Cross Property 360 Property View

4728 W 1st Street, Santa Ana, CA 92703

Listing

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STATUS: **Active**
SELLER WILL CONSIDER CONCESSIONS IN OFFER:
LIST CONTRACT DATE: **04/07/26**
PROP TYPE: **Commercial Sale**
PARCEL #: **10810147**
LISTING ID: **PW26087884**
PROP SUB TYPE: **Mixed Use**
LIST PRICE: **$1,655,000**





SQFT(SRC): **1,625**
SQFT LOT: **9,583 (A)**
ACRES: **0.220**
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT:
SLC: **Auction**
LEVELS: **1**
CURRENT USE:
ACTUAL RENT:
RENT MIN - MAX $/SF/YR:
NUMBER OF UNITS:
ENTRY LEVEL: **1**
BUILDING STATUS: **Existing**
OCCUPANCY:
BUILDING $/PER SQFT: **$1,018.46**
LAND $/PER SQFT:
DAYS ACTIVE IN MLS: **176**
COUNTY: **Orange**
PARCEL MASTER:
INVEST?: A/C?:
FENCE?: HEAT?:

DESCRIPTION

Secure a premier location on one of Orange County's most trafficked and culturally vibrant commercial corridors. This freestanding retail/office building offers a rare combination of direct W. 1st Street frontage and a dedicated private rear parking lot on a ±9,380 SF C5-zoned lot. While perfect for an owner-user or an investor seeking stable cash flow in a high-demand area, the true value lies in the long-term land play and the exceptional optionality it provides. For the strategic developer, this lot serves as the anchor for a potential ±18,295 SF assemblage when combined with the adjacent parcel at 4802 W. 1st Street. This combined footprint creates a prime site for mixed-use redevelopment under California's SB 6, allowing for residential projects on commercial land without the typical rezoning hurdles. Positioned in a rapidly transforming corridor—near a 60-unit townhome project and a planned 9-story mixed-use tower—this property offers the chance to model 12–20 units in a market where for-sale product is moving at $850K–$950K per unit.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING:
LAUNDRY: **None**
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:
OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: **0-1 Unit/Acre, Value In Land**

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES:
WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:
SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:
YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:
INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND $/PER ACRE:
OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:
CARPORT:
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**
GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**
LAND USE:
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: **10810147**
ADDITIONAL PARCEL(s): **No**
BUILDER NAME:
ZONING:
SURVEY TYPE:
PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS:
CLOSE DATE:
INCLUSIONS:
EXCLUSIONS:
ASSIGNABLE:
FINANCING:
MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:
# of UNITS LEASED:
ANCHORS/Co-TENANTS:
MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:
NET PROFIT:
OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:
PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:
GROSS OPERATING INCOME:
NET OPERATING INCOME:
VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:
TAX ANNUAL $:
TAX YEAR:

AGENT

LISTING AGENT: **Karen Ngoc Lang Luu**
CO-LISTING AGENT:
LISTING AGENT STATE LICENSE: **01426053**
CO-LISTING AGENT STATE LICENSE:
LISTING AGENT MLS ID: **PWLUUKAR**
CO-LISTING AGENT MLS ID:

CONTACT

1.LA DIRECT: **4423862495**

OFFICE

LISTING OFFICE: **Century Financial Group, Corp.**
LISTING OFFICE PHONE: **442-386-2495**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:
LISTING OFFICE STATE LICENSE: **01930905**
LISTING OFFICE FAX: **714-892-0222**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:
LISTING OFFICE MLS ID: **PB20347**
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **04/07/26**
START SHOWING DATE:
ON MARKET DATE: **04/23/26**
BAC REMARKS:
PRIVATE REMARKS:
DUAL/VARI COMP?: **Yes**
EXPIRATION DATE: **04/06/27**
CURRENT FINANCING:
INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **10/16/26**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Property is being offered via auction. The list price represents the starting bid and may not reflect the final sale price. Auction bidding is scheduled to begin on December 07, 2026 at 08:00 to 12:00 PST. Please contact Listing Agent for full auction terms and conditions. https://globalestatehubllc.com/**
DIRECTIONS: **East of Euclid, Eastbound on Bolsa Ave property on your right**

PHOTOS