

# STANDARD AVENUE SHOPPING STRIP

1128 S STANDARD AVENUE, SANTA ANA, CA 92701

Marcus & Millichap  
DUONG INVESTMENT GROUP



# INVESTMENT OVERVIEW

## Investment Highlights



Irreplaceable Neighborhood Retail Strip Serving One of Orange County's Densest Hispanic Trade Areas



100% Occupied by a Curated Mix of Daily-Needs, Culturally-Aligned Retailers (Fish Market, Bawkery/Tortilleria, Beauty Salon, Discount Store) — Internet-Resistant and Recession-Resilient by Nature



Adjacent to the newly opened Gerardo Mouet Park at the northeast corner of Standard & McFadden — a multi-million dollar public investment that will drive permanent foot traffic to the trade area.



## Rare Santa Ana Infill Offering

- ▶ **Cultural Anchor in a Captive Trade Area** — The Property Serves as a Daily-Needs Destination for One of Orange County's Most Densely Populated and Culturally Cohesive Hispanic Submarkets, Where Specialty Tenants Build Generational Customer Loyalty That National Brands Cannot Replicate
- ▶ **100% Occupied with Long-Term Lease Stability** — All Four Leases Run Through 2029 or Beyond, Providing Stable In-Place Cash Flow with Zero Near-Term Rollover Risk
- ▶ **Specialty Tenant Mix with Generational Customer Loyalty** — Tortilleria, Panaderia, Carniceria, Fish Market, Beauty Salon, and Discount Store — Tenants That Have Demonstrated Long-Term Market Presence and Operator Commitment in Hispanic Neighborhood Centers

## Strong Real Estate Fundamentals

- ▶ **Brand New Adjacent Public Park** — The City of Santa Ana Is Currently Constructing Gerardo Mouet Park Immediately Northeast of the Property at the Corner of Standard & McFadden, Adding Permanent Green Space, Pedestrian Activity, and Community Investment Directly to the Subject's Trade Area
- ▶ **Active Public Infrastructure Investment** — Standard Avenue Is Currently Receiving Significant Public Improvements Through the City's Safe Mobility Santa Ana Plan, Including Protected Bike Lanes, a New Traffic Signal at Bishop Street, ADA Upgrades, and 64 Additional Parking Spaces Along Standard Avenue
- ▶ **Densely Populated Central Santa Ana Trade Area** — The Trade Area Features One of the Highest Population Densities in Orange County (±648,000 Residents Within Five Miles)
- ▶ **Excellent Connectivity to Downtown Santa Ana** — Quick Access to the Santa Ana Civic Center, Downtown Santa Ana, the 5 Freeway, and the 55 Freeway

# FINANCIAL ANALYSIS

## Offering Summary

Property Name	Standard Center
Property Address	1128 S Standard Avenue Santa Ana, CA 92701
Assessor's Parcel Number	011-255-05
Current Occupancy	100%
Year Built	1965
Parking Spaces	TBD
Parking Ratio	Pending
Gross Leasable Area (GLA)	±4,404 Square Feet
Lot Size (Acres)	±0.35 Acres
Lot Size (SF)	±15,072 Square Feet

## Pricing

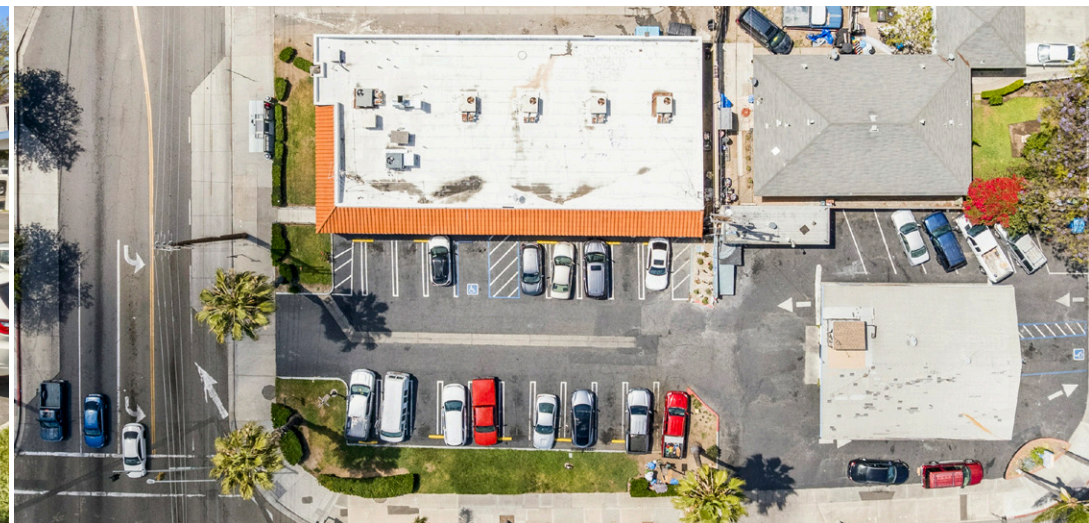
Price	\$2,961,000
Cap Rate (Current)	5.50%
Cap Rate (Pro Forma)	5.81%
Price/SF	\$672.34

