



OFFERING MEMORANDUM  
*NNN Retail For Sale*

1935 E 17TH ST • SANTA ANA, CA 92705

**JOSEPH KIM**  
joseph.kim@svn.com  
949.303.7868  
DRE 01463895



# THE OFFERING

SVN Vanguard is pleased to present the opportunity acquire Metro-Place Shopping Center, a fully leased, NNN retail investment property located at 1935 West Seventeenth Street in the city of Santa Ana, CA. The property is a 6-Unit, 8,104 SF building located pad to a larger, Hobby Lobby & Esporta anchored center.



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.

1935 E 17TH ST • SANTA ANA, CA 92705

## Investment Overview

### INVESTMENT SUMMARY

<b>ASKING PRICE</b>	<b>\$6,200,000</b>
<b>GROSS LEASABLE AREA</b>	<b>8,104 SF</b>
<b>LOT SIZE</b>	<b>.59 AC</b>
<b>APN</b>	<b>396-321-20</b>
<b>YEAR BUILT</b>	<b>1997</b>
<b>CLASS</b>	<b>C</b>
<b>CONSTRUCTION</b>	<b>Reinforced Concrete</b>
<b>NOI (2022)</b>	<b>8,104 SF</b>
<b>EXPENSE REIMBURSEMENT</b>	<b>NNN</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>396-321-20</b>
<b>VACANCY</b>	<b>0%</b>

### INVESTMENT HIGHLIGHTS

- Six-Unit, 8,104 SF, NNN Retail Investment
- Pad to high performing, Hobby Lobby anchored center
- Convenient, central Orange County location near the 5 and 55 freeways
- Area tenants include Albertsons, Raising Cane's, Baja Fresh, Bank of America, Burger King, CVS, Denny's, El Torito, Farmer Boys, Food 4 Less, PetSmart, Rite Aid, Staples, Taco Bell, Target, Walgreens, Wells Fargo and Wendy's, Panda Express, Bruegger's Bagels, Starbucks
- Great visibility on one of Santa Ana's primary retail thoroughfares
- 35,000 vehicles passing property daily
- and 65,000 passing at the signalized intersection of Tustin Ave and 17th St
- Daytime workforce population of approximately 90,000 people within a 2-mile radius
- Fully occupied



