

Drive-Thru Restaurant Opportunity in Santa Ana

GREAT DRIVE-THRU
RESTAURANT OPPORTUNITY IN
SANTA ANA

OFFERING MEMORANDUM

1936 W. 17th Street
Santa Ana, CA 92706

Paul Kott

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Broker

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Paul Kott Realtors, Inc.
RESIDENTIAL · COMMERCIAL · INDUSTRIAL · INVESTMENT

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Demographics

Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

| | |
|-------------|---|
| ADDRESS | 1936 W. 17th Street Santa Ana CA 92706 |
| COUNTY | Orange |
| BUILDING SF | 935 SF |
| LAND ACRES | 0.25 |
| LAND SF | 10,931 SF |
| YEAR BUILT | 1962 |
| APN | 004-044-47 |

FINANCIAL SUMMARY

| | |
|-----------|-------------|
| PRICE | \$2,950,000 |
| PRICE PSF | \$3,155.08 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2025 Population | 34,165 | 345,355 | 727,470 |
| 2025 Median HH Income | \$98,134 | \$86,805 | \$89,439 |
| 2025 Average HH Income | \$118,975 | \$112,659 | \$118,360 |

- **Prime Location:** Successful Restaurant established in 1989 for Sale (both property and business combined) Situated at the bustling intersection of 17th Street, this retail property enjoys unparalleled visibility and accessibility. With high foot traffic and excellent signage opportunities, this location is a magnet for potential customers and ensures maximum exposure for any business venture.
- **Lucrative Investment Opportunity:** This property/business boasts a proven track record of generating a diverse opportunity for return on your investment. Its strategic positioning in a robust commercial area has the potential for sustained profitability and growth. This rare investment opportunity not only encompasses a high visibility location, but also includes the existing business as an added bonus.



- **Versatile Space:** This retail property offers a versatile space that can be easily customized to suit a variety of business needs. Whether you're looking to continue operating the established business or convert this opportunity into a vibrant cafe, coffee shop, fast food venue or something else, the possibilities are endless in this adaptable and dynamic space.
- **Potential for Growth:** With a rapidly developing neighborhood and a strong local economy, this property presents a unique opportunity for investors to tap into a robust market. The potential for long-term appreciation and increased rental income makes this property a compelling choice for those seeking sustainable growth and financial gains.
- **Vibrant Community:** Nestled in a vibrant community known for its cultural attractions and diverse amenities, this retail property offers more than just an investment opportunity. It provides a chance to become a part of a thriving neighborhood and contribute to its growth and vibrancy, making it a rewarding and fulfilling investment for those with a passion for community development.
- With the great high visibility corner location and drive-thru feature and monument signage, this location could serve as a community staple for restaurant opportunities.
- This location's exposure to approximately 35,288 cars per day (CRMLS) provides daily marketing opportunities in a mixed-use neighborhood of residential, commercial, schools, and retail to grow your business.
- With 14 designated parking spaces there is plenty of room to expand or revamp the business module for this location allowing for more return on your investment.





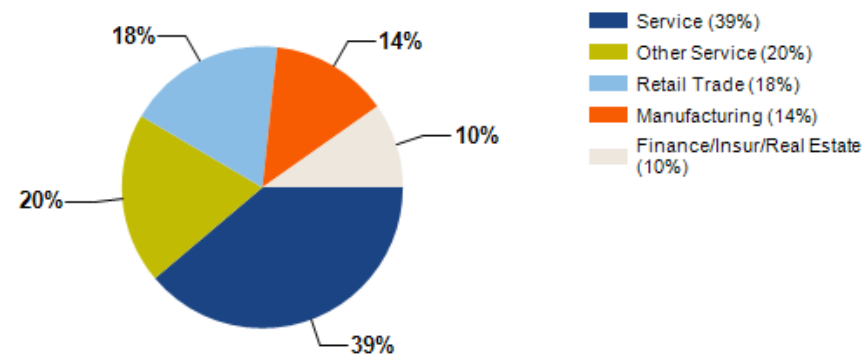
02

Location

- Location Summary
- Local Business Map
- Major Employers
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

- The property is located in the heart of Santa Ana, a bustling city in Orange County, known for its diverse culture and vibrant community.
- Nearby attractions include the historic downtown district with its unique shops and restaurants, as well as the Bowers Museum, showcasing cultural art and artifacts.
- The property enjoys proximity to major transportation hubs such as the Santa Ana Regional Transportation Center, providing convenient access for commuters and visitors.
- The area is home to a mix of residential neighborhoods, educational institutions, and thriving businesses, creating a dynamic environment for potential customers and tenants.
- With its central location and easy access to the 5, 22 and 57 freeways, the property offers excellent visibility and accessibility, making it an attractive investment opportunity in a prime commercial area.
- This property is within a mile of Santa Ana Unified School District headquarters, The City of Santa Ana offices and Santa Ana Community College. It is also within 2 miles of the KPC Healthcare Medical Building.
- There are many areas of Santa Ana which are currently going through rejuvenation and neighborhood redevelopment projects which enhances the opportunities for this area.

