



Colliers



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840

User or Redevelopment Office Building For Sale

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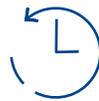
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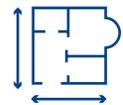
840 N Birch Street Santa Ana, CA 92701



Year Built
1964



Sale Price
\$1,450,000
(\$422 PSF)



Building Size
3,435 SF



Zoning
WHC2



Parking
9 single spaces
(14 stacked)



Land Size
5,506 SF

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Accelerating success.

For Sale

Property Highlights

- » 3,435 SF office building, with an efficient floor plan and abundant onsite parking.
- » Mid-century construction with long-term durability.
- » Located in central Santa Ana commercial corridor, surrounded by office, commercial and civic buildings.
- » Suitable for investors, owner-users or redevelopment.
- » Directly adjacent large public parking lot
- » Located walking distance to the following courts:
 - ◆ Superior Court of California ◆Orange County Small Claims Courts ◆Orange County Clerk-Recorder ◆Orange County Superior Court ◆Orange County Traffic Court ◆Ronald Reagan Federal Building.



Aerial View

 Subject Property



CA Franchise Tax Board

Ronald Reagan Federal Building

Orange County Civic Center

Court of Appeals

Santa Ana Housing Authority

City Hall of Santa Ana

Superior Court of CA

O.C. Administration Building
North & South

Orange County Clerk-Recorder

Internal Revenue Service

Orange County - Use TBD

Civic Center Dr E

UDW Union

Orange County Employees Association

Orange County
Transportation Dept

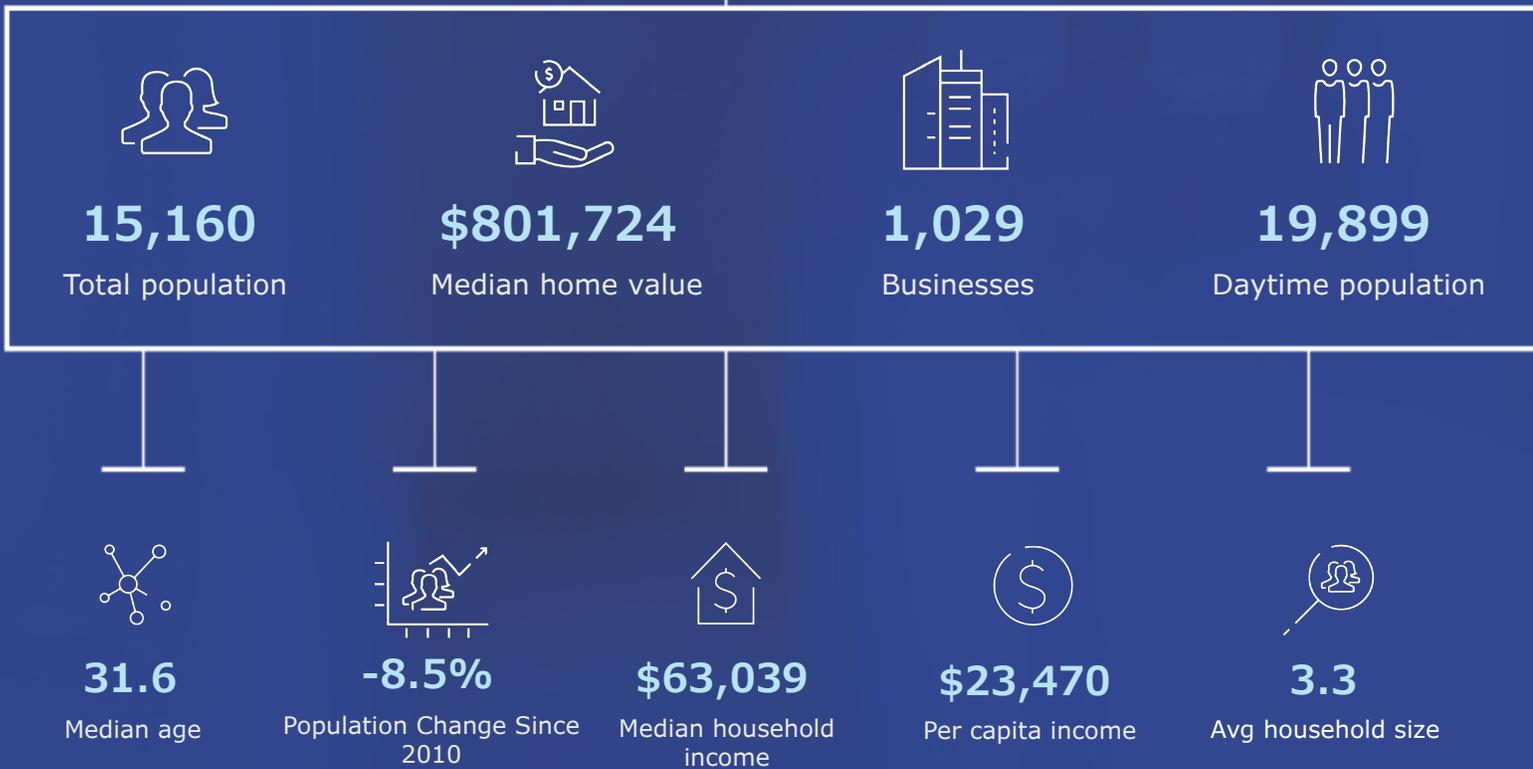
