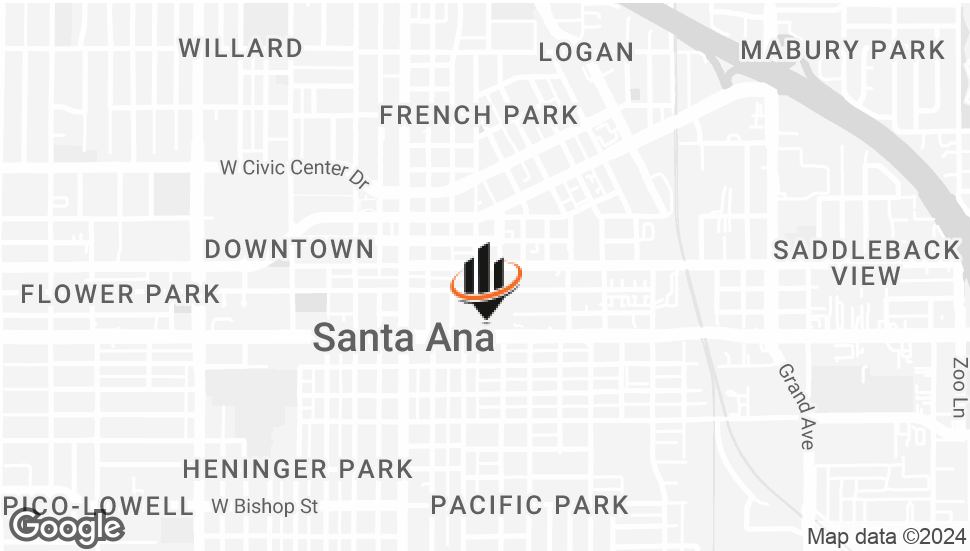
FERNANDO CRISANTOS

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CalDRE #01972227

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	3,220 SF
LOT SIZE:	15,841 SF
YEAR BUILT:	1981
ZONING:	Commercial
APN:	398-516-20

PROPERTY OVERVIEW

SVN|Vanguard is pleased to present this opportunity for sale for the first time. This 3,220 SF building sits on the street-front side of the national Fiesta Market Place Shopping Center and is the only piece that does not belong to the center. With 25 striped parking spaces, this location is ideal for an auto-related user (i.e. tire shop, auto care, breaks, smog check, oil change etc.) or a national fast food chain with a potential for drive-thru.

PROPERTY HIGHLIGHTS

- 4 Bays
- 45,000 Daily Traffic Counts
- Street Front Exposure
- Part of A Successful Shopping Center
- 25 parking Spaces

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ADDITIONAL PHOTOS



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SVN | VANGUARD 3

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	13,062	59,136	114,698
AVERAGE AGE	26.1	26.1	27.2
AVERAGE AGE (MALE)	26.1	26.2	27.4
AVERAGE AGE (FEMALE)	26.3	26.0	27.1

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	3,012	12,622	24,535
# OF PERSONS PER HH	4.3	4.7	4.7
AVERAGE HH INCOME	\$54,158	\$54,120	\$58,583
AVERAGE HOUSE VALUE	\$350,783	\$419,652	\$502,426

* Demographic data derived from 2020 ACS - US Census



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