# PROPERTY PHOTOS





# CENTER PHOTOS



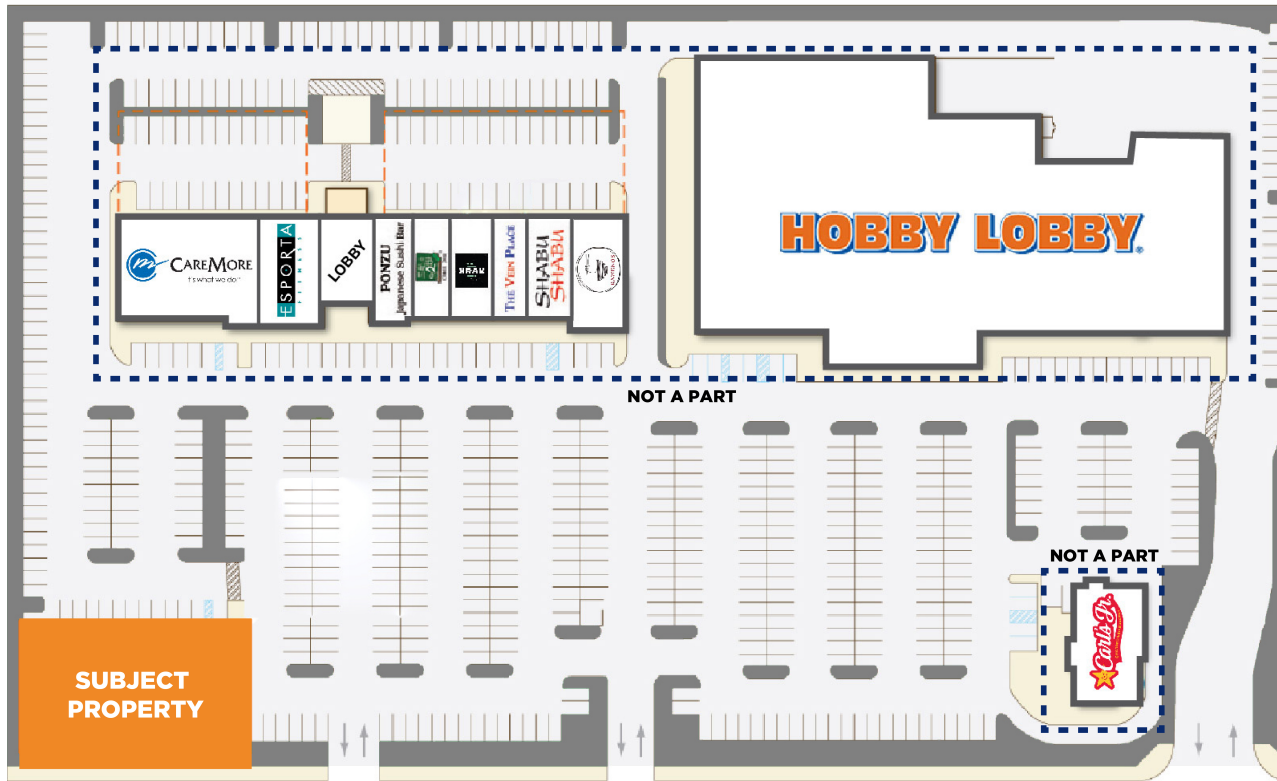
# RENT ROLL

SUITE	TENANT	SF	% OF BLDG	LEASE TERM	RENT /MO	RENT/YR	MONTHLY	ANNUALLY	RENT INCREASE	LEASE TYPE	OPTION	COMMENTS	YEAR 2022 SCHEDULED INCOME	YEAR 2023 SCHEDULED INCOME										
A1	GOTCHA	1,524	18.8%	7/1/2022 - 6/30/2023	\$3.40	\$40.80	\$5,181.60	\$62,179.20	3%	NNN	(2) 5 YR	Lease Exp 6/30/2031 Estimate NNN: \$0.92	\$60,807.60 Jan-Jun: \$3.25	\$63,093.60										
				7/1/2023 - 6/30/2024	\$3.50	\$42.00	\$5,334.00	\$64,008.00																
				7/1/2024 - 6/30/2025	\$3.61	\$43.32	\$5,501.64	\$66,019.68																
				7/1/2025 - 6/30/2026	\$3.72	\$44.64	\$5,669.28	\$68,031.36																
				7/1/2026 - 6/30/2027	\$3.83	\$45.96	\$5,836.92	\$70,043.04																
				7/1/2027 - 6/30/2028	\$3.94	\$47.28	\$6,004.56	\$72,054.72																
				7/1/2028 - 6/30/2029	\$4.06	\$48.72	\$6,187.44	\$74,249.28																
				7/1/2029 - 6/30/2030	\$4.18	\$50.16	\$6,370.32	\$76,443.84																
7/1/2030 - 6/30/2031	\$4.31	\$51.72	\$6,568.44	\$78,821.28																				
A2	EL YAQUI	1,476	18.2%	1/2/2022 - 1/1/2023	\$3.38	\$40.56	\$4,988.88	\$59,866.56	3%	NNN	(2) 5 YR	Lease Exp 12/30/2024 Estimate NNN: \$0.92	\$59,866.56	\$61,637.76										
				1/2/2023 - 1/1/2024	\$3.48	\$41.76	\$5,136.48	\$61,637.76																
B	RITZ NAILS	1,500	18.5%	9/1/2022 - 8/30/2023	\$3.50	\$42.00	\$5,250.00	\$63,000.00	3%	NNN	(1) 5 YR	Lease Exp 9/30/2027 Estimate NNN: \$0.92	\$61,380.00 Jan-Sept: \$3.38	\$63,000										
				9/1/2023 - 8/30/2024	\$3.61	\$43.32	\$5,415.00	\$64,980.00																
				9/1/2024 - 8/30/2025	\$3.72	\$44.64	\$5,580.00	\$66,960.00																
				9/1/2025 - 8/30/2026	\$3.83	\$45.96	\$5,745.00	\$68,940.00																
				9/1/2026 - 8/30/2027	\$3.94	\$47.28	\$5,910.00	\$70,920.00																
