

# **1002 W 3RD ST., SANTA ANA, CA 92703**

## ***Boutique Mixed-Use Investment/User Portfolio in Santa Ana***



### **JARED SWEDELSON**

Vice President  
d: 818-742-1632  
m: 818-644-7597  
jswedelson@naicapital.com  
Cal DRE Lic #02105146

### **NAI CAPITAL - WEST LOS ANGELES**

11835 W. Olympic Blvd., Suite 700E  
Los Angeles, CA 90064  
d: 310-806-6100  
f: 310-806-6101  
www.naicapital.com

# **FOR SALE**

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



# Property Details



**1002 W. 3rd Street,  
Santa Ana, CA 92703**

**212 -214<sup>1/2</sup> N. Olive Street,  
Santa Ana, CA 92703**

**208 N. Olive Street,  
Santa Ana, CA 92703**

**1001 W. 2nd Street,  
Santa Ana, CA 92703**

## Sale Price:

\$2,450,000

## Seller Financing:

Call broker for details

## Price/SF Building:

\$462/SF

## Price/SF Land:

\$196/SF

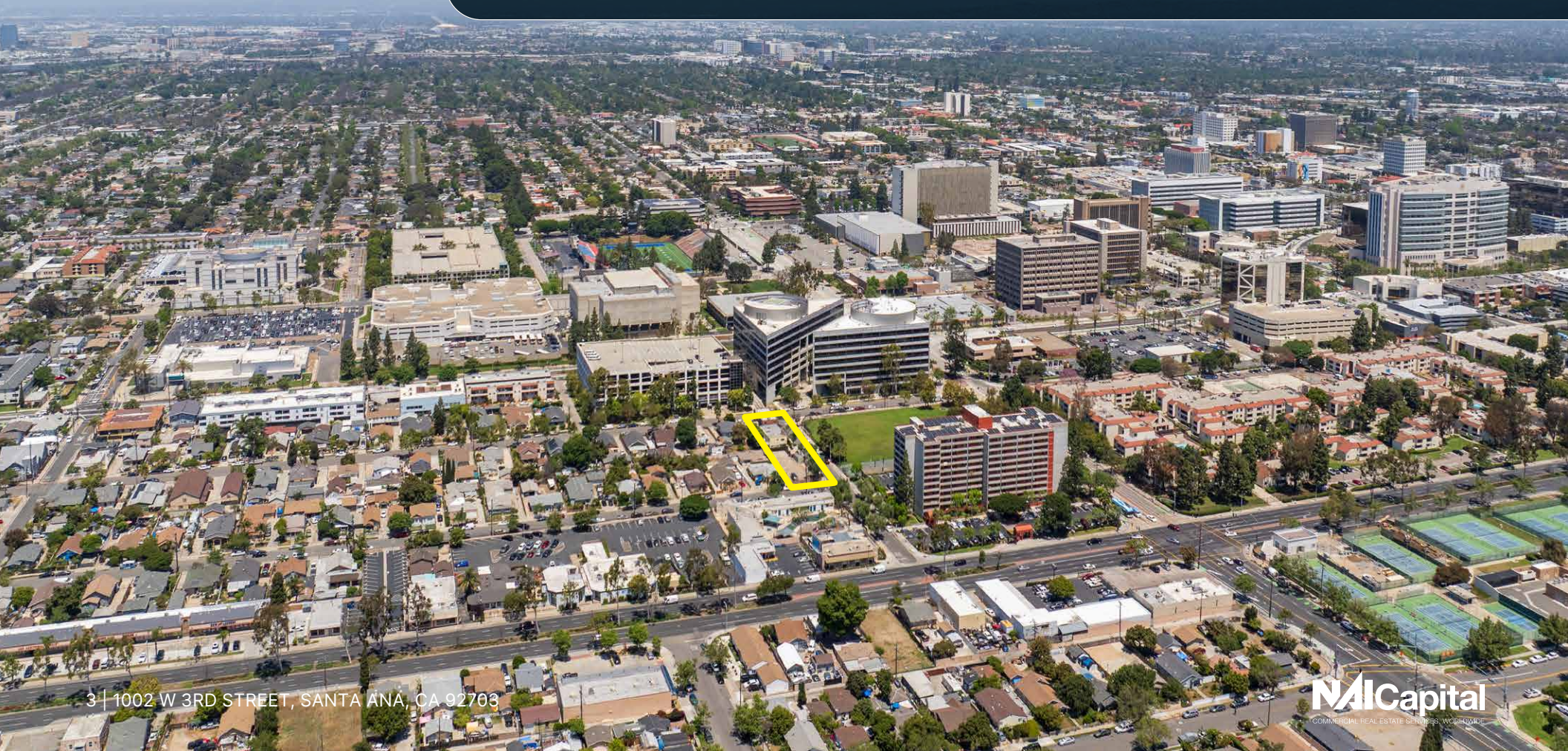
Address	Type	Building Size	Land Size	Zoning	Year Built
1002 W. 3rd Street, Santa Ana	Retail/Office	2,400	2,380	P	1918
212-214 <sup>1/2</sup> N. Olive Street, Santa Ana	Multifamily	2,900	3,870	P	1918
208 N. Olive Street, Santa Ana	Land	N/A	2,500	P	N/A
1001 W. 2nd Street, Santa Ana	Land	N/A	3,750	P	N/A
<b>Total:</b>		<b>5,300</b>	<b>12,500</b>		