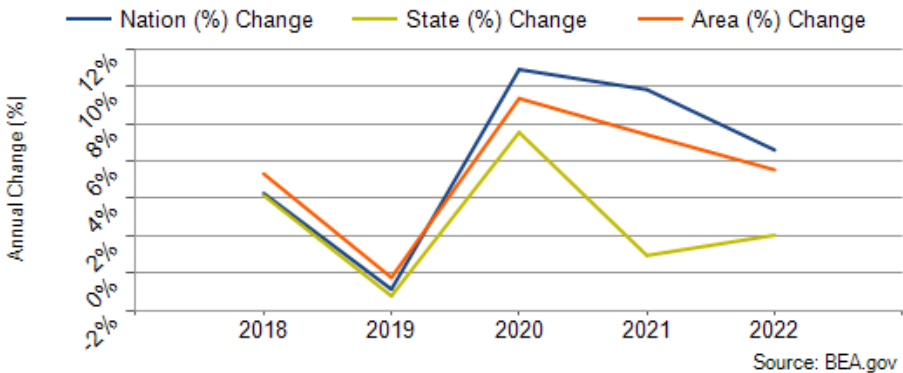
Major Industries by Employee Count



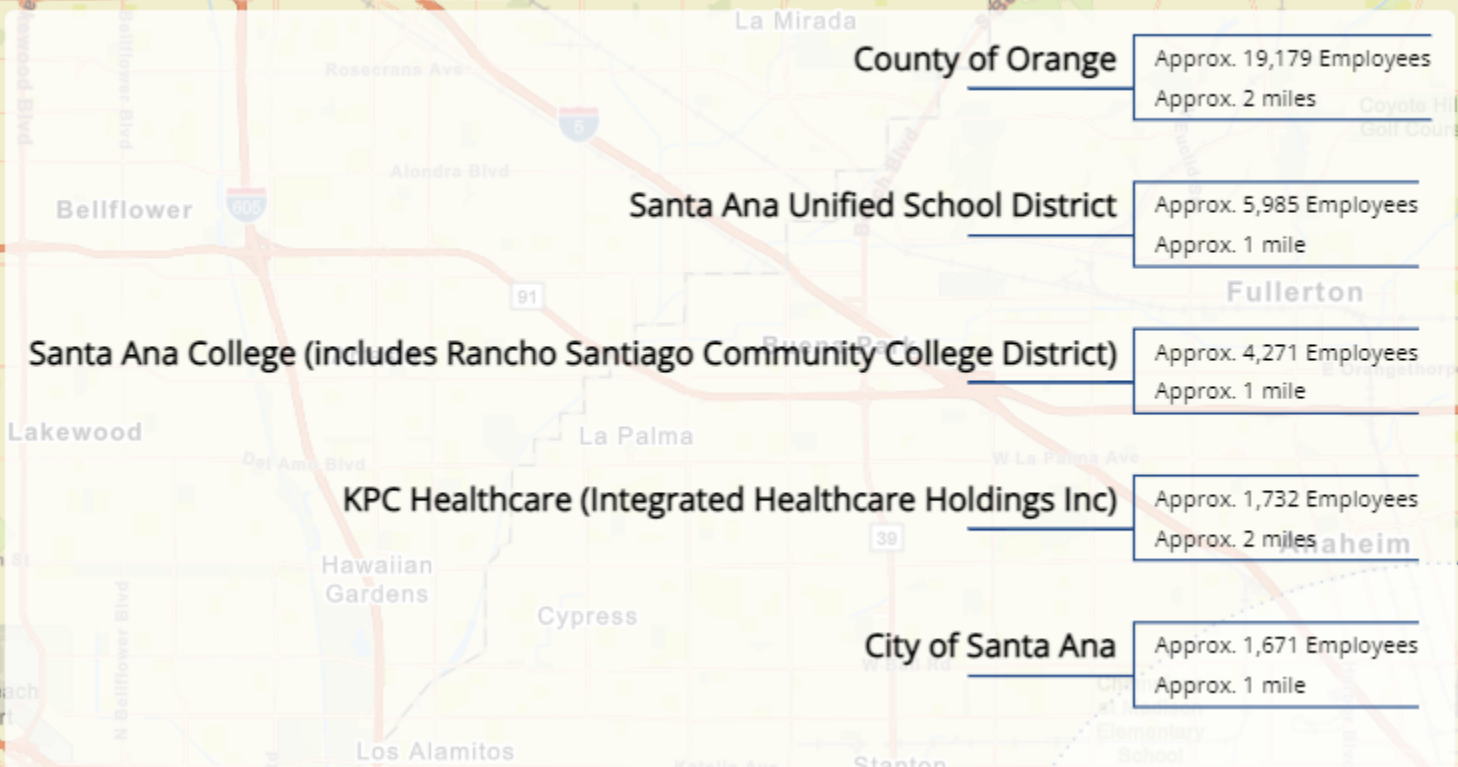
Largest Employers

| | |
|---|--------|
| County of Orange | 19,179 |
| Santa Ana Unified School District | 5,985 |
| Santa Ana College (includes Rancho Santiago Community College District) | 4,271 |
| KPC Healthcare (Integrated Healthcare Holdings Inc) | 1,732 |
| City of Santa Ana | 1,671 |
| United States Postal Service | 1,393 |
| Allied Universal | 1,100 |
| First American | 980 |

