

1002 W 3RD ST., SANTA ANA, CA 92703

Boutique Mixed-Use Investment/User Portfolio in Santa Ana



JARED SWEDELSON

Vice President
d: 818-742-1632
m: 818-644-7597
jswedelson@naicapital.com
Cal DRE Lic #02105146

NAI CAPITAL - WEST LOS ANGELES

11835 W. Olympic Blvd., Suite 700E
Los Angeles, CA 90064
d: 310-806-6100
f: 310-806-6101
www.naicapital.com

FOR SALE

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Details



**1002 W. 3rd Street,
Santa Ana, CA 92703**

**212 -214^{1/2} N. Olive Street,
Santa Ana, CA 92703**

**208 N. Olive Street,
Santa Ana, CA 92703**

**1001 W. 2nd Street,
Santa Ana, CA 92703**

Sale Price:

\$2,450,000

Seller Financing:

Call broker for details

Price/SF Building:

\$462/SF

Price/SF Land:

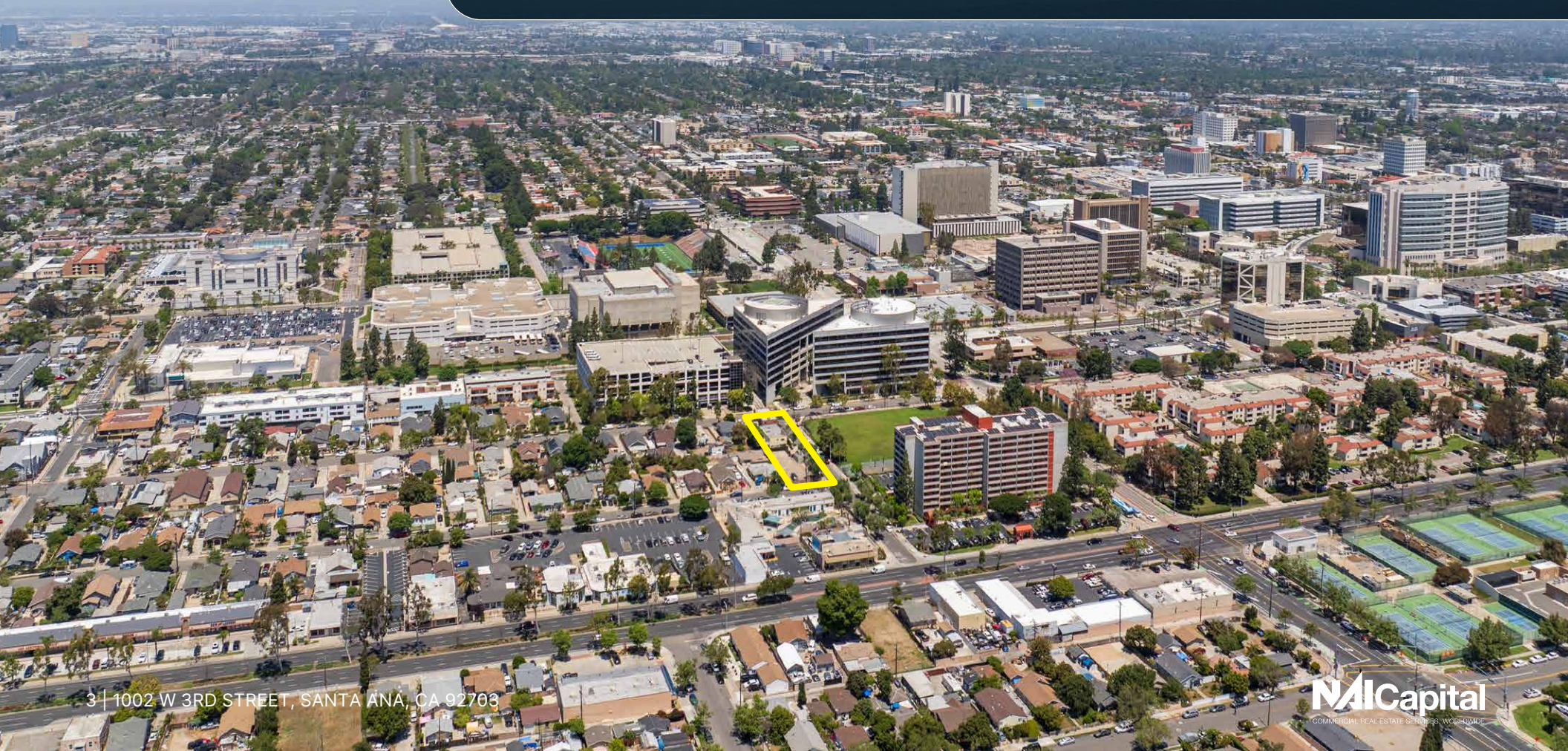
\$196/SF

Address	Type	Building Size	Land Size	Zoning	Year Built
1002 W. 3rd Street, Santa Ana	Retail/Office	2,400	2,380	P	1918
212-214 ^{1/2} N. Olive Street, Santa Ana	Multifamily	2,900	3,870	P	1918
208 N. Olive Street, Santa Ana	Land	N/A	2,500	P	N/A
1001 W. 2nd Street, Santa Ana	Land	N/A	3,750	P	N/A
Total:		5,300	12,500		

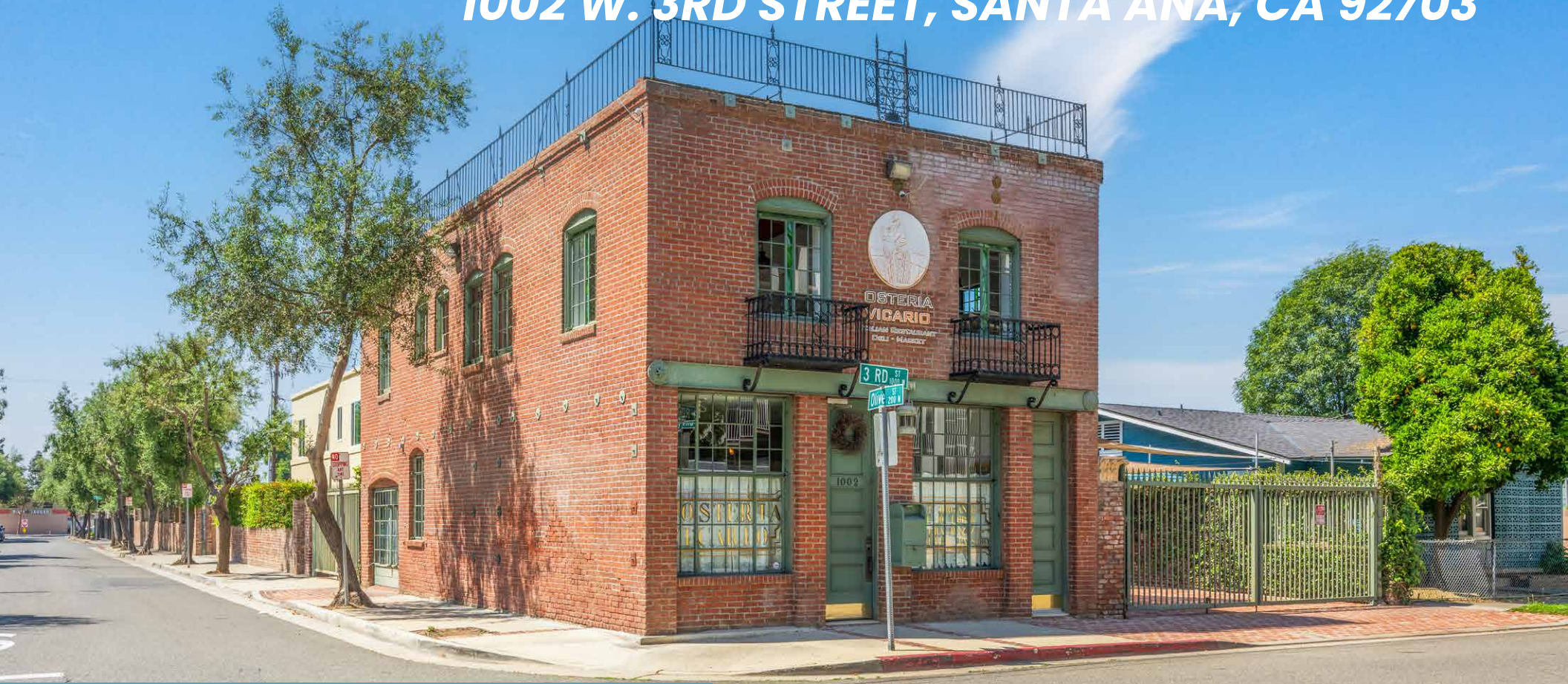
Property Details

Property Description:

Own a piece of Santa Ana's rich history with this unique mixed-use property portfolio, centered around the original Busy Bee Market — a well-known local landmark and designated historic building established in 1918. The Chiarini family later acquired the property in the 1980s as their first design location and thoughtfully infused it with imported marble and stone. The property sits strategically in the heart of Santa Ana, just one block from the OC Streetcar and directly across from the Orange County District Attorney's Office and Orange County Sheriff's Department — institutions that provide consistent tenant demand, enhanced safety, and additional parking opportunities. Adjacent to the historic commercial space, which most recently operated as a successful deli, the portfolio includes a newly renovated four-unit multifamily property. It will be delivered vacant at Close of Escrow, offering immediate rental income and long-term upside. The portfolio also features two adjacent vacant parking lots totaling 6,250 square feet, providing future development potential, ample parking, and flexible outdoor space.



1002 W. 3RD STREET, SANTA ANA, CA 92703



APN:

405-163-20

Building Size:

2,400 SF

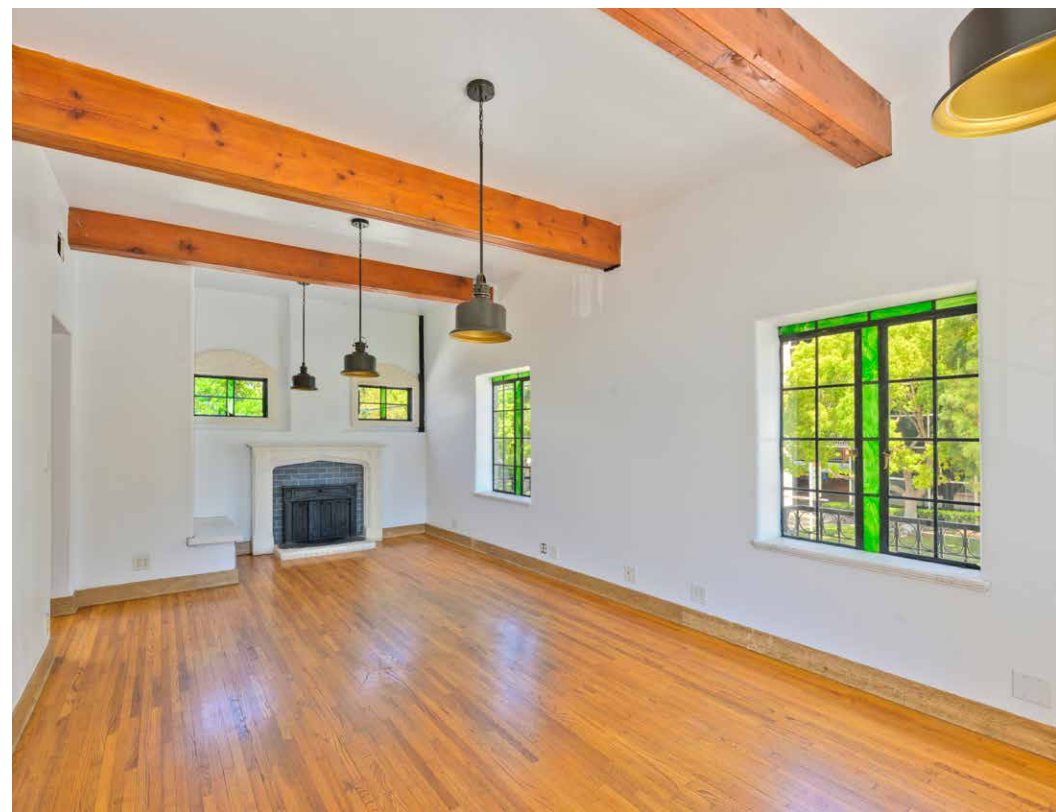
Land Size:

2,380 SF

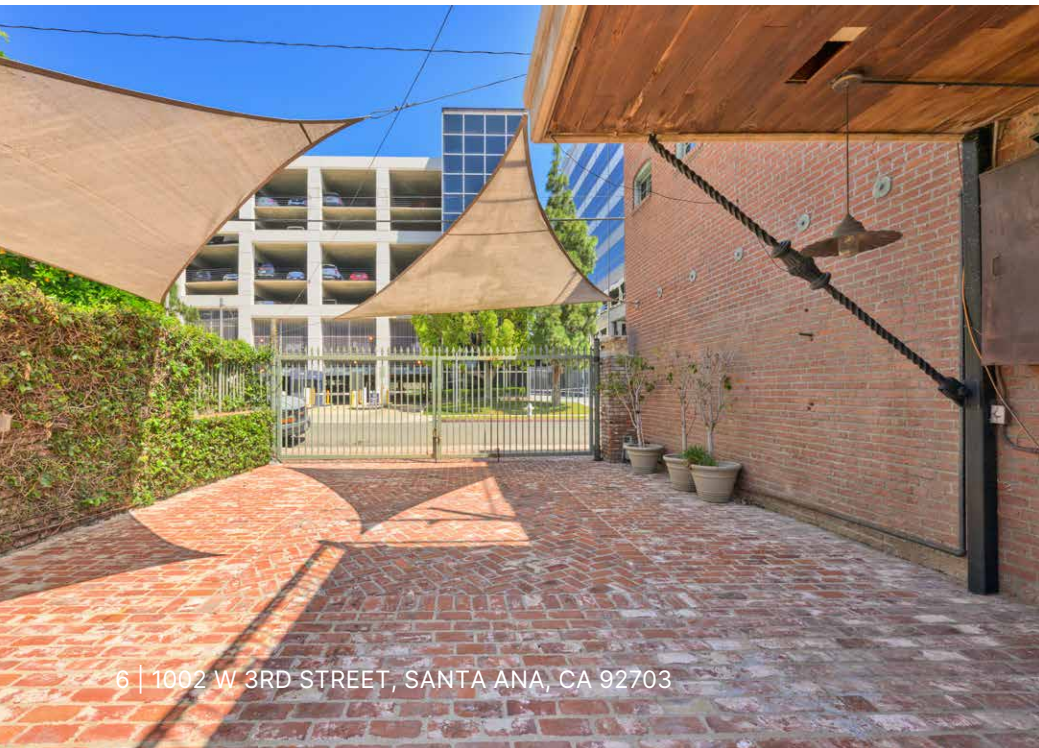
Property Highlights:

- Wide open ground floor space, with 3 offices/workstations on the 2nd floor
- 1,314 square foot patio
- Two restrooms (one full, one half)
- Outdoor woodfire oven & Gas BBQ
- Two 3-compartment sinks
- Original stained glass and steel casement windows
- Two HVAC units, one per floor
- Seismically retrofitted
- Mills Act: Eligible for reduced property taxes
- Santa Ana Register of Historic Properties List (#87)

**1002 W.
3rd St.**



1002 W. 3rd St. Patio



212-214^{1/2} N. OLIVE STREET, SANTA ANA, CA 92703



Unit Mix:

Unit 1: 1 Bed/1 Bath
Unit 2: 1 Bed/1 Bath

Unit 3: 1 Bed/1 Bath
Unit 4: 2 Bed/1 Bath

APN:

405-163-21

Building Size:

2,900 SF

Land Size:

3,870 SF

Year Built/Renovated:

1918/2020 (All new appliances
added in renovation)

**212 N.
Olive St.**



**212 N.
Olive St.
Patio**



208 N. OLIVE STREET / 1001 W. 2ND STREET SANTA ANA, CA 92703

208 N. OLIVE ST.

APN:	Land Size:
405-163-22	2,500 SF

1001 W. 2ND ST

APN:	Land Size:
405-163-23	3,750 SF

Total Land Size (vacant lots):	6,250 SF
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Property Highlights:

- Development potential into a residential single-family home or professional use
- Ample gated parking (remote-controlled vehicle gate)
- Outdoor event / storage space

**1001 W. 2nd St.
208 N.
Olive St.**

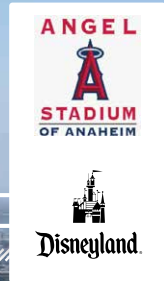


Retail Map

WALK
SCORE
83

TRANSIT
SCORE
51

BIKE
SCORE
66



EDDIE WEST
FIELD AT
SANTA ANA
STADIUM

MainPlace
Mall



BOWERS
MUSEUM



CITY HALL OF
SANTA ANA

OC STREET CAR
FLOWER & 4TH ST STOP

ANGELS
COMMUNITY PARK

SANTA ANA

54,370 ATC

W 3RD ST

W 1ST ST

S FLOWER ST

SANTA ANA HIGH
SCHOOL
PICKLEBALL COURTS

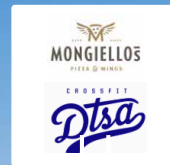
DOWNTOWN
SANTA ANA
HISTORIC DISTRICT

THE BILL MEDLEY
AUDITORIUM



DOWNTOWN
PLAZA

METROLINK
SANTA ANA STATION



1002
W 3rd St.



Contact Info

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