

FRASER · ELLIOTT COMMERCIAL

The Firm Real Estate Services Inc.

For Sale

Prime
Redevelopment
Opportunity
4 Lots - 1 Acre

209 - 221 S Main Street,
Santa Ana, CA

949.877.8827

sales@thefirmrealestate.com

Chas Patterson
DRE# 01935216



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SALIENT FACTS

Address

3 Lots: 209, 215, 221 S. Main Street,
Santa Ana, CA

Land Size

1 AC Combined Site

Frontage

355' FT on S. Main Street

Zoning

CSM - Urban Neighborhood-Low (UN-20),
1.0 FAR and/or 20 du/ac

OPPORTUNITY

Fantastic development opportunity in the heart of Santa Ana! The cumulative site size totals 1 acre and the flexible UN-20 zoning allows for up to 20 dwelling units/acre and up to 3 stories of mixed-use development (1.0 FAR). This is a rare chance to acquire an entire city block in Orange County that is already zoned for higher density. Located near schools and in the city's redevelopment corridor.

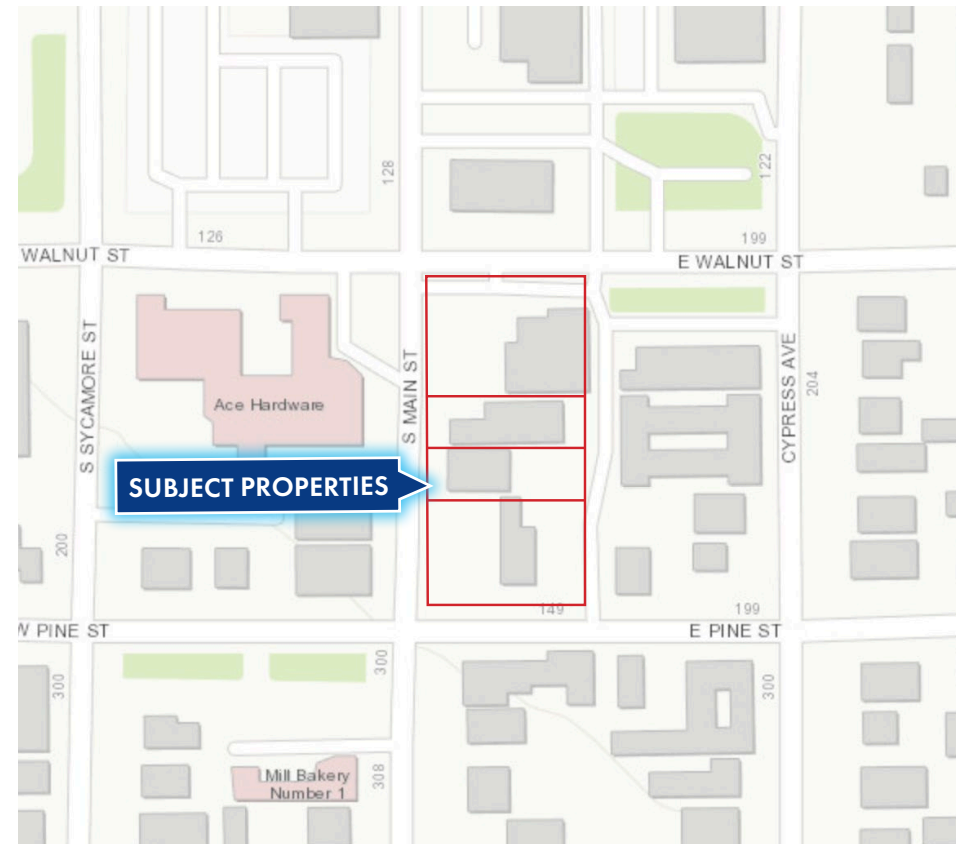
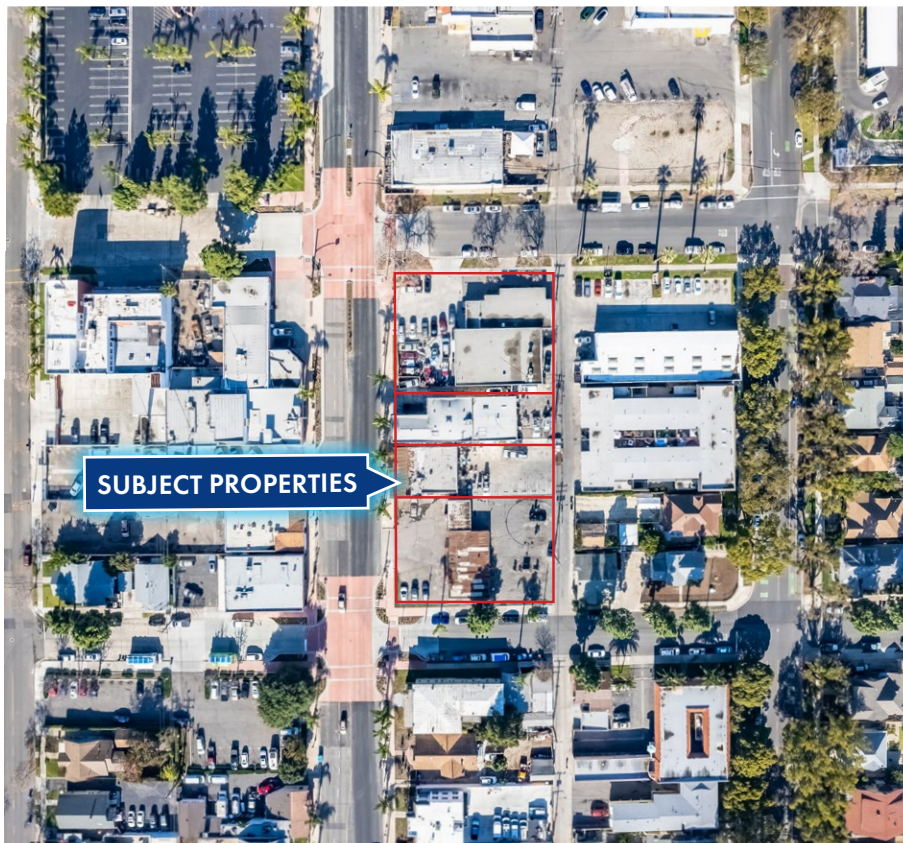
Offered unpriced. Call 949.877.8827 for guidance.