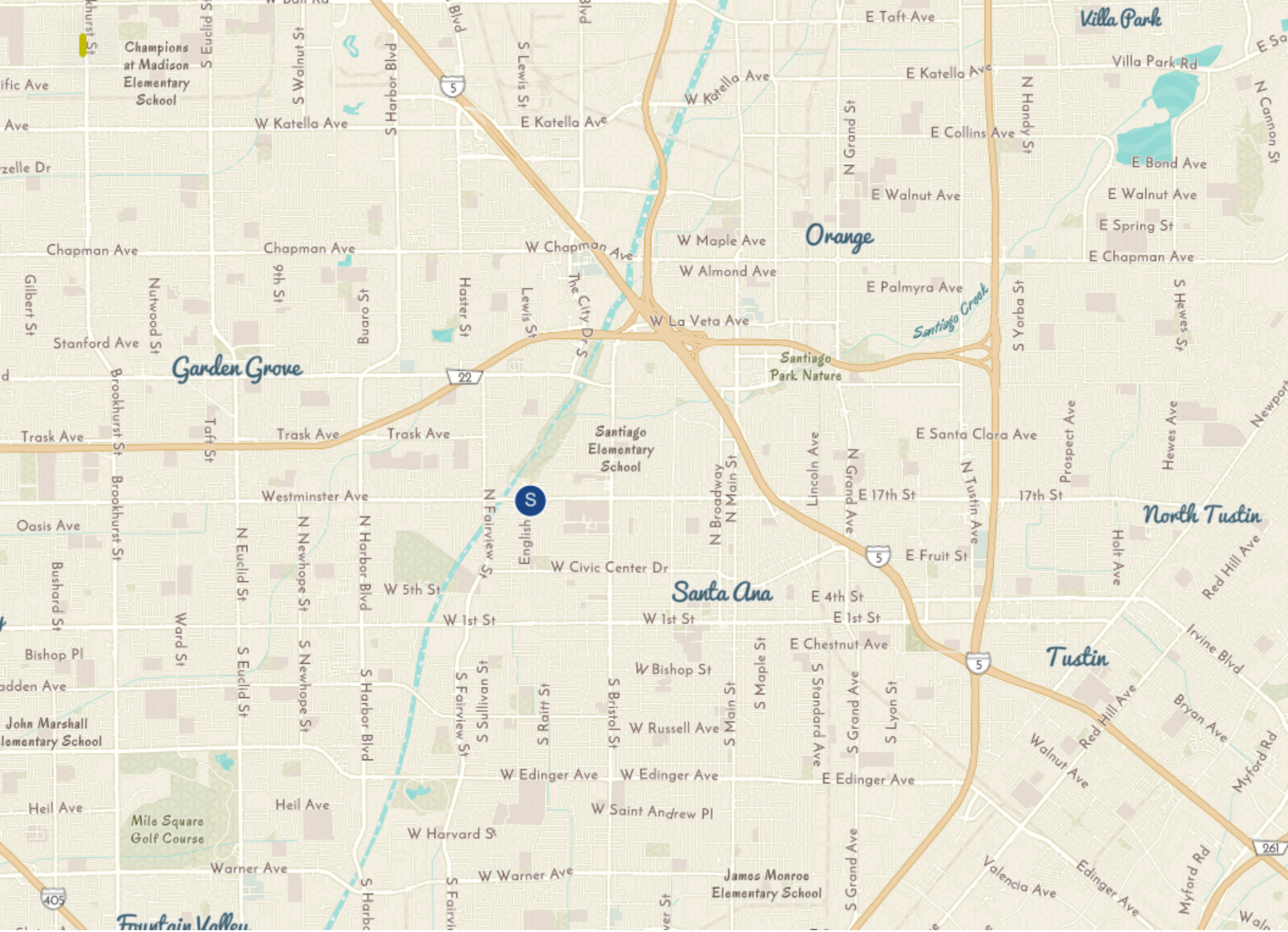
Orange County GDP Trend

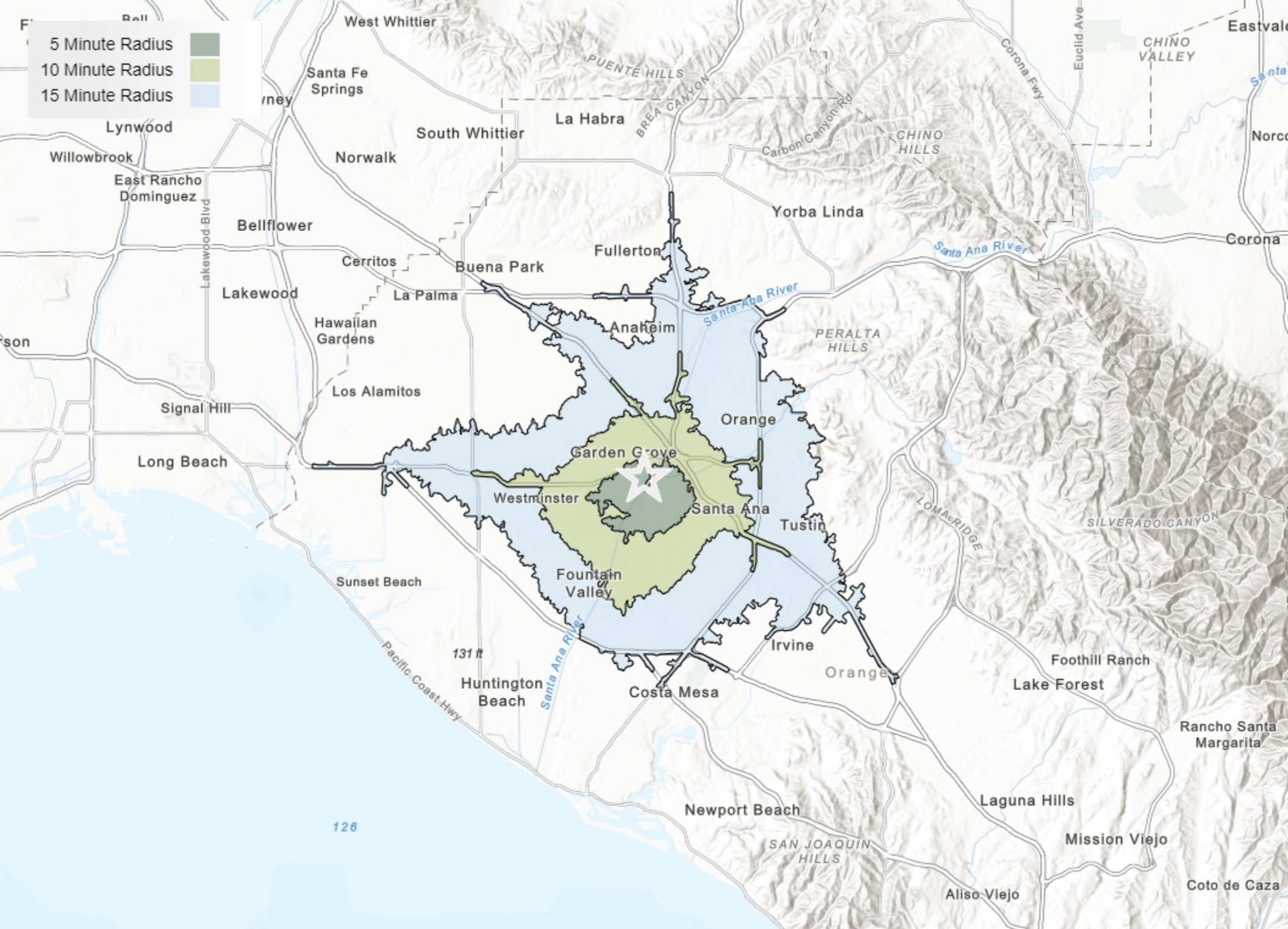














03

Property Description

- Property Features
- Site Plan
- Property Images
- Additional Map

PROPERTY FEATURES

| | |
|--------------------------|--------------------------|
| BUILDING SF | 935 |
| LAND SF | 10,931 |
| LAND ACRES | 0.25 |
| YEAR BUILT | 1962 |
| # OF PARCELS | 1 |
| NUMBER OF STORIES | 1 |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF PARKING SPACES | 14 |
| PARKING RATIO | 14:1 |
| MIXED USE | Restaurant/Drive-Through |
| STREET FRONTAGE | Yes |
| CORNER LOCATION | Yes |
| TRAFFIC COUNTS | 35288 |
| NUMBER OF INGRESSES | 2 |
| NUMBER OF EGRESSES | 2 |