# Property Details

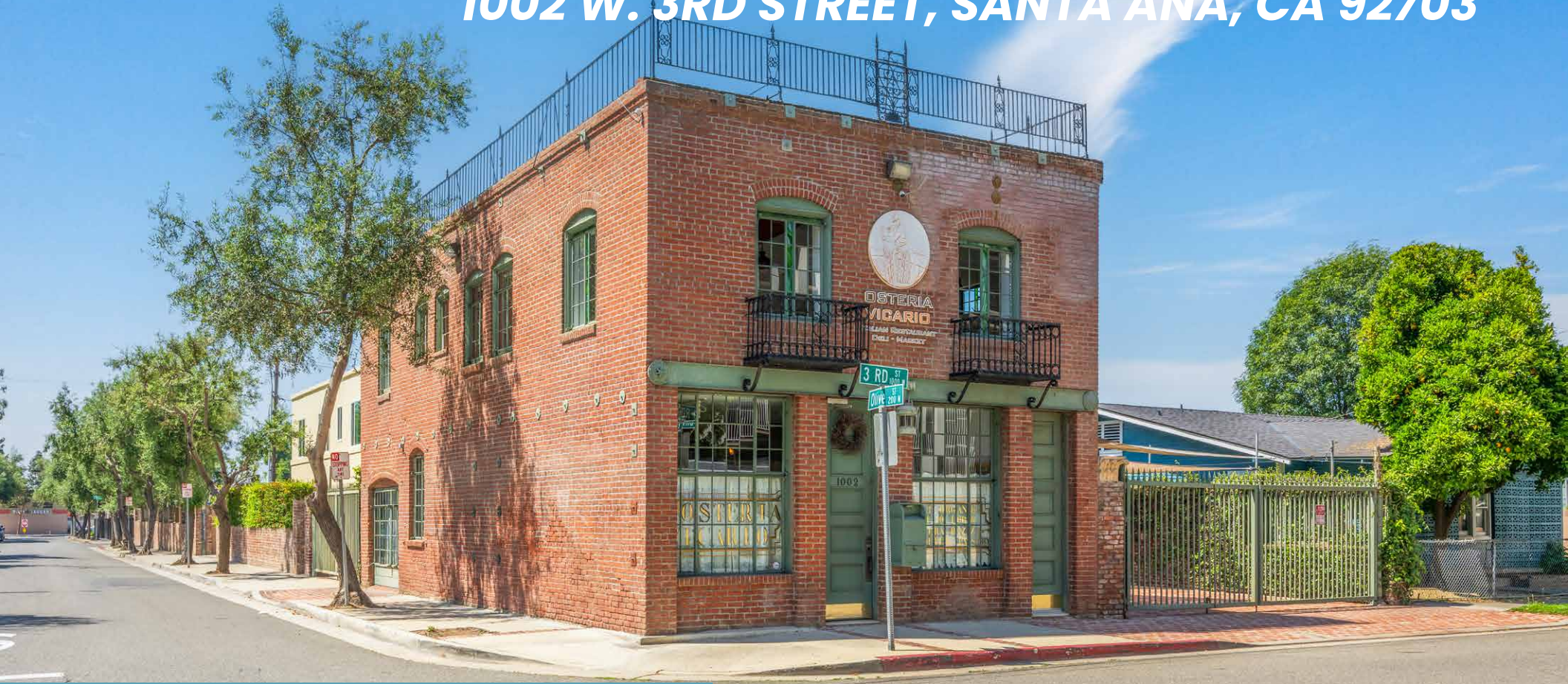
## Property Description:

Own a piece of Santa Ana's rich history with this unique mixed-use property portfolio, centered around the original Busy Bee Market — a well-known local landmark and designated historic building established in 1918. The Chiarini family later acquired the property in the 1980s as their first design location and thoughtfully infused it with imported marble and stone. The property sits strategically in the heart of Santa Ana, just one block from the OC Streetcar and directly across from the Orange County District Attorney's Office and Orange County Sheriff's Department — institutions that provide consistent tenant demand, enhanced safety, and additional parking opportunities. Adjacent to the historic commercial space, which most recently operated as a successful deli, the portfolio includes a newly renovated four-unit multifamily property. It will be delivered vacant at Close of Escrow, offering immediate rental income and long-term upside. The portfolio also features two adjacent vacant parking lots totaling 6,250 square feet, providing future development potential, ample parking, and flexible outdoor space.





# 1002 W. 3RD STREET, SANTA ANA, CA 92703



## APN:

405-163-20

## Building Size:

2,400 SF

## Land Size:

2,380 SF

## Property Highlights:

- Wide open ground floor space, with 3 offices/workstations on the 2nd floor
- 1,314 square foot patio
- Two restrooms (one full, one half)
- Outdoor woodfire oven & Gas BBQ
- Two 3-compartment sinks
- Original stained glass and steel casement windows
- Two HVAC units, one per floor
- Seismically retrofitted
- Mills Act: Eligible for reduced property taxes
- Santa Ana Register of Historic Properties List (#87)