## Annualized Operating Data

	Current	Pro Forma
Gross Potential Rent	\$169,824	\$179,430
Expense Reimbursements	\$63,635	\$64,019
Gross Potential Income	\$233,459	\$243,449
Vacancy Reserve	3.00%	3.00%
Effective Gross Income	\$226,455	\$236,146
Less Expenses	\$63,635	\$64,019
<b>Net Operating Income</b>	<b>\$162,820</b>	<b>\$172,127</b>

## Expenses

	Current	Pro Forma
Property Tax (1.1%)	\$32,571	\$32,571
Tax Special Assessments	\$0	\$0
Insurance	\$0	\$0
CAM-Service Contracts	\$13,951	\$13,951
CAM-Repairs & Maintenance	\$4,205	\$4,205
CAM-Utilities/Misc.	\$6,115	\$6,115
Property Management	\$6,793	\$7,177
<b>Total Expenses</b>	<b>\$63,635</b>	<b>\$64,019</b>
Expenses/SF	\$14.45	\$14.54



# FINANCIAL ANALYSIS

## Rent Roll - As of May 1, 2026

Suite	Tenant Name	GLA	% of GLA	Tenancy	Expires	Current Monthly Rent	Current Rent/SF/Mo	Lease Type	Increases	Options
A	Fish Market	1,244	28.25%	±24 Years	02/28/2029	\$4,084.00	\$3.28	NNN	Greater of CPI or 4% Annual	One, Five-Year
B	Clothing Store	840	19.07%	±17 Years	02/28/2029	\$2,659.00	\$3.17	NNN	Greater of CPI or 4% Annual	One, Five-Year
C	Beauty Salon	810	18.39%	±31 Years	06/30/2030	\$2,730.00	\$3.37	NNN	Greater of CPI or 4% Annual	Two, Four-Year
D	Discount Store	1,510	34.29%	±16 Years	02/28/2029	\$4,679.00	\$3.10	NNN	Greater of CPI or 4% Annual	One, Five-Year
<b># of Tenants:</b>		<b>Total Available:</b>		<b>Monthly:</b>		<b>\$14,152</b>	<b>Average:</b>			
<b>4</b>		<b>0 SF</b>		<b>Annual:</b>		<b>\$169,824</b>	<b>\$3.23/SF</b>			
		<b>Total Occupied:</b>								
		<b>4,404 SF</b>								





MAIN STREET RETAILERS

DOWNTOWN SANTA ANA

1ST STREET RETAILERS



1128 S STANDARD AVE



W MCFADDEN AVE - 21,450 AADT

S STANDARD AVE - 12,500 AADT

GERARDO MOUET PARK



DOWNTOWN  
SANTA ANA

McDonald's Food 4 Less Marshalls

SANTA ANA  
HIGH SCHOOL



SUBJECT PROPERTY

SANTA ANA METRO LINK



MAIN ST

FIRST ST

MAIN STREET RETAILERS

AutoZone SUPERIOR GROCERS

STANDARD AVE  
12,500 AADT

NORTHGATE MARKET DOLLAR TREE

MCFADDEN AVE  
21,450 AADT

Pizza Hut KFC

DG market Jack

amazon locker

WELLS FARGO Pep Boys Auto Service & Tires

McDonald's

CENTURY  
HIGH SCHOOL

W MCFADDEN AVE

S STANDARD AVE



THE HOME DEPOT IHOP Jack planet fitness

EDINGER AVE

BEHR HEADQUARTERS

GRAND AVE



# MARKET OVERVIEW

## The City Of Santa Ana



Santa Ana, the county seat of Orange County, is located approximately 30 miles southeast of Downtown Los Angeles.

With a population of over 310,000 residents, Santa Ana is a vibrant, historically rich city anchored by a diverse small-business ecosystem, government services, healthcare, and a growing creative and professional services employment base.

Santa Ana offers a strong consumer base, with an average household income of approximately \$75,000, and more than 20% of households earning over \$100,000 annually.

The city features a dense mix of residential neighborhoods, commercial corridors, and civic and employment centers, making it one of Southern California's most dynamic and strategically located urban retail markets in Southern California.

## Santa Ana Highlights

- ▶ As the county seat, Santa Ana's concentration of government, legal, and professional services (including the Orange County Civic Center and courts) delivers a reliable daytime workforce and predictable, long-term office occupancy and leasing demand.
- ▶ Santa Ana's strategic access to I-5, SR-55, SR-22, proximity to John Wayne Airport, and nearby rail/last-mile distribution nodes underpins durable industrial and logistics fundamentals, offering investors steady rent growth potential and low-vacancy prospects in warehouse and flex assets.
- ▶ A dense, walkable population of roughly 310,000, coupled with Downtown Santa Ana's expanding cultural and retail core and key local assets such as MainPlace Mall, the Bowers Museum, and Santa Ana College, supports resilient retail sales, sustained multifamily demand, and consistent consumer foot traffic—key drivers of income stability and asset appreciation.