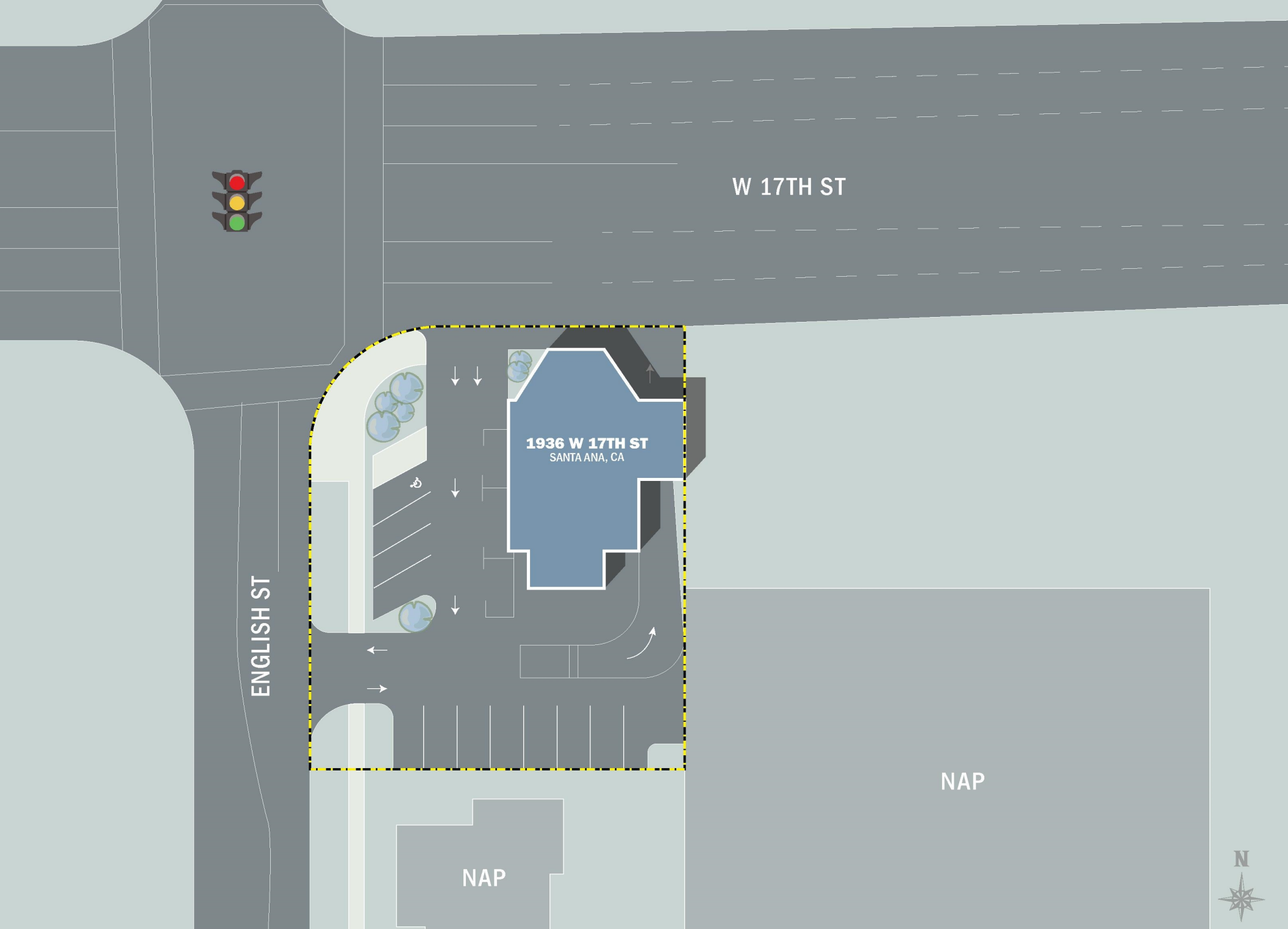
MECHANICAL

| | |
|--------------------|-----|
| HVAC | Yes |
| ELECTRICAL / POWER | Yes |
| LIGHTING | Yes |

CONSTRUCTION

| | |
|-----------------|--------|
| EXTERIOR | Stucco |
| PARKING SURFACE | Paved |
| ROOF | Tile |
| LANDSCAPING | Yes |



