

**FOR SALE**

**501-517 W 17TH ST.  
SANTA ANA, CA 92706**



**IN OPPORTUNITY  
ZONE AREA**

## Offering Memorandum

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**NAI Capital**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# Executive Overview

501-517 W. 17TH ST.

CARNICERIA INTERNACIONAL

PROMOS VÁLIDAS AGOSTO 20 Y SEPTIEMBRE 3

TALOS AL VAPOR

OPEN

# Executive Summary

## The Offering

NAI Capital Commercial Inc., Lidia Talavera, is pleased to announce the offering of Central Plaza. Multi-Tenant Retail Center located at 501-517 W 17th St., Santa Ana, CA 92706. On Opportunity Zone area. Approximately 12,918 SF Street Retail Center, consisting of 8 units & occupied by 6 Tenants. The Property is positioned on the NW signalized corner of 17th Avenue & Ross St. All units have excellent frontage on 17th Street. Located within a mile from major retailers such as Target, Northgate, Starbucks, Autozone, 99 Cents Only, Norms Restaurant, etc. In addition, the property is within a mile from Santa Ana Civic Center areas, where various City, State and County Departments are located, such as Santa Ana City Hall, Orange County Superior Court, Superior Court of California, Orange County Jail, Santa Ana Police Department, Santa Ana Jail and many more. Built in 1945, with pride of ownership. The center has been well maintained with new roof installed on 01/2020 (Silver-White aluminum reflective roof coating which is water based – prevents premature aging and contributes to energy efficiency -10 year warranty). The center has a history of long and stable tenancy with most tenants have been occupying the property between 15 to 25 years.

Please contact the listing agent for any additional questions on this opportunity.

## Investment Highlights

- E-Commerce safe investment
- Located in dense with approx. 352,063 within 3 mile radius
- Stable and long term tenancy
- Located 1 miles from many Governmental office departments and many national credit tenants.

## Offering Summary

<b>Price</b>	\$4,330,000.00
<b>Property Address</b>	501-517 W 17th Ave. Santa Ana, CA
<b>Site Description</b>	
<b>Building Size (SF)</b>	12,918
<b>Price/SF</b>	\$335.19
<b>Lot Size (Acres)</b>	0.74
<b>Number of Lots</b>	2
<b>Number of Units</b>	8
<b>Occupancy</b>	100%
<b>Type of Ownership</b>	Fee Simple
<b>Asset Performance Data</b>	
<b>Performa</b>	Year 1
<b>CAP Rate</b>	6.01%
<b>Net Operating Income</b>	\$260,377.44



# Executive Summary

## Investment Overview

Price	\$4,330,000.00	
Down Payment	\$1,515,500.00	35%
Loan Type	New Loan	
Property Size (SF)	12,918	
Price/SF	\$335.19	
Lot Size (Acres)	0.74	
Number of Suites	6	
Number of Lots	2	
Occupancy	100%	
Type of Ownership	Fee Simple	
Asset Performance Data	Year 1	
CAP Rate	6.01%	
Net Operating Income	\$260,377.44	