## Demographics

### Income & Economics

	1-Mile	3-Mile	5-Mile
Average Household Income	\$92,951	\$113,535	\$125,584
Average Household Retail Expenditure	\$74,042	\$83,175	\$85,976
2024 Daytime Population	52,414	338,317	945,202

### Population

2030 Projection — Total Population	43,484	284,292	655,845
2025 Estimate — Total Population	43,287	281,534	648,880
2020 Census — Total Population	45,361	293,143	667,134

### Households

2030 Projection — Total Households	10,608	80,398	208,672
2025 Estimate — Total Households	10,496	79,105	205,480
2020 Census — Total Households	10,294	76,684	199,491

### SANTA ANA METRO LINK



1.7  
MILES

### ORANGE COUNTY CIVIC CTR.



2.3  
MILES

### SANTA ANA COLLEGE



3.3  
MILES

### JOHN WAYNE AIRPORT



5.8  
MILE

### ANGELS STADIUM



6.7  
MILES

# MARKET OVERVIEW

## Santa Ana's Robust Employment Scene

Santa Ana's economy is diversified and active, anchored by government and public services, education, healthcare, finance, manufacturing and logistics — a mix that supports robust local employment and steady business investment.

Major local employers and headquarters include First American Financial Corporation (headquartered in Downtown Santa Ana), Behr Paint Company (corporate headquarters and R&D/manufacturing campus in Santa Ana), and Johnson & Johnson's ophthalmology/surgical-vision operations (which maintain long-standing facilities in the city); health systems and hospitals operated by KPC Health/South Coast Global Medical Center and public employers such as the County of Orange, Santa Ana Unified School District, Santa Ana College and the U.S. Postal Service further contribute to the job base.

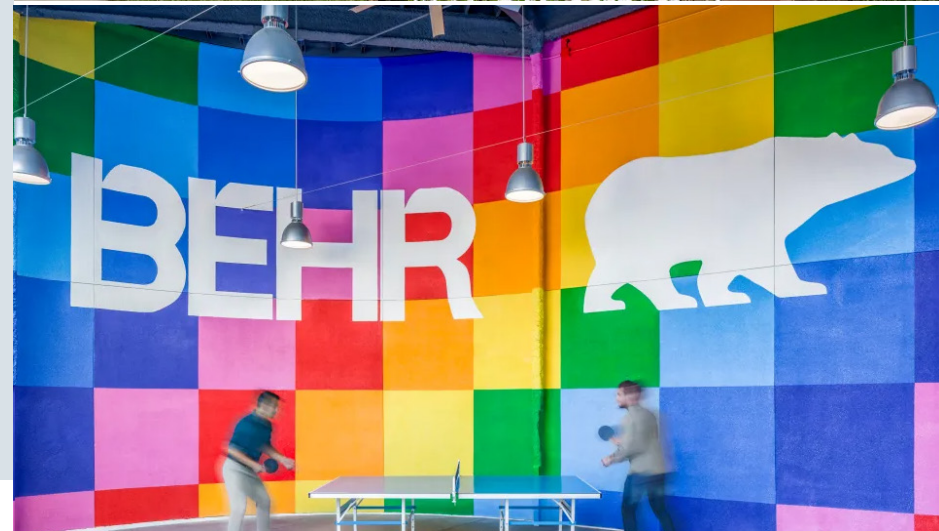
## Top Employers

County of Orange	19,179
Santa Ana Unified School District	5,985
Santa Ana College (Centennial & Rancho Santiago)	4,271
KPC Healthcare	1,732
City of Santa Ana	1,671
United States Postal Service (3 locations)	1,393
Allied Universal	1,100
First American Title (First American Financial Corporation)	980
Superior Court of California – County of Orange	743
Johnson & Johnson (Surgical Vision/related operations)	522



## Spotlight

Defense-technology firm Anduril Industries substantially expanded in Santa Ana by signing a large lease (nearly 162–163k sq. ft.) at the Harbor Logistics Center in July 2025 to support expanded R&D/manufacturing/logistics operations.



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## Exclusively Listed By

### RON DUONG

Senior Managing Director Investments

(949) 350-5431 call/text

[ron.duong@marcusmillichap.com](mailto:ron.duong@marcusmillichap.com)

Lic. CA 01438643

## Broker Of Record

### TONY SOLOMON

License: CA 01238010

23975 Park Sorrento, Suite 400

Calabasas, CA 91302

19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612 / [www.marcusmillichap.com](http://www.marcusmillichap.com)

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