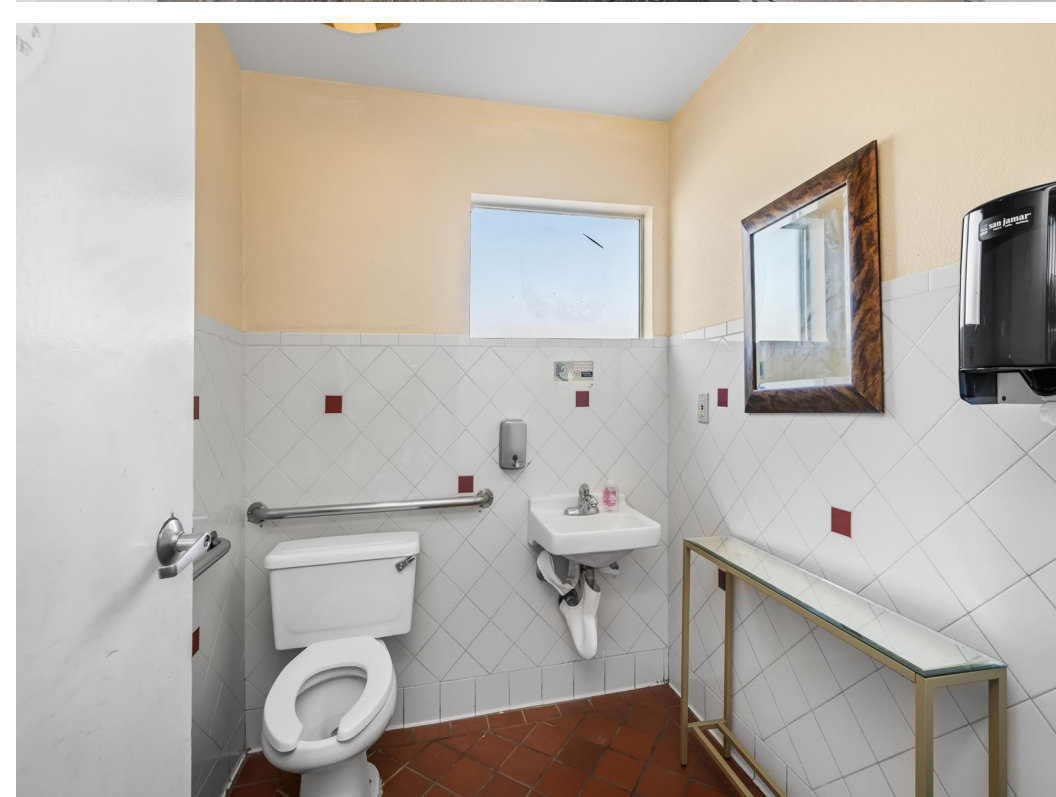




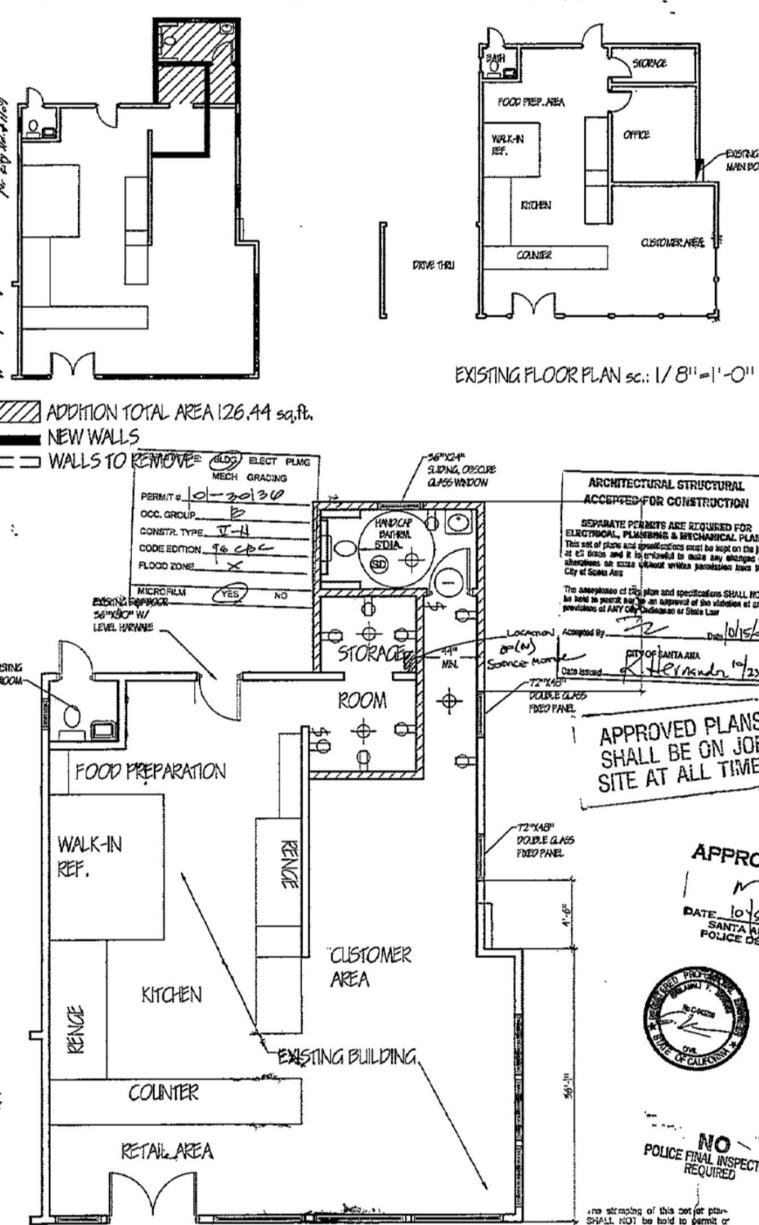
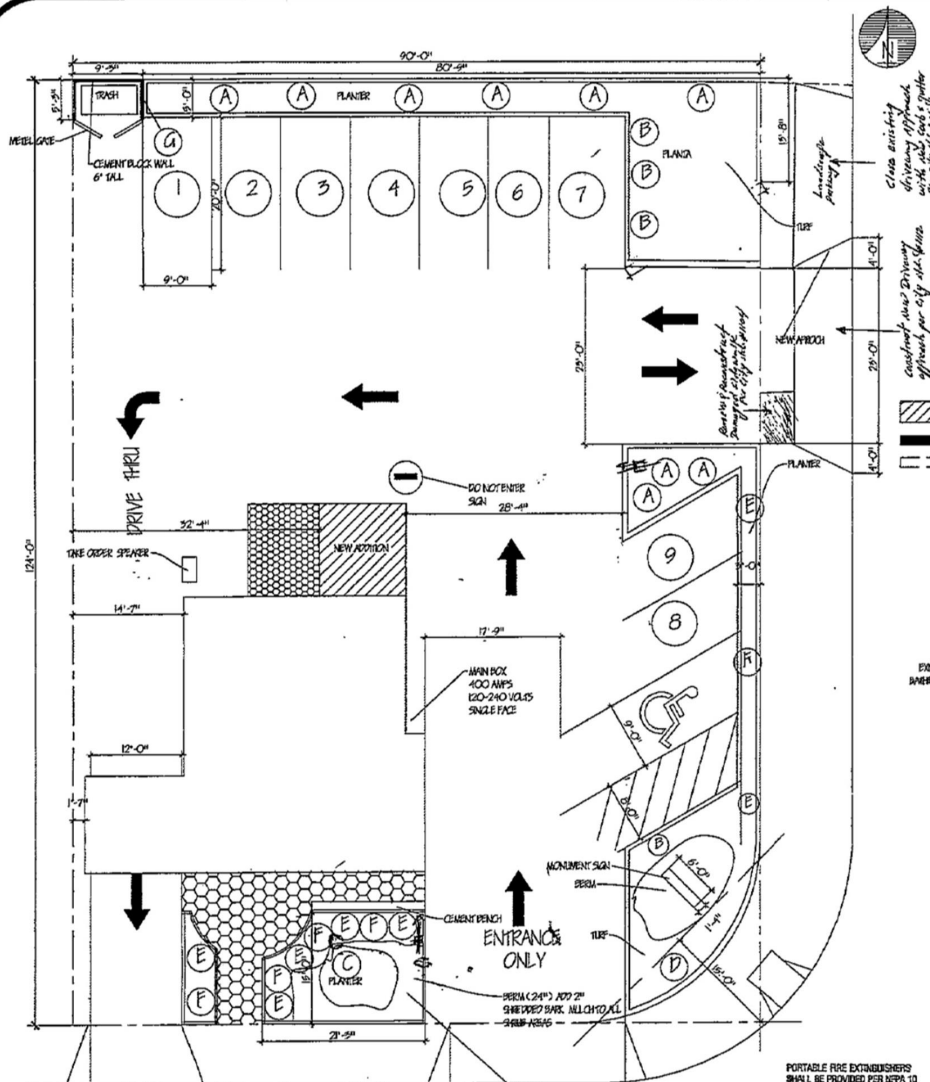












General Notes

TAQUERIA "EL AMIGO".
 RE-ROOFING
 ROOM ADDITION:
 TOTAL 126.44 sq.ft.