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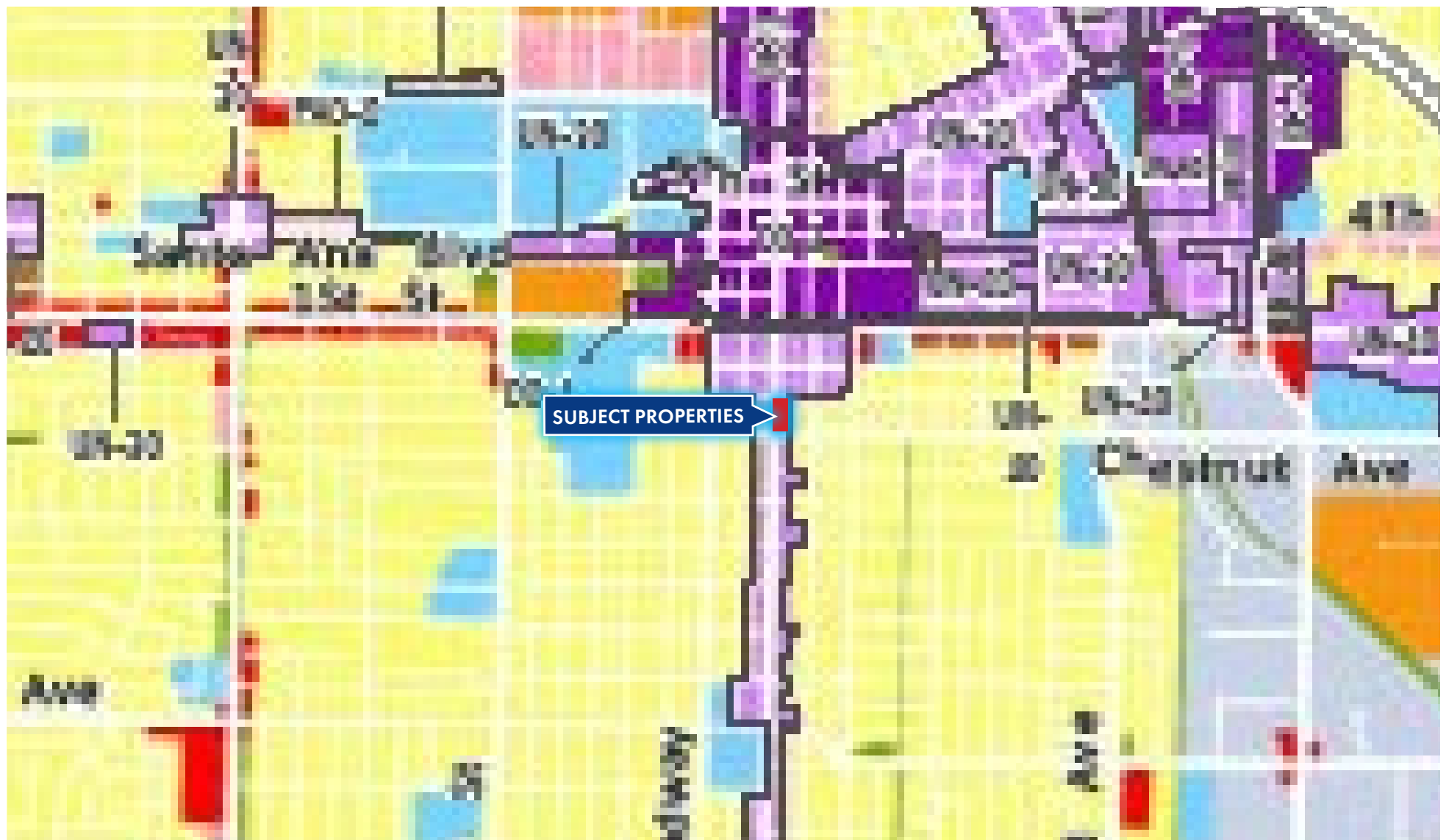
Property Address:	Adjacent Property	209 S. Main St.	215 S. Main St.	221 S. Main St
Parcel:	404-091-01	404-091-02	404-091-03	404-091-04
GLA:	5,288 SF	4,000 SF	2,900 SF	2,743 SF
Year Built:	1966	1940	1957	1965
Lot Size:	0.33 Ac	0.17 Ac	0.17 Ac	0.33Ac
Zoning:	Urban Neighborhood-Low (UN-20), 1.0 FAR and/or 20 du/ac			
Frontage:	177' on E Walnut Ave, 355' on S Main St			