C	MOCHINUT	1,406	17.3%	3/13/2022 - 3/12/2023	\$3.20	\$38.40	\$4,499.20	\$44,992.00	3%	NNN	(1) 5 YR	Lease Exp 3/12/2034 Estimate NNN: \$0.92	\$44,992.00	\$56,155										
				3/13/2023 - 3/12/2024	\$3.30	\$39.60	\$4,639.80	\$55,677.60																
				3/13/2024 - 3/12/2025	\$3.40	\$40.80	\$4,780.40	\$57,364.80																
				3/13/2025 - 3/12/2026	\$3.50	\$42.00	\$4,921.00	\$59,052.00																
				3/13/2026 - 3/12/2027	\$3.61	\$43.32	\$5,075.66	\$60,907.92																
				3/13/2027 - 3/12/2028	\$3.72	\$44.64	\$5,230.32	\$62,763.84																
				3/13/2028 - 3/12/2029	\$3.83	\$45.96	\$5,384.98	\$64,619.76																
				3/13/2029 - 3/12/2030	\$3.94	\$47.28	\$5,539.64	\$66,475.68																
				3/13/2030 - 3/12/2031	\$4.06	\$48.72	\$5,708.36	\$68,500.32																
				3/13/2031 - 3/12/2032	\$4.18	\$50.16	\$5,877.08	\$70,524.96																
				3/13/2032 - 3/12/2033	\$4.31	\$51.66	\$6,059.86	\$72,633.96																
				D	MASSAGE	915	11.3%	12/1/2021 - 11/30/2022							\$2.87	\$34.44	\$2,626.05	\$31,512.60	3%	NNN	(1) 5 YR	Lease Exp 11/30/2025 Estimate NNN: \$0.92	\$31,594.95 Jan-Nov: \$2.87	\$32,418.45
								12/1/2022 - 11/30/2023							\$2.96	\$35.52	\$2,708.40	\$32,500.80						
12/1/2023 - 11/30/2024	\$3.05	\$36.60	\$2,790.75					\$33,489.00																
12/1/2024 - 11/30/2025	\$3.14	\$37.68	\$2,873.10					\$34,477.20																
E	BBM GLAMOUR	1,283	15.8%					6/1/2022 - 5/31/2023	\$2.75	\$33.00	\$3,528.25	\$24,697.75	3%	NNN	(1) 5 YR	Lease Exp: 05/31/2028 Estimate NNN: \$0.92	\$21,169.50	\$43,057.48						
				6/1/2023 - 5/31/2024	\$2.83	\$33.96	\$3,630.89	\$43,570.68																
				6/1/2024 - 5/31/2025	\$2.91	\$34.92	\$3,733.53	\$44,802.36																
				6/1/2026 - 5/31/2027	\$3.00	\$36.00	\$3,849.00	\$46,188.00																
				6/1/2027 - 5/31/2028	\$3.09	\$37.08	\$3,964.47	\$47,573.64																

\*The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.