APPROVED PLANNING DIVISION

CL. ZONE CL

PLANNING FINAL REQUIRED YES

CONTACT V. CALVETE

CITY OF SANTA ANA

CHECKED BY DATE 10/15/02

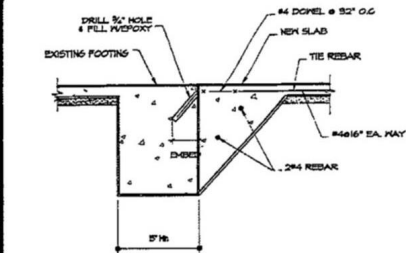
CITY OF SANTA ANA

8832 Arrington Ave.
 Downey Ca. 90240
 (562) 923-4101

FELIPA PIEDRA
 1936 W. 17th St.
 SANTA ANA CA. 92706

APPROVED DATE 10/10/02

AS NOTED

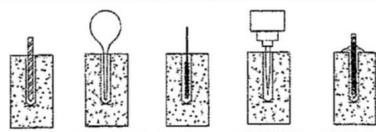


NEW SLAB TO EXISTING

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|-------|-------------|----------|-------|-------|-------|
| 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 2.00 | 2.00 | 2.00 | 2.00 | 2.00 | 2.00 |
| 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 |
| 4.00 | 4.00 | 4.00 | 4.00 | 4.00 | 4.00 |
| 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 |
| 6.00 | 6.00 | 6.00 | 6.00 | 6.00 | 6.00 |
| 7.00 | 7.00 | 7.00 | 7.00 | 7.00 | 7.00 |
| 8.00 | 8.00 | 8.00 | 8.00 | 8.00 | 8.00 |
| 9.00 | 9.00 | 9.00 | 9.00 | 9.00 | 9.00 |
| 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 |

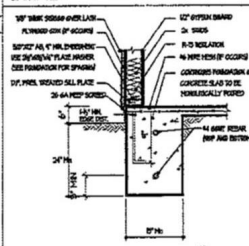


SIMPSON HDA DETAIL

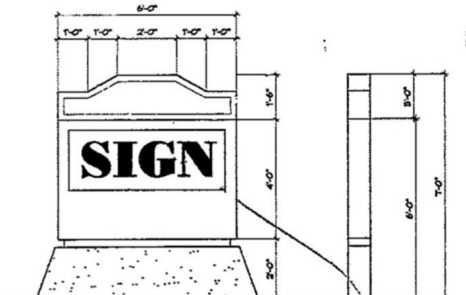


EPHOX-TIE (SEE 25000) (SPECIAL INSPECTION REQUIRED) (CONFORMS ALTERNATIVE 5)

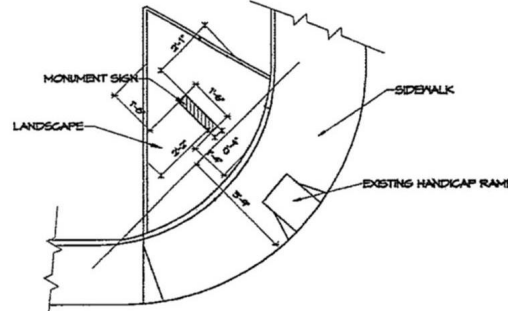
EPHOX-TIE



EXTERIOR CONTINUOUS FOOTING

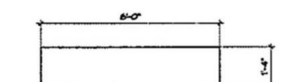


MONUMENT SIGN ELEVATION sc. 1/2"=1'-0"

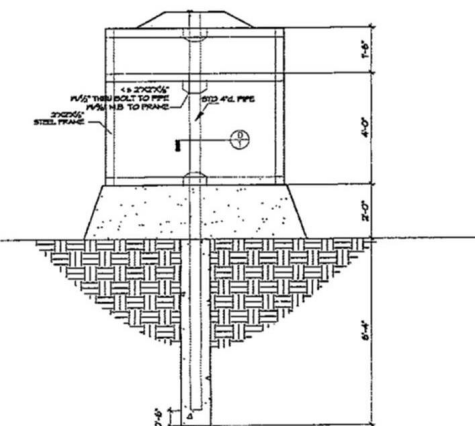


PLOT PLAN sc. 1/4"=1'-0"

UNDE
SIGNATE
PERMIT



MONUMENT SIGN PLAN sc. 1/2"=1'-0"

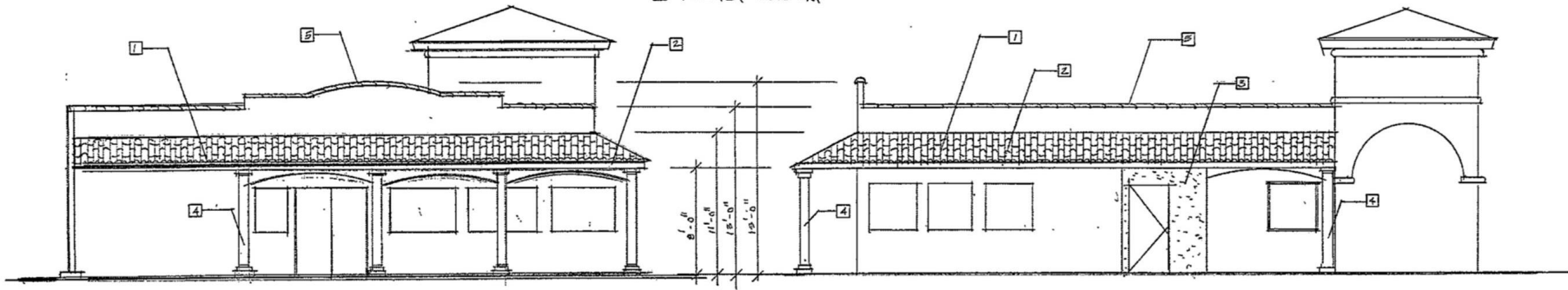


City Name and Address
CITTA NUOVA
8832 Arrington Ave.
Downey Ca. 90240
(562) 923-4101

Project Name and Address
FELIPA PIEDRA
1936 W. 17th. ST.
SANTA ANA CA. 92706

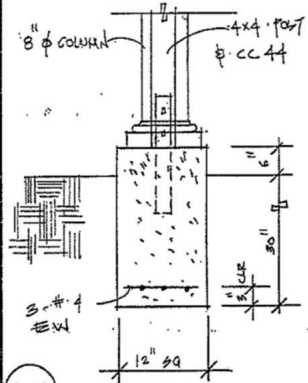
Project FELIPE
Date 2/18/02
Sheet AS NOTED
D-2

- NOTES
- 1 EAGLE TILE, CAPISTRANO, TO MATCH EXISTING KEO BR-1660
 - 2 4X10 BEAM
 - 3 STUCCO EXT. TO MATCH EXISTING
 - 4 8-14 DIA COLUMN AT 4X4 POST
 - 5 PARAPET TILE CAP