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SUBJECT PROPERTIES

General Plan Land Use

- UR-7, Low Density Residential
- UMP-11, Low-Medium Density Residential
- MR-35, Medium Density Residential
- CR-30, Center Residential

- IS, Institutional
- OS, Open Space
- PAO, Professional and Administrative Office
- CC, General Commercial
- IND, Industrial

- FLEX, Industrial/Flex
- UN, Urban Neighborhood
- DBDC, Downtown District Center
- DC, District Center

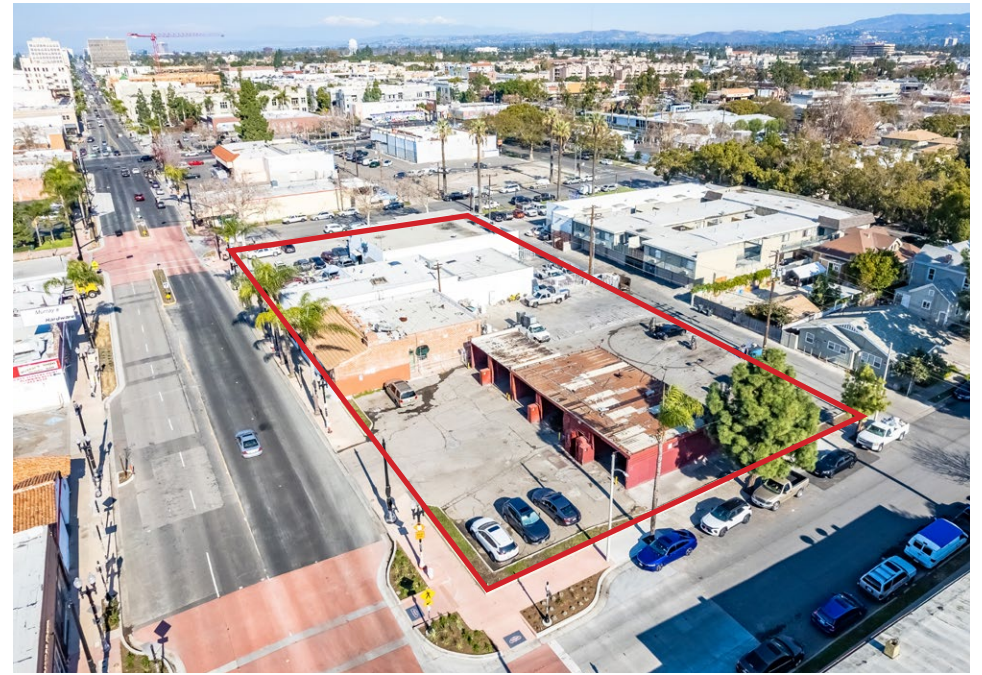
Source: City of Santa Barbara, 2015. Not published again.



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