N. Broadway

N. Ross Street

N. Birch Street

Area Demographics

KEY FACTS



KEY SPENDING FACTS



● Series 1 ● Orange County

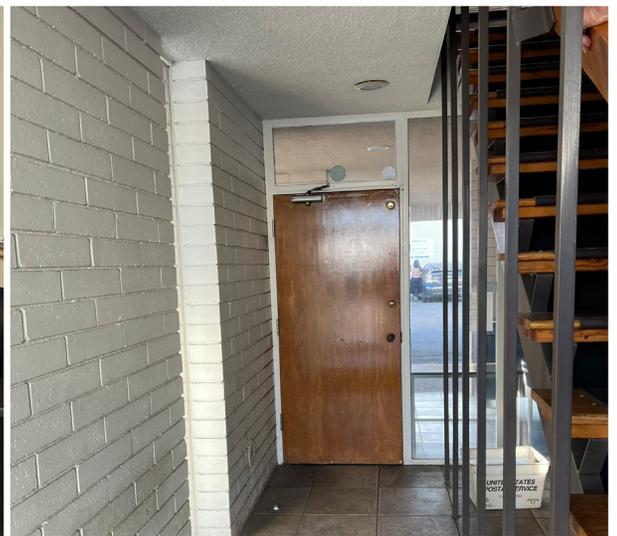
© Esri 2025
Spending facts are average annual dollars per household

Bars show comparison to **Orange County**

Exterior Photos



Interior Photos



Interior Photos



Amenities

RESTAURANTS

1. Bari Pasta & Pizza
2. Burger King
3. Carl's Jr.
4. Chapter One
5. Charlie's Best Burgers
6. Chipotle
7. Costa Azul
8. Den Cafe
9. Denny's
10. El Pollo Loco
11. Fat of the Land
12. Gus's Fried Chicken

13. Hector's on Broadway
14. IHOP
15. In-N-Out
16. Jack in the Box
17. Kaizen Shabu
18. McDonald's
19. Norms Restaurant
20. Perla Mexican Cuisine
21. Pizza Press
22. Pollo Campero
23. Pop's Cafe
24. Popeyes
25. Raising Cane's
26. Round Table Pizza
27. Subway
28. Taco Bell
29. The Flame Broiler
30. The Kickin' Crab
31. WaBa Grill
32. Wingstop
33. Yoshinoya

COFFEE, TEA & DESSERT

1. Corazon Coffee Bar
2. Dunkin' Donuts
3. Jamba Juice
4. Starbucks
5. Tutti Frutti Frozen Yogurt
6. Yum Yum Donuts

SHOPPING

1. Big Saver Foods
2. CVS
3. Dollar Tree
4. Food 4 Less
5. Marshalls
6. Recharge by Gelson's
7. Santa Ana Food Market
8. Shoe Palace
9. SKECHERS
10. Smart & Final Extra!
11. Target
12. USPS
13. Walgreens
14. WSS

RECREATION & FITNESS

1. Birch Park
2. Bowers Museum
3. CrossFit
4. Revival Fitness
5. Santa Ana Zoo
6. Symphony Hall

EDUCATION

1. Carver Elementary
2. Martin R. Heninger Element
3. Santa Ana College
4. Santa Ana High School
5. Santiago Elementary
6. Willard Intermediate Schoo

MEDICAL

1. Kindred Hospital Santa Ana
2. Urgent Care | besa Health

TRANSIT STOPS

1. Civic Center-Broadway Bus
2. Santa Ana Train Station