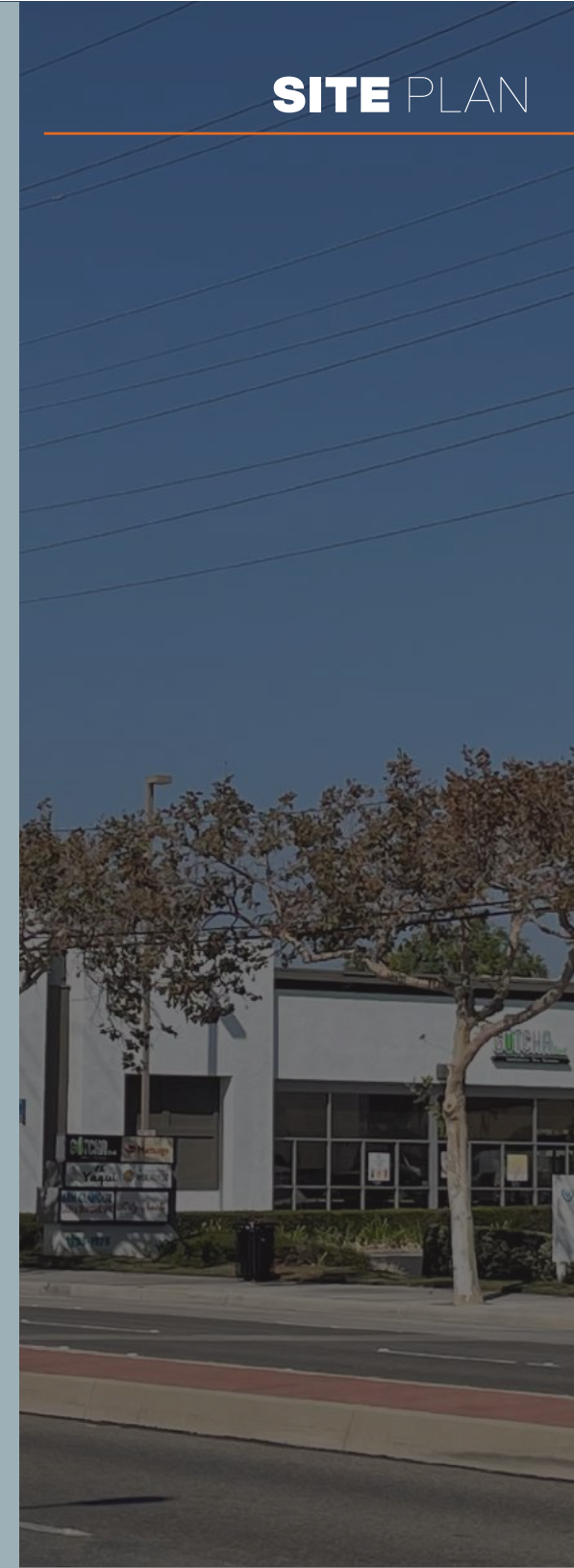
1935 E 17TH ST • SANTA ANA, CA 92705

<b>NOI ASKING PRICE: CAP RATE:</b>	<b>YEAR 2022</b>	<b>YEAR 2023</b>
	<b>\$279,810.61</b>	<b>\$319,362.29</b>
	<b>\$6,200,000</b> <b>4.51%</b>	<b>\$6,200,000</b> <b>5.15%</b>

