

Auto Repair Shop FOR SubLease

224 E 1st St
Santa Ana, CA 92701

Monthly Rent \$7,500



Features

- Available 1,176 Sq. Ft. Corner Lot
- 14,201 Sq Ft Lot
- Existing Auto Repair/Auto Dealership
- Office/Kitchenette/Restroom/Storage
- 2 Bays
- Easy ingress/egress
- Existing Compressor Lines
- Heavy power
- 21 Months Left on Sublease; Owner Open to a New 5 Year Lease



Description

Excellent opportunity to lease an existing auto repair facility strategically positioned on a high-visibility corner lot along a busy Santa Ana thoroughfare currently operating as an auto dealership.

The property offers an ideal setup for an automotive operator, featuring a large lot, great ingress and egress, existing compressor lines, heavy power.

The property has an office, storage, kitchenette restroom, and is ready for a new operator to take over. The property is also conveniently to major freeways and is already permitted for an auto repair use.



Deborah Naumovski

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DRE# 01889637

2019 South Bay Assoc. of Realtors;
Commercial Realtor of the Year

DnG is the key
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Gulshen Kaur

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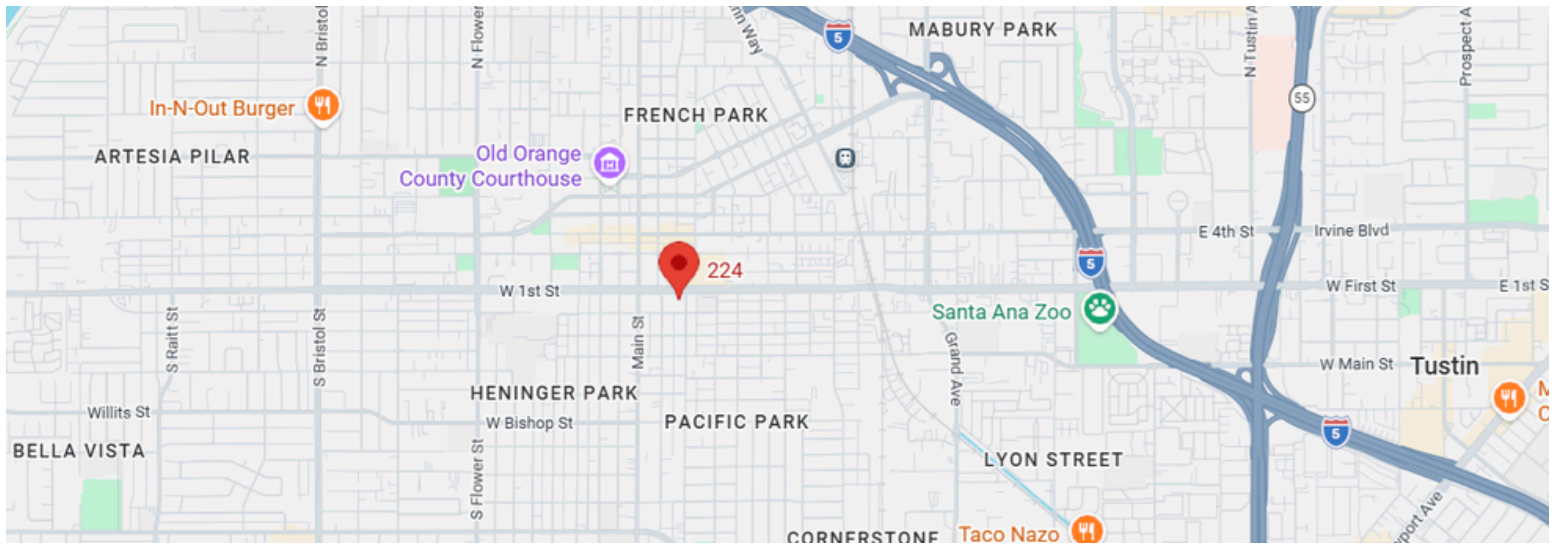
525 S. Douglas St.
Suite 270
El Segundo, CA 90245

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Location



Key Demographics

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	57,374	8,947	6	365,505	47,808	8	937,801	120,986	8
Trade Transportation & Utilities	9,363	1,078	9	65,298	6,569	10	158,676	17,641	9
Information	1,171	136	9	13,219	982	13	32,242	2,530	13
Financial Activities	5,495	865	6	40,326	5,929	7	96,999	15,804	6
Professional & Business Services	9,967	1,498	7	72,873	9,213	8	162,807	22,253	7
Education & Health Services	15,736	3,835	4	82,263	16,838	5	222,431	39,205	6
Leisure & Hospitality	5,725	509	11	50,614	3,412	15	164,732	9,725	17
Other Services	3,421	838	4	20,876	4,386	5	58,445	12,838	5
Public Administration	6,496	188	35	20,036	479	42	41,469	990	42
Goods-Producing Industries	7,273	770	9	74,821	5,163	14	167,463	13,620	12
Natural Resources & Mining	30	10	3	268	78	3	996	244	4
Construction	3,004	405	7	23,765	2,731	9	56,276	7,680	7
Manufacturing	4,239	355	12	50,788	2,354	22	110,191	5,696	19
Total Daytime Employment	64,647	9,717	7	440,326	52,971	8	1,105,264	134,606	8