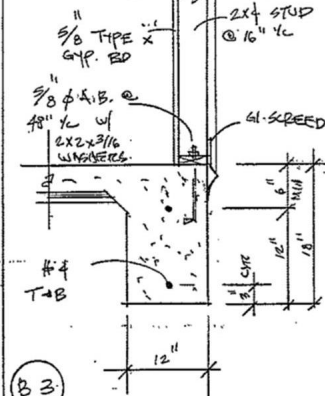


NORTH ELEVATION SC: 1/4" = 1'-0"

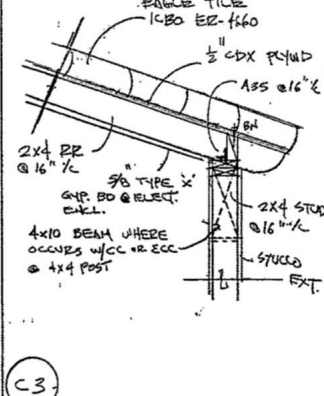
WEST ELEVATION SC: 1/4" = 1'-0"



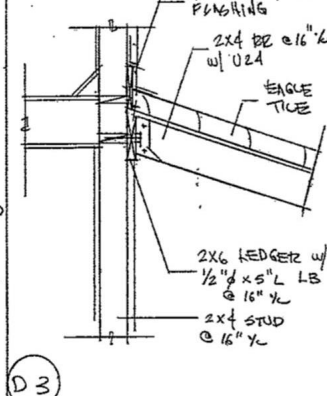
A3



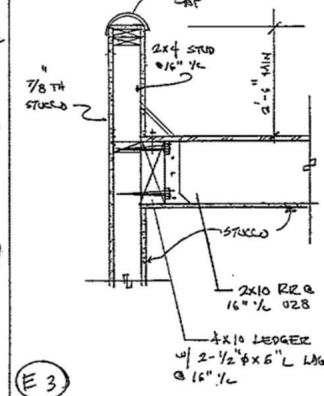
B3



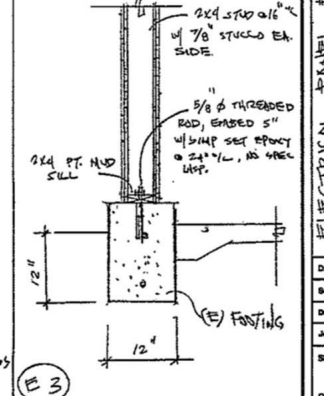
C3



D3



E3



F3

| REVISIONS | BY |
|-----------|----|
| 1/2 R | A |
| 3/11 R | A |



TRAQUERIA EL ANXIGO

W. FELIPA PIEDRA
195C WEST 17TH ST
SANTA ANA, CA 92707

Date: 2/04
Scale: AS SHOWN
Drawn: LGO
Job:
Sheet: 3
of 3 Sheets



04

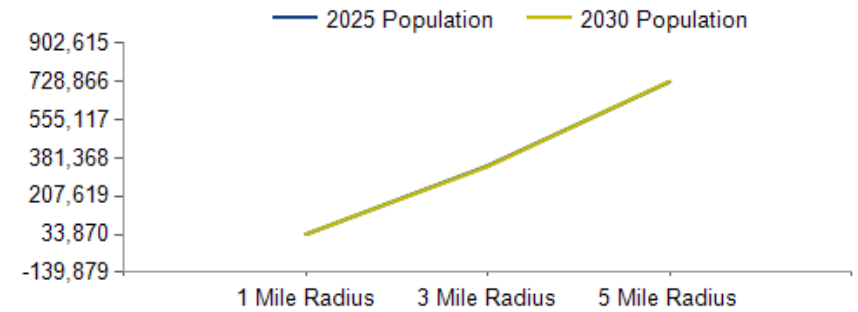
Demographics

Demographics

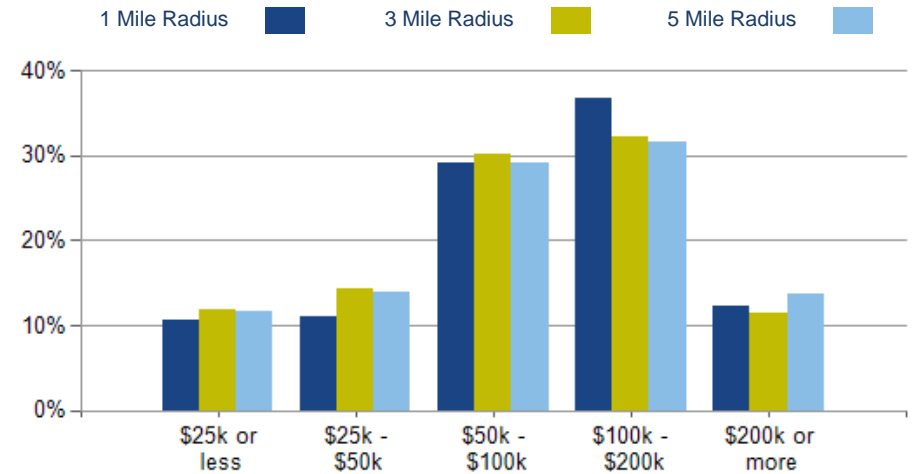
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Population | 37,729 | 369,553 | 736,427 |
| 2010 Population | 36,509 | 360,775 | 735,675 |
| 2025 Population | 34,165 | 345,355 | 727,470 |
| 2030 Population | 33,870 | 342,623 | 728,866 |
| 2025-2030: Population: Growth Rate | -0.85% | -0.80% | 0.20% |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 465 | 6,245 | 14,032 |
| \$15,000-\$24,999 | 391 | 4,445 | 10,285 |
| \$25,000-\$34,999 | 330 | 5,088 | 11,197 |
| \$35,000-\$49,999 | 564 | 7,832 | 17,746 |
| \$50,000-\$74,999 | 1,184 | 14,866 | 32,881 |
| \$75,000-\$99,999 | 1,157 | 12,362 | 27,614 |
| \$100,000-\$149,999 | 1,943 | 18,684 | 42,189 |
| \$150,000-\$199,999 | 1,020 | 10,450 | 23,423 |
| \$200,000 or greater | 994 | 10,382 | 28,386 |
| Median HH Income | \$98,134 | \$86,805 | \$89,439 |
| Average HH Income | \$118,975 | \$112,659 | \$118,360 |