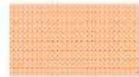
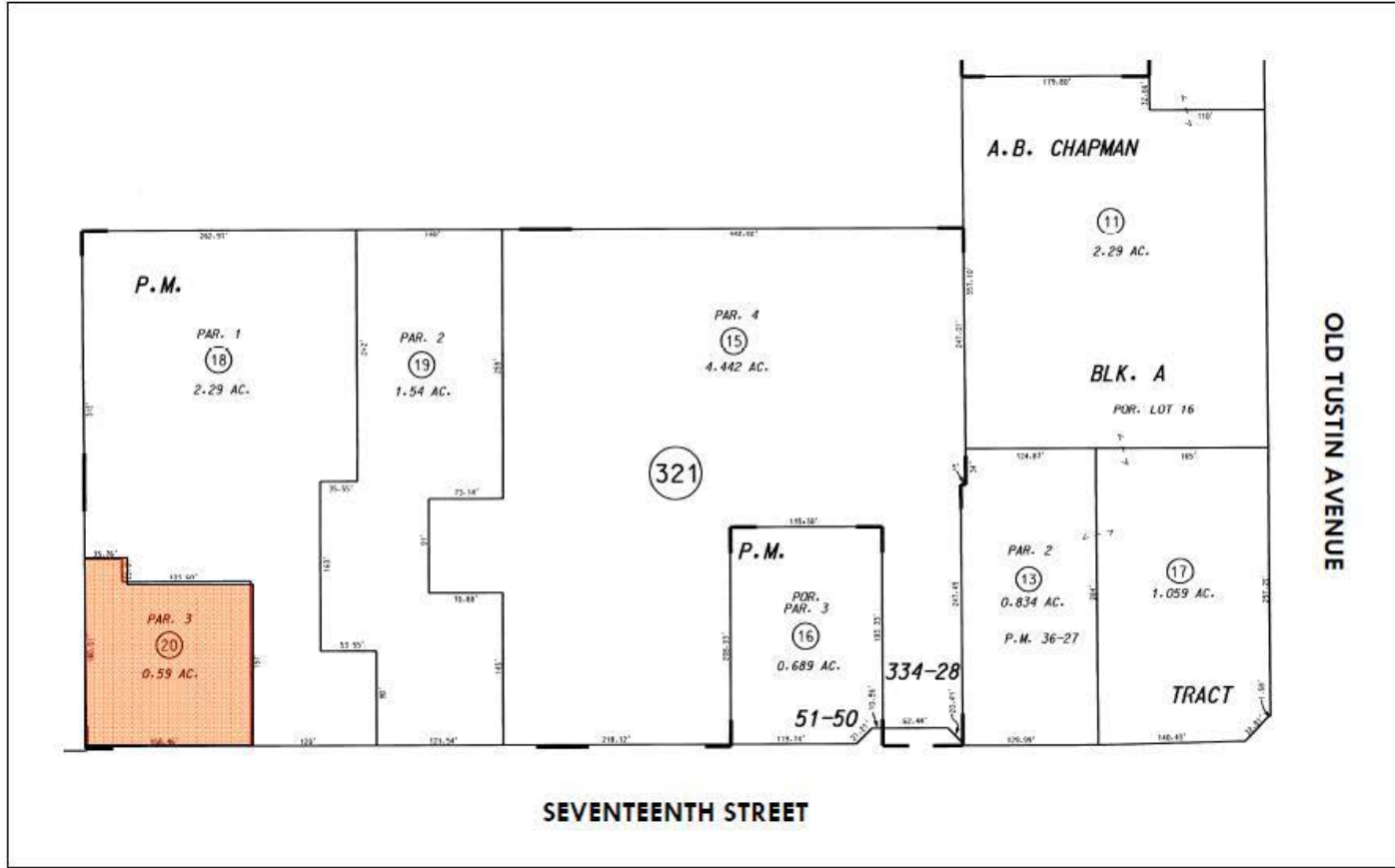


SUITE	TENANT	SIZE
A1	Gotcha	1,524 SF
A2	El Yaqui	1,476 SF
B	Ritz Nails	1,500 SF
C	Mochinut	1,406 SF
D	Dream Massage	915 SF
E	BBM Glamour	1,283 SF

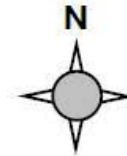
Tenants



# PARCEL MAP



**SUBJECT PROPERTY**



The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

# RETAILER MAP



**METROPLACE SHOPPING CTR**  
**HOBBY LOBBY**  
CAREMORE  
ESPORTA FITNESS  
PONZU  
Carl's Jr.  
RAMENOX



**IN-N-OUT BURGER**

Bank of America

17TH ST

STARBUCKS COFFEE  
BURGER KING  
Rubio's  
Planet Beauty  
PANDA EXPRESS  
COFFEE BEAN TEA LEAF  
Albertsons  
STAPLES  
PETSMART  
T-Mobile  
BRUEGGER'S BAGELS

STARBUCKS COFFEE

**SUPERIOR GROCERS**

CABRILLO PARK DR

JUSTIN AVE

JUSTIN AVE



*Santa Ana, California*



## THE LOCATION

The City of Santa Ana is located in central Orange County about 30 miles southeast of Los Angeles. The 27.5-square mile city is the largest city in Orange County and the ninth largest city in California by population. Santa Ana's central location and easy access to freeways makes it a great spot from which to see Southern California attractions including Disneyland, Hollywood, Universal Studios, Knott's Berry Farm, Orange County Performing Arts Center and the Honda Center in Anaheim. The city is also known as the financial and governmental center of Orange County.