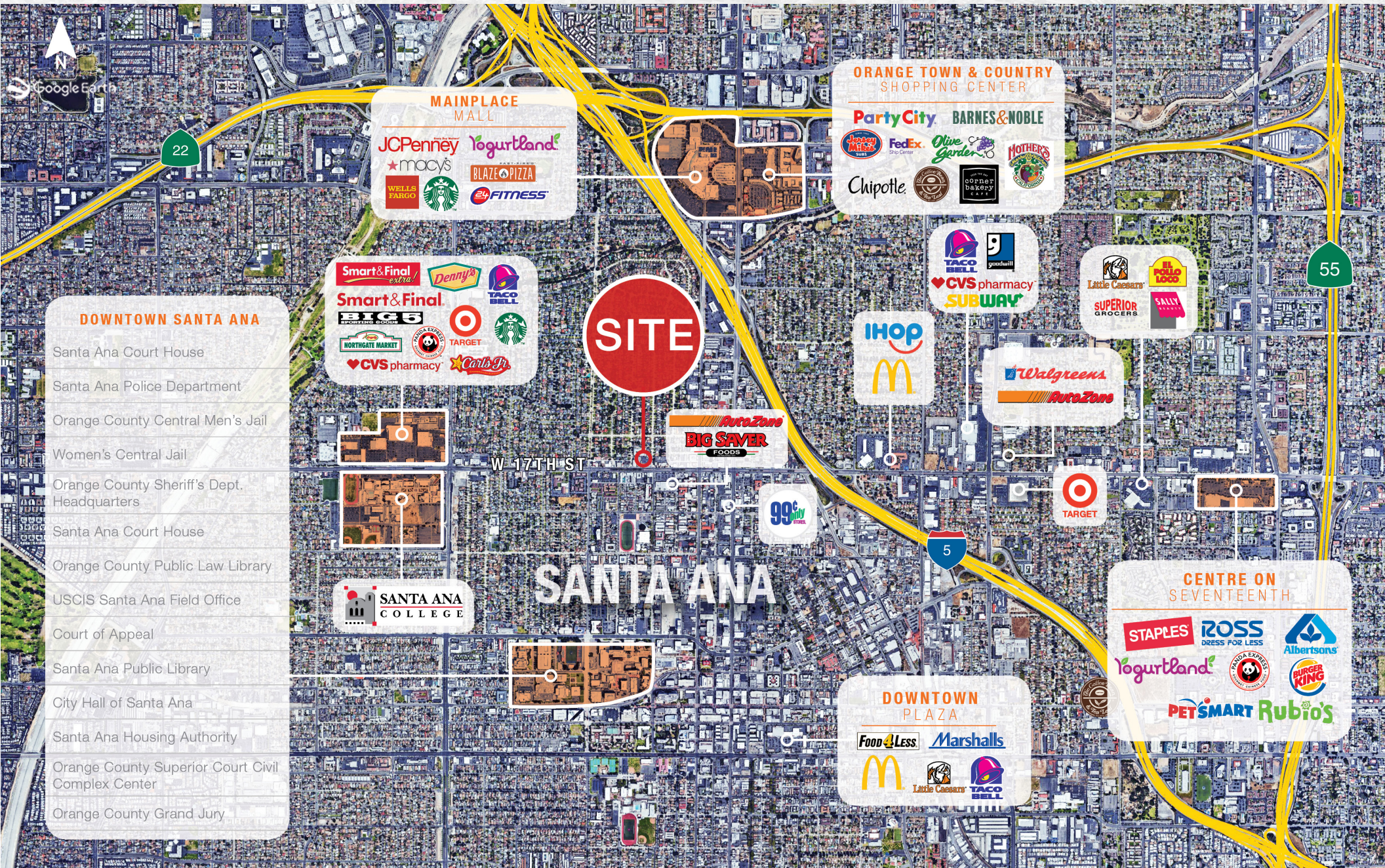


Property  
Overview

Aerial Map



# Aerial Retail Map



- DOWNTOWN SANTA ANA**
- Santa Ana Court House
  - Santa Ana Police Department
  - Orange County Central Men's Jail
  - Women's Central Jail
  - Orange County Sheriff's Dept. Headquarters
  - Santa Ana Court House
  - Orange County Public Law Library
  - USCIS Santa Ana Field Office
  - Court of Appeal
  - Santa Ana Public Library
  - City Hall of Santa Ana
  - Santa Ana Housing Authority
  - Orange County Superior Court Civil Complex Center
  - Orange County Grand Jury

**MAINPLACE MALL**

- JCPenney
- Yogurtland
- macy's
- BLAZE PIZZA
- WELLS FARGO
- Starbucks
- 24 FITNESS

**ORANGE TOWN & COUNTRY SHOPPING CENTER**

- Party City
- BARNES & NOBLE
- Wendy's
- FedEx
- Olive Garden
- MOTHER'S
- Chipotle
- corner bakery

**Smart & Final**

- Denny's
- TACO BELL
- Smart & Final
- Target
- Starbucks
- NORTGATE MARKET
- CVS pharmacy
- Carib Jr.