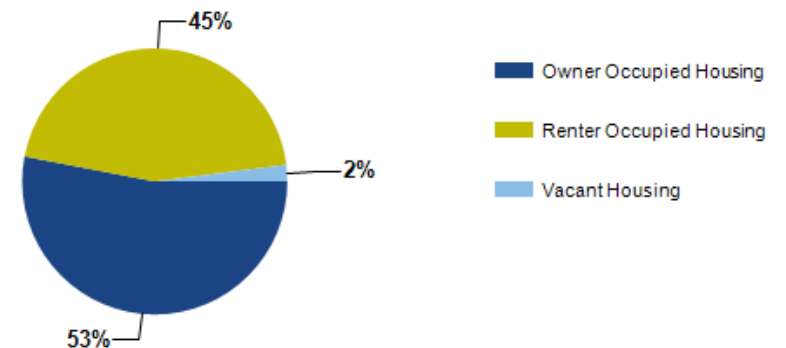
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing | 8,135 | 83,376 | 192,918 |
| 2010 Total Households | 7,831 | 83,269 | 191,485 |
| 2025 Total Households | 8,048 | 90,355 | 207,765 |
| 2030 Total Households | 8,213 | 92,599 | 215,258 |
| 2025 Average Household Size | 4.14 | 3.72 | 3.42 |
| 2025-2030: Households: Growth Rate | 2.05% | 2.45% | 3.55% |



2025 Household Income



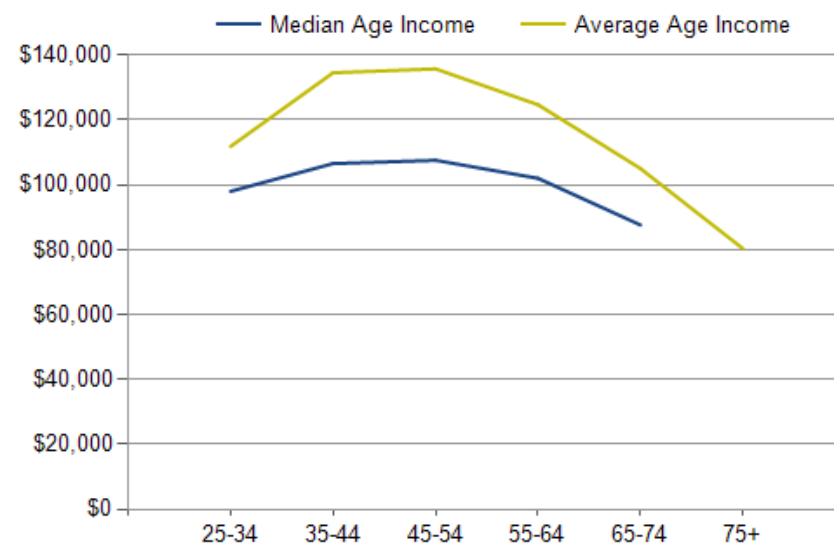
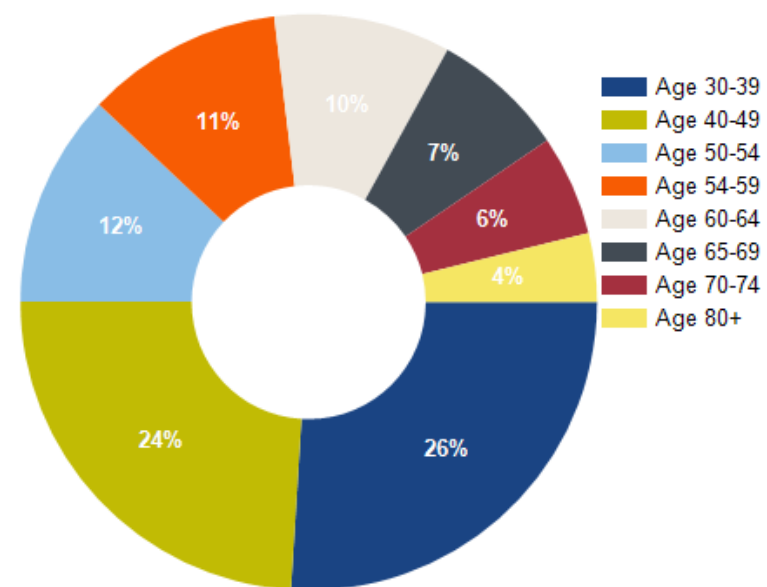
2025 Own vs. Rent - 1 Mile Radius



Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2025 Population Age 30-34 | 2,579 | 28,808 | 59,091 |
| 2025 Population Age 35-39 | 2,358 | 25,162 | 51,943 |
| 2025 Population Age 40-44 | 2,359 | 24,723 | 50,291 |
| 2025 Population Age 45-49 | 2,214 | 21,771 | 45,350 |
| 2025 Population Age 50-54 | 2,281 | 22,882 | 49,032 |
| 2025 Population Age 55-59 | 2,097 | 19,895 | 43,454 |
| 2025 Population Age 60-64 | 1,885 | 17,715 | 40,000 |
| 2025 Population Age 65-69 | 1,425 | 13,820 | 32,152 |
| 2025 Population Age 70-74 | 1,070 | 10,043 | 24,073 |
| 2025 Population Age 75-79 | 735 | 7,121 | 17,768 |
| 2025 Population Age 80-84 | 482 | 4,499 | 11,539 |
| 2025 Population Age 85+ | 503 | 4,747 | 12,191 |
| 2025 Population Age 18+ | 26,591 | 269,737 | 577,645 |
| 2025 Median Age | 36 | 35 | 36 |
| 2030 Median Age | 37 | 36 | 38 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$98,016 | \$93,090 | \$93,980 |
| Average Household Income 25-34 | \$111,849 | \$113,397 | \$116,346 |
| Median Household Income 35-44 | \$106,569 | \$97,638 | \$101,909 |
| Average Household Income 35-44 | \$134,568 | \$128,009 | \$133,566 |
| Median Household Income 45-54 | \$107,578 | \$98,642 | \$104,716 |
| Average Household Income 45-54 | \$135,764 | \$126,680 | \$137,039 |
| Median Household Income 55-64 | \$102,018 | \$90,495 | \$97,650 |
| Average Household Income 55-64 | \$124,711 | \$117,103 | \$127,539 |
| Median Household Income 65-74 | \$87,607 | \$72,217 | \$74,667 |
| Average Household Income 65-74 | \$105,019 | \$97,274 | \$102,116 |
| Average Household Income 75+ | \$80,317 | \$73,206 | \$76,382 |



Drive-Thru Restaurant Opportunity in Santa Ana

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Paul Kott Realtors, Inc. and it should not be made available to any other person or entity without the written consent of Paul Kott Realtors, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Paul Kott Realtors, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Paul Kott Realtors, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Paul Kott Realtors, Inc. has not verified, and will not verify, any of the information contained herein, nor has Paul Kott Realtors, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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RESIDENTIAL · COMMERCIAL · INDUSTRIAL · INVESTMENT

<https://pkrealtors.com>

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