POPULATION **309,441**  
 HOUSEHOLDS **79,142**

#	EMPLOYER	# OF EMPLOYEES
1	County of Orange	16,856
2	Santa Ana Unified School District Santa	4,721
3	Ana College / Rancho Santiago	3,557
4	City of Santa Ana	1,718
5	First American	1,609
6	KPC Healthcare	1,608
7	United States Postal Service	1,088
8	Superior Court of CA - County of Orange	782
9	Allied Universal	558
10	Johnson & Johnson	554

# MAP + REPORT

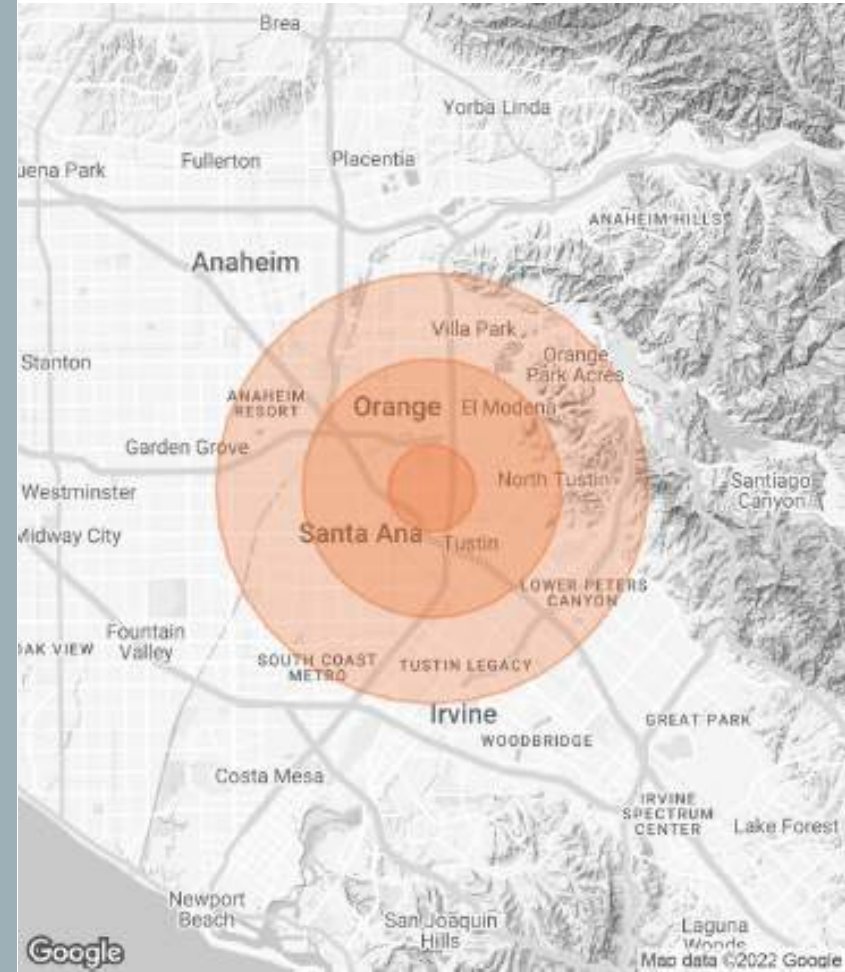
POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	25,668	277,511	628,298
<b>AVERAGE AGE</b>	36.4	34.4	35.3
<b>AVERAGE AGE (MALE)</b>	34.1	33.5	34.5
<b>AVERAGE AGE (FEMALE)</b>	38.1	35.2	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	8,554	80,094	182,154
<b># OF PERSONS PER HH</b>	3.0	3.5	3.4
<b>AVERAGE HH INCOME</b>	\$97,258	\$98,077	\$106,710
<b>AVERAGE HOUSE VALUE</b>	\$540,313	\$520,785	\$527,288

\* Demographic data derived from 2020 ACS - US Census

Demographics





# METROPLACE SHOPPING CENTER

OFFERING MEMORANDUM

*NNN Retail For Sale*

1935 E 17TH ST • SANTA ANA, CA 92705

**JOSEPH KIM**

joseph.kim@svn.com

949.303.7868

DRE 01463895