**TACO BELL**

- CVS pharmacy
- SUBWAY

**Little Caesars**

- EL PELLO LOCO
- SALY'S
- SUPERIOR GROCERS

**ihop**

- McDonald's

**Walgreens**

- AutoZone

**AutoZone**

- BIG SAVER FOODS

**Target**

**SANTA ANA COLLEGE**

**SANTA ANA**

**CENTRE ON SEVENTEENTH**

- STAPLES
- ROSS DRESS FOR LESS
- Albertsons
- Yogurtland
- PANDA EXPRESS
- BURGER KING
- PETSMART
- Rubio's

**DOWNTOWN PLAZA**

- Food 4 Less
- Marshalls
- McDonald's
- Little Caesars
- TACO BELL



# Financial Overview

501-517 W. 17TH ST.

CARNICERIA INTERNACIONAL

PRIMOS VAPOR AGOSTO 20 Y

PRIMOS VAPOR SEPTIEMBRE 2

PRIMOS VAPOR

PRIMOS VAPOR

# Financial overview

Suite	Tenant	Lease Start	Lease End	SF Available	SF Occupied	% of NRA	Contract Rental Rate		Contract Rent \$ PSF		Rent Increases / Proforma - Yr 1			Rent Increases / Proforma - Yr 1		Recovery Method	Notes
							Year	Month	\$PSF/Yr	\$PSF/Mo	Date	\$/Mo	\$/Yr	\$PSF/Yr	\$PSF/Mo		
501	Cosmos Beauty Salon	10/1/1999	11/30/2021	700	700	5.42%	\$18,244.08	\$1,520.34	\$24.00	\$2.00	10/1/2021	\$1,442.00	\$17,304.00	\$24.72	\$2.06	NNN	
503	Tito's Mexican Restaurant	7/1/2002	9/30/2026	2,231	2,231	17.27%	\$35,847.60	\$2,987.30	\$16.07	\$1.34	10/1/2021	\$3,076.92	\$36,923.04	\$16.55	\$1.38	NNN	
507	Transportes Miron	5/1/1991	11/31/2022	1,000	1,000	7.74%	\$23,100.00	\$1,925.00	\$23.10	\$1.93	Proforma	\$2,250.00	\$27,000.00	\$27.00	\$2.25	NNN	
509	OC Dept. of Education	12/1/2011	11/30/2025	1,100	1,100	8.52%	\$27,824.16	\$2,318.68	\$21.84	\$1.82	10/1/2021	\$2,200.00	\$26,400.00	\$27.00	\$2.25	NNN	
511	OC Dept. of Education	12/1/2011	11/30/2021	1,700	1,700	13.16%	\$37,128.00	\$3,094.00	\$21.84	\$1.82	Proforma	\$3,200.00	\$38,760.00	\$22.80	\$1.90	NNN	
515	OC Dept. of Education	12/1/2011	11/30/2021	2,785	2,785	21.56%	\$60,824.40	\$5,068.70	\$21.84	\$1.84	Proforma	\$5,291.50	\$63,498.00	\$22.80	\$1.90	NNN	
517A	Carniceria La Internacional	6/1/1998	10/31/2023	2,652	2,652	20.53%	\$36,057.00	\$3,094.85	\$14.00	\$1.17	11/1/2020	\$3,187.70	\$38,252.40	\$14.42	\$1.20	NNN	
5177B	Apartment	4/22/2011	m/m	750	750	5.81%	\$11,880.00	\$990.00	\$15.84	\$1.32	4/22/2020	\$1,020.00	\$12,240.00	\$15.00	\$1.36	Gross	
<b>Occupied Totals - In Place</b>				<b>12,918</b>			<b>\$250,905.24</b>	<b>\$20,998.87</b>	<b>\$19.82</b>	<b>\$1.65</b>			<b>\$260,377.44</b>	<b>\$21.29</b>	<b>\$1.79</b>		
<b>Vacant Totals</b>				<b>0</b>													
<b>Totals</b>				<b>12,918</b>			<b>\$250,905.24</b>	<b>\$20,998.87</b>	<b>\$19.82</b>	<b>\$1.65</b>			<b>\$260,377.44</b>	<b>\$21.29</b>	<b>\$1.79</b>		

