

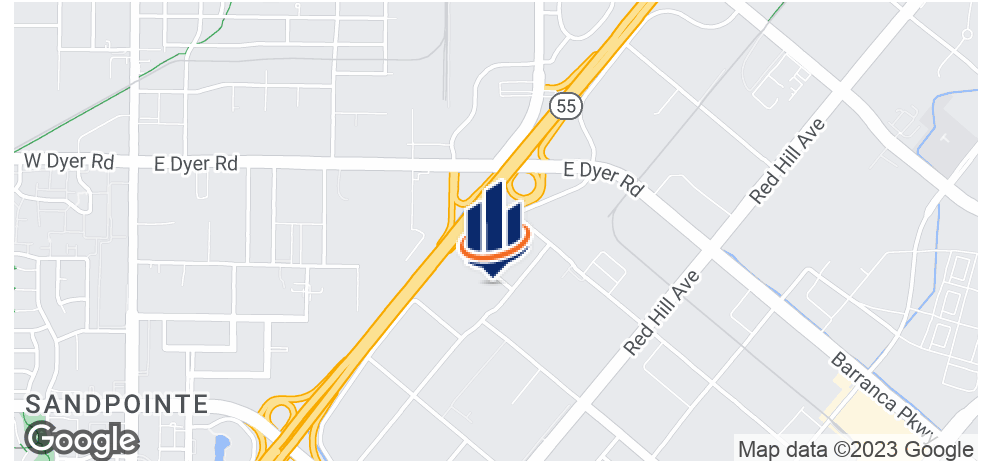


THE 1820 GARRY AVENUE OFFICE CONDO BUILDING

1820 E GARRY AVE
SANTA ANA, CA 92705

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Property Summary



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.02 Acres
Year Built:	1978
Building Size:	901 SF
Renovated:	2018
Zoning:	P
Market:	Orange County
Submarket:	Central Orange County
Price / SF:	\$194.23

PROPERTY OVERVIEW

SVN Vanguard is pleased to offer for sale a unique opportunity to acquire a low priced second floor office condo with low association dues (~\$275 per month) which has been recently renovated and is located in the City of Santa Ana with excellent access to Southern California's 55, minutes away from the City of Irvine and Tustin, the Tustin District featuring numerous eateries, retailers and grocers and much more.

The Garry Avenue Office Condo 214-E is located within close proximity to Irvine without the "Irvine Price" premium. The buildings co-tenants are professional users and tenants. The building also features ample parking along with common area restrooms on both the 1st and 2nd floors.

Newer renovations including flooring, insulation, two layers of window tint, countertops and much more.

The Garry Avenue Office Condo 214-E will be marketed free and clear of any existing financing, creating an opportunity to place creative financing tailored to any owner/user or investors desired hold period and risk profile to further enhance returns.