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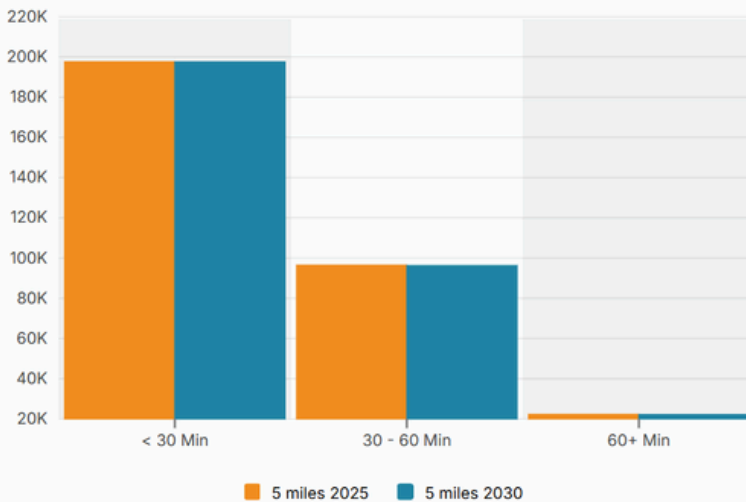
Population By Race

	2 miles	5 miles	10 miles
White	27,439	170,048	705,741
Black	1,808	10,314	35,174
American Indian/Alaskan Native	5,444	12,458	23,431
Asian	7,707	128,869	511,065
Hawaiian & Pacific Islander	311	2,282	6,979
Two or More Races	121,067	340,748	765,326
Hispanic Origin	139,674	378,954	815,613

Households

	2 miles	5 miles	10 miles
2020 Households	40,228	194,976	660,136
2025 Households	39,176	194,360	658,291
2030 Household Projection	38,968	194,395	658,459
Annual Growth 2020-2025	0.5%	0.8%	0.8%
Annual Growth 2025-2030	-0.1%	0%	0%
Owner Occupied Households	15,212	84,532	320,286
Renter Occupied Households	23,756	109,863	338,173
Avg Household Size	3.9	3.2	2.9
Avg Household Vehicles	2	2	2
Total Specified Consumer Spend...	\$1.4B	\$7.3B	\$25.3B

Population Travel To Work



Income

	2 miles	5 miles	10 miles
Avg Household Income	\$105,108	\$123,590	\$133,551
Median Household Income	\$83,054	\$98,844	\$105,444
< \$25,000	4,555	22,416	76,433
\$25,000 - 50,000	6,318	24,046	75,080
\$50,000 - 75,000	6,888	26,946	84,488
\$75,000 - 100,000	5,669	24,923	77,061
\$100,000 - 125,000	4,387	23,113	73,856
\$125,000 - 150,000	3,225	17,591	53,624
\$150,000 - 200,000	4,241	23,988	82,574
\$200,000+	3,892	31,336	135,176



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Key Demographics

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East 1st Street	East 1st Street E	40,992	2026	0.05 mi
E 1st St	Maple St E	36,688	2024	0.11 mi
E 3rd St	N Spurgeon St W	5,000	2026	0.13 mi
South Main Street	South Main Street N	36,989	2026	0.14 mi
S Main St	W Walnut St N	27,927	2025	0.14 mi
North Main Street	W 3rd St N	24,907	2026	0.15 mi
West 1st Street	S Sycamore St SW	39,254	2026	0.16 mi
East 3rd Street	N Bush St E	5,303	2026	0.17 mi
E 4th St	N Spurgeon St E	10,912	2026	0.20 mi
East 4th Street	N Spurgeon St W	8,855	2026	0.20 mi

Consumer Spending By Industry

2025 2030

Radius	2 miles			5 miles			10 miles		
Expand All	Total Spen...	Avg Household	Per Capita	Total Spen...	Avg Household	Per Capita	Total Spen...	Avg Household	Per Capita
Apparel	\$87,760,676	\$2,240	\$536	\$406,385,...	\$2,091	\$611	\$1,331,959,...	\$2,023	\$650
Entertainment, Hobbies & P...	\$188,360,8...	\$4,808	\$1,150	\$990,300,...	\$5,095	\$1,490	\$3,520,153...	\$5,347	\$1,719
Food & Alcohol	\$411,795,919	\$10,511	\$2,514	\$2,023,773...	\$10,413	\$3,045	\$6,854,728...	\$10,413	\$3,348
Household	\$199,578,736	\$5,094	\$1,219	\$1,119,602,...	\$5,760	\$1,684	\$4,088,105...	\$6,210	\$1,996
Transportation & Maintena...	\$382,095,...	\$9,753	\$2,333	\$1,916,337,...	\$9,860	\$2,883	\$6,534,001...	\$9,926	\$3,191
Health Care	\$60,037,881	\$1,533	\$367	\$316,295,4...	\$1,627	\$476	\$1,143,160,...	\$1,737	\$558
Education & Daycare	\$90,913,064	\$2,321	\$555	\$506,158,8...	\$2,604	\$761	\$1,847,133,...	\$2,806	\$902
Total Specified Consumer ...	\$1,420,542...	\$36,261	\$8,674	\$7,278,854...	\$37,450	\$10,950	\$25,319,24...	\$38,462	\$12,365



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