## Income

Year	In-Place		Year 1	
Income	Total	\$/SF	Total	\$/SF
<b>Rental Income</b>	\$250,905.24	\$19.82	\$260,377.44	\$20.16
<b>Reimbursement Revenue</b>	\$73,466.77	\$5.69	\$64,581.00	\$5.08
<b>Effective Gross Income</b>	\$324,372.01	\$25.11	\$324,958.44	\$25.16

## Expenses

Year	In-Place		Year 1	
<b>Real Estate Taxes</b>	\$9,555.00	\$0.74	\$47,630.00	\$3.69
<b>CAM</b>	\$16,951.00	\$1.31	\$16,951.00	\$3.69
<b>Total Operating Expense</b>	\$26,506.00	\$2.05	\$64,581.00	\$5.00
<b>Net Operating Income</b>	\$297,562.01	\$23.06	\$260,377.44	\$20.16



# Area Overview

501-517 W. 17TH ST.

CARNICERIA INTERNACIONAL

WELCOME

PRIMERA VIZITA

AGOSTO 2011

PRIMERA VIZITA

SEPTIEMBRE 2011

PRIMERA VIZITA

AGOSTO 2011

PRIMERA VIZITA

SEPTIEMBRE 2011

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AGOSTO 2011

PRIMERA VIZITA

SEPTIEMBRE 2011

PRIMERA VIZITA

# Area Overview

## Santa Ana

Orange County, CA

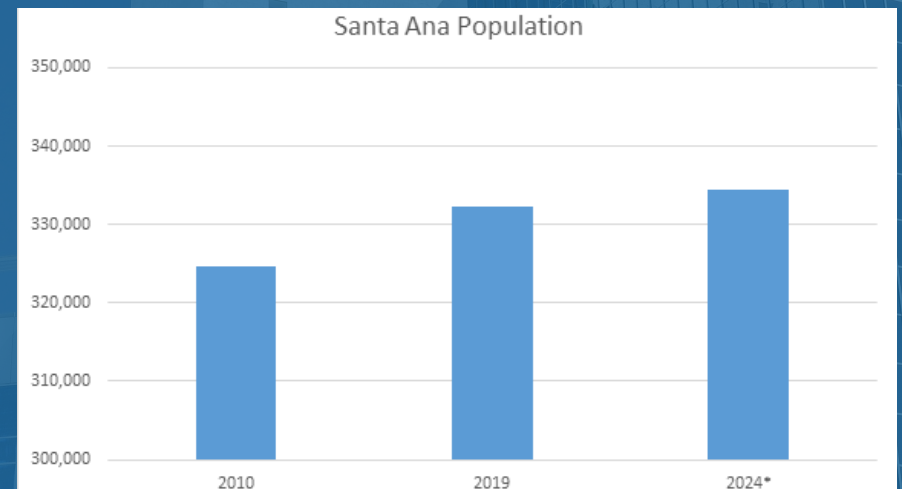
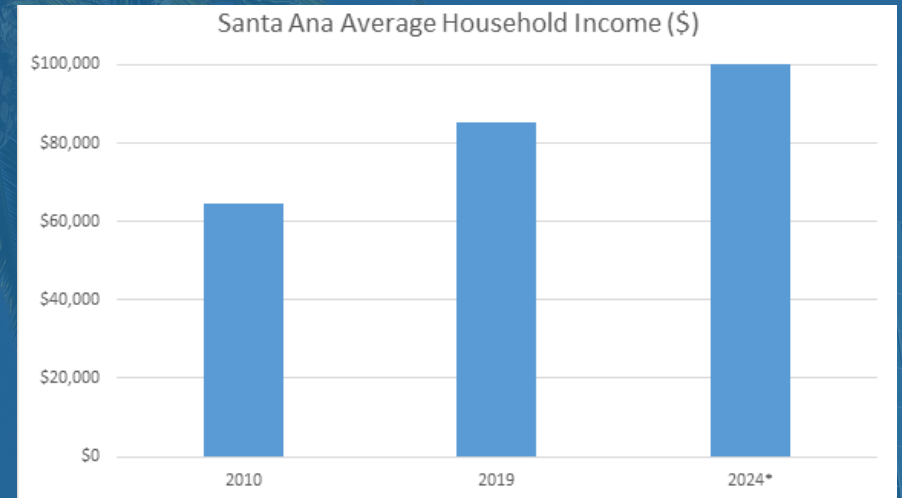
Santa Ana is the county seat and the second largest city in Orange County, California. As of 2019, the population was approximately 332,199 and is expected to grow to 334,379 in five years. Residents of Santa Ana enjoy an average household income of \$85,313 annually, which is expected to increase to \$99,999 by 2024.