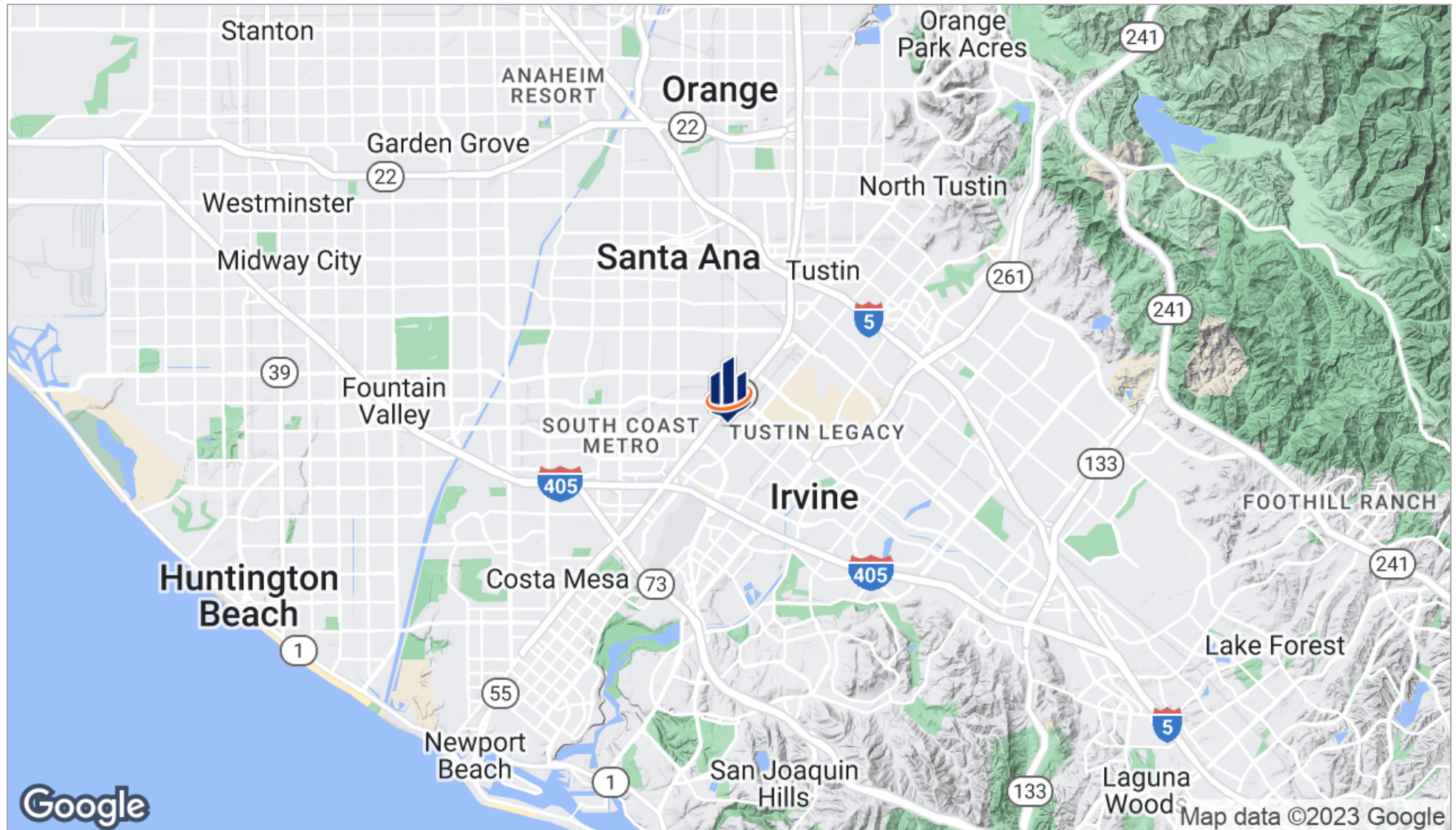
Additional Photos



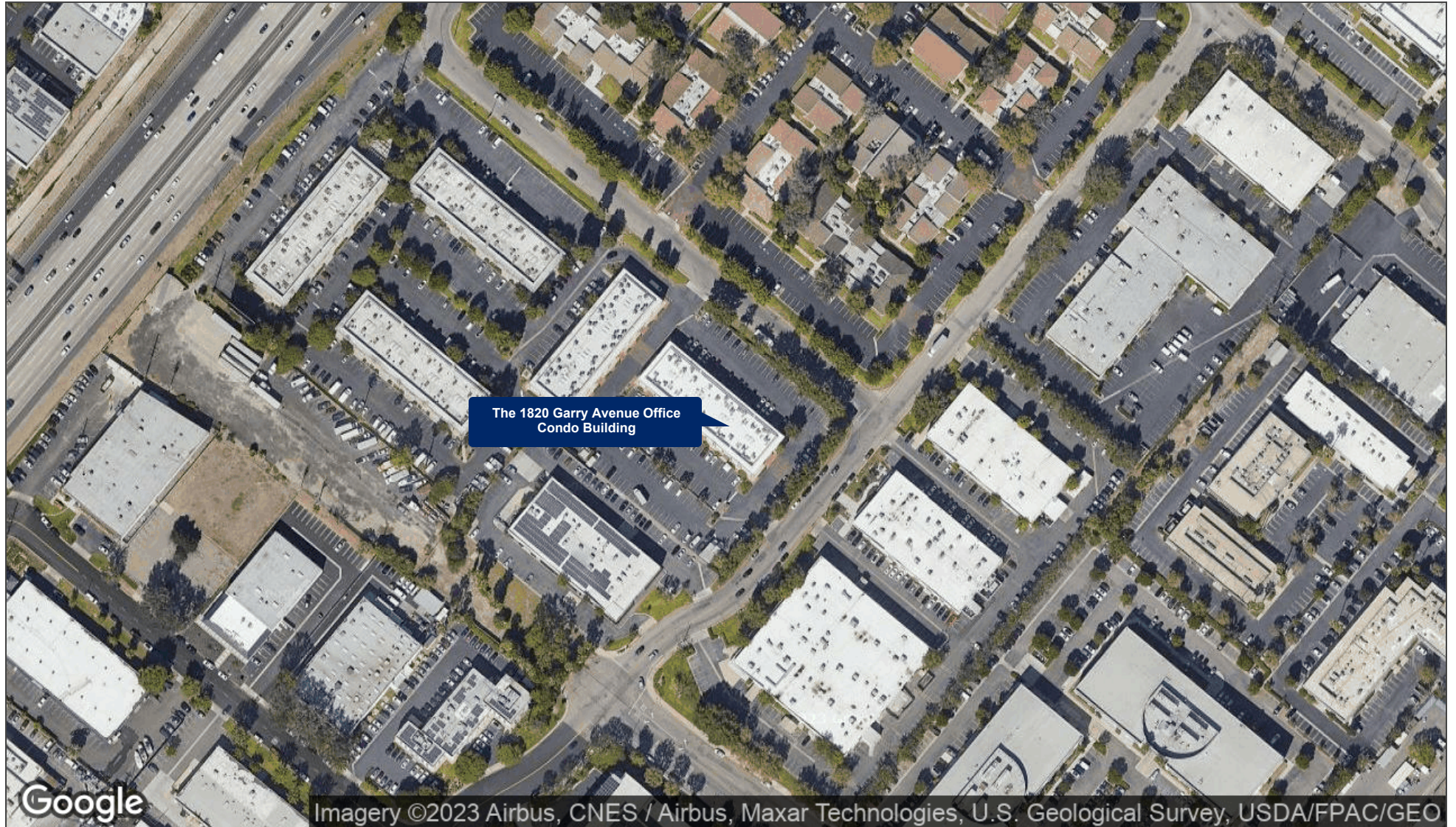
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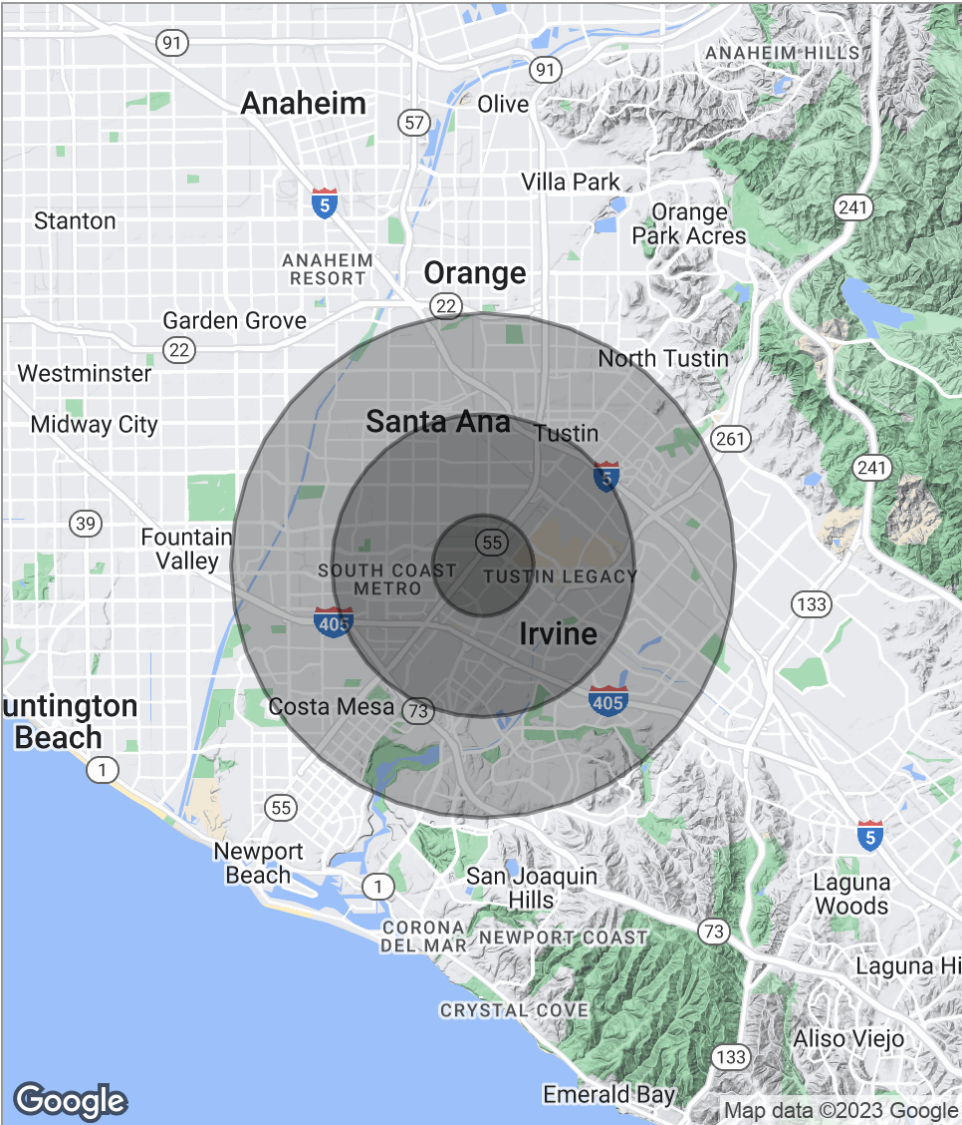
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,343	192,424	600,545
Median age	28.5	29.2	31.3
Median age [Male]	29.0	29.2	30.8
Median age [Female]	28.5	29.0	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,732	52,283	173,353
# of persons per HH	3.7	3.7	3.5
Average HH income	\$91,022	\$76,291	\$85,999
Average house value	\$478,534	\$500,982	\$596,055

* Demographic data derived from 2020 ACS - US Census