

Cross Property 360 Property View

4802 W 1st Street, Santa Ana, CA 92703

Listing

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STATUS: Active

LIST CONTRACT DATE: 04/07/26

LISTING ID: PW26087885

LIST PRICE: \$1,655,000

SELLER WILL CONSIDER

PROP TYPE: Commercial Sale

PROP SUB TYPE: Mixed Use

CONCESSIONS IN OFFER: No

PARCEL #: 10810149



SQFT(SRC): 937
 SQFT LOT: 8,712 (A)
 ACRES: 0.200
 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: \$1,766.28
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: 176
 COUNTY: Orange
 PARCEL MASTER:
 INVEST?: A/C?:
 FENCE?: HEAT?:

DESCRIPTION

Unlock the full potential of 4802 W. 1st Street, an asset whose highest and best use is realized as the vital missing piece of a ±18,092 SF assemblage. By acquiring this property alongside the directly adjacent parcel at 4728 W. 1st Street—available concurrently and priced for a joint closing—investors can shift from a small-scale project into a high-yield residential community. At a combined 0.415 acres, the site scales into a 14–20 unit for-sale townhome development, mirroring the successful product types currently being approved just blocks away. Leveraging SB 6 guidelines and a 20–50% Density Bonus, the assemblage offers a path to a significant project scale that maximizes financial viability in a high-demand corridor. With local for-sale units moving between \$750K and \$950K, this combined site offers a projected gross sellout of \$10.5M to \$15.2M. Based on a combined land basis of approximately \$1.7M, this represents a rare opportunity to capture an estimated developer profit of \$2.5M to \$5.0M. Secure both parcels to command this premier footprint in the heart of Santa Ana's transformation.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY: None
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: 0-1 Unit/Acre

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES: Electricity Available, Sewer Available
 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: Other
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: 10810149
 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: [PWL00KAR](#)
CO-LISTING AGENT MLS ID:

CONTACT

1.LA DIRECT: **4423862495**

OFFICE

LISTING OFFICE: [Century Financial Group, Corp.](#)

LISTING OFFICE STATE LICENSE: [01930905](#)

LISTING OFFICE PHONE: **442-386-2495**

LISTING OFFICE FAX: **714-892-0222**

LISTING OFFICE MLS ID: [PB20347](#)

CO-LISTING OFFICE:

CO-LISTING OFFICE STATE LICENSE:

CO-LISTING OFFICE PHONE:

CO-LISTING OFFICE FAX:

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 - West of Harbor - on Bolsa Ave**

PHOTOS

Agent Full - Commercial Sale

LISTING ID: **PW26087885**

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