Forbes has consistently ranked Santa Ana as one of the safest cities in the country. The City of Santa Ana is bordered by Anaheim, Orange, and Garden Grove to the North, Westminster and Fountain Valley to the West, Costa Mesa and Irvine to the South, and Tustin to the East. Several highways, including I-5, I-405, SR 22 and SR 55 are located near the city providing access to Orange County and the greater Southern California region.

Santa Ana has a broad-based economy with a mixture of government employment, retail, private business and financial services. Santa Ana is home to First American Title Co., one of the nation's leading providers of title insurance and settlement services to the real estate and mortgage industries. In 2018, the California State Board of Equalization estimated that the City of Santa Ana had over \$3.1 billion in taxable sales, which represented 4.6% of total taxable sales in Orange County.

Rank	Employer	Employees
1	County of Orange	19,145
2	Santa Ana Unified School District	4,963
3	Santa Ana College	3,433
4	First American Title Co.	1,815
5	KPC Healthcare	1,739
6	City of Santa Ana	1,454
7	United States Postal Service	1,324
8	Superior Court of CA-County of Orange	760
9	Johnson & Johnson	600
10	Allied Universal	544

Source: Riverside County CAFR, 2018



Commercial properties remain in high demand in Santa Ana as market fundamentals remain strong. As part of the Los Angeles-Long Beach-Santa Ana Metropolitan area, Santa Ana has access to the second-highest producing metro area in the country as measured by Gross Metropolitan Product. Additionally, the City of Santa Ana has embarked on several economic development measures including major public works projects, incentives to small businesses, and a planned redevelopment of under-utilized city-owned properties into retail and hotel properties.

# Demographics

## Population

	1 Mile	3 miles	5 Miles
2019 Estimated Population	43,009	352,063	720,803
2024 Projected Population	43,332	354,605	725,088
2010 Census Population	42,514	341,848	695,943
2000 Census Population	44,907	351,400	697,454
Projected Annual Growth 2019 to 2024	0.2%	0.1%	0.1%
Historic Annual Growth 2010 to 2019	0.1%	0.3%	0.4%

## Households

	1 Mile	3 miles	5 Miles
2019 Estimated Households	10,890	86,972	195,043
2024 Projected Households	11,369	90,746	203,272
2010 Census Households	10,425	81,748	182,375
2000 Census Households	10,310	80,672	179,311
Projected Annual Growth 2019 to 2024	0.9%	0.9%	0.8%
Historical Annual Growth 2000 to 2019	0.3%	0.4%	0.5%

## Income

	1 Mile	3 miles	5 Miles
2019 Est. HH Income \$200,000 or More	643	4,129	13,825
2019 Est. HH Income \$150,000 to \$199,999	642	6,545	17,847
2019 Est. HH Income \$100,000 to \$149,999	1,158	12,963	32,401
2019 Est. HH Income \$75,000 to \$99,999	1,096	13,117	28,976
2019 Est. HH Income \$50,000 to \$74,999	1,983	16,780	35,552