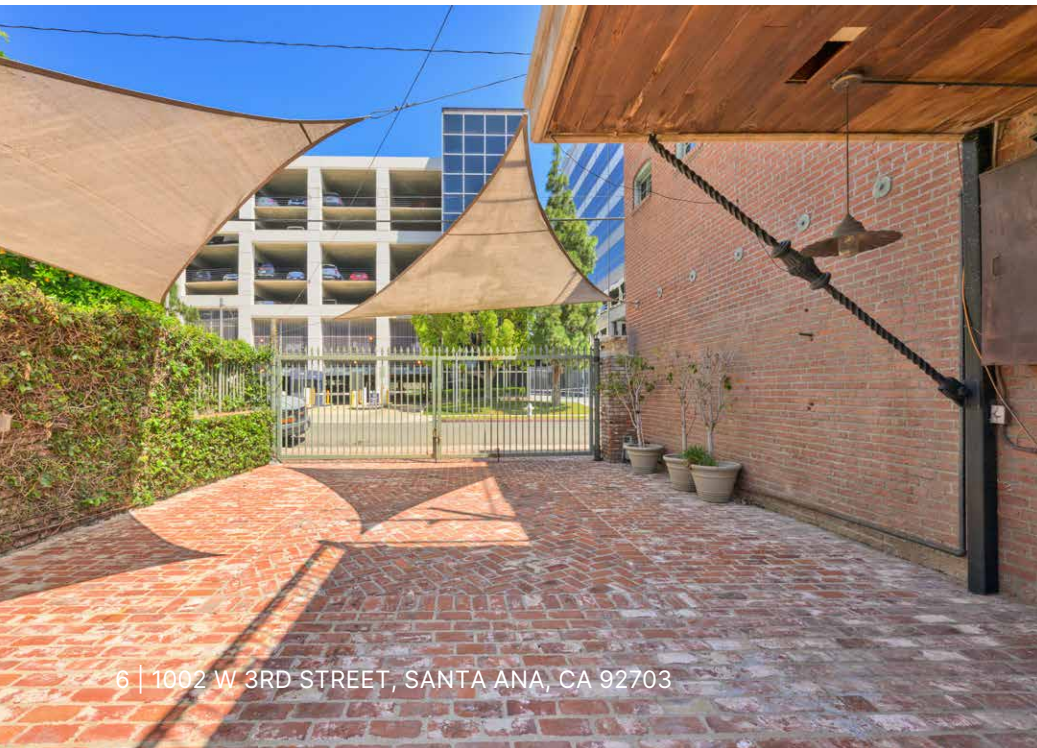


**1002 W.  
3rd St.**





# 1002 W. 3rd St. Patio





**212-214<sup>1/2</sup> N. OLIVE STREET, SANTA ANA, CA 92703**



**Unit Mix:**

Unit 1: 1 Bed/1 Bath  
Unit 2: 1 Bed/1 Bath

Unit 3: 1 Bed/1 Bath  
Unit 4: 2 Bed/1 Bath

**APN:**

405-163-21

**Building Size:**

2,900 SF

**Land Size:**

3,870 SF

**Year Built/Renovated:**

1918/2020 (All new appliances  
added in renovation)



**212 N.  
Olive St.**





**212 N.  
Olive St.  
Patio**





# 208 N. OLIVE STREET / 1001 W. 2ND STREET SANTA ANA, CA 92703

## 208 N. OLIVE ST.

APN:	Land Size:
405-163-22	2,500 SF

## 1001 W. 2ND ST

APN:	Land Size:
405-163-23	3,750 SF

<b>Total Land Size (vacant lots):</b>	<b>6,250 SF</b>
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## Property Highlights:

- Development potential into a residential single-family home or professional use
- Ample gated parking (remote-controlled vehicle gate)
- Outdoor event / storage space



**1001 W. 2nd St.  
208 N.  
Olive St.**



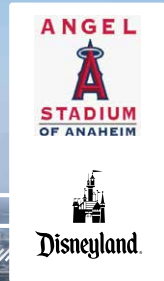


# Retail Map

WALK  
SCORE  
83

TRANSIT  
SCORE  
51

BIKE  
SCORE  
66



EDDIE WEST  
FIELD AT  
SANTA ANA  
STADIUM

PARKING  
STRUCTURE

1002  
W 3rd St.

MainPlace  
Mall



BOWERS  
MUSEUM

ANGELS  
COMMUNITY PARK

OC STREET CAR  
FLOWER & 4TH ST STOP



CITY HALL OF  
SANTA ANA

54,370 ATC

SANTA ANA

SANTA ANA HIGH  
SCHOOL  
PICKLEBALL COURTS



THE  
PIZZA  
PRESS

Frida

Hammer  
Burger



METROLINK  
SANTA ANA STATION

DOWNTOWN  
PLAZA

DOWNTOWN  
SANTA ANA  
HISTORIC DISTRICT

THE BILL MEDLEY  
AUDITORIUM





# Contact Info

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