

201 W. 4TH STREET

Santa Ana, California 92701

RI

Leasing Brochure



SITE

49 PARKING
STALLS ON SITE

MAIN STREET | 27,717 ADT

4TH STREET | 4,045 ADT

For Lease | Retail Space Available | Rare Jr. Box Opportunity DTSA

In the Heart of Downtown Santa Ana

Downtown Santa Ana is the cultural and civic heart of Orange County, blending historic character with a growing creative and business energy. Anchored by the iconic Santa Ana Civic Center, the district is home to beautifully preserved architecture, vibrant arts institutions, and a dynamic mix of government, legal, and professional services. Walkable streets, adaptive reuse buildings, and a strong sense of place make Downtown Santa Ana an appealing destination for both established enterprises and emerging brands.

The area continues to evolve as a hub for dining, entertainment, and community life, offering an eclectic range of restaurants, galleries, and nightlife alongside regular cultural events and festivals. With convenient access to major freeways, public transit, and a steadily expanding residential base, Downtown Santa Ana delivers the rare combination of authenticity, accessibility, and momentum—positioning it as one of Orange County’s most compelling urban environments for business, visitors, and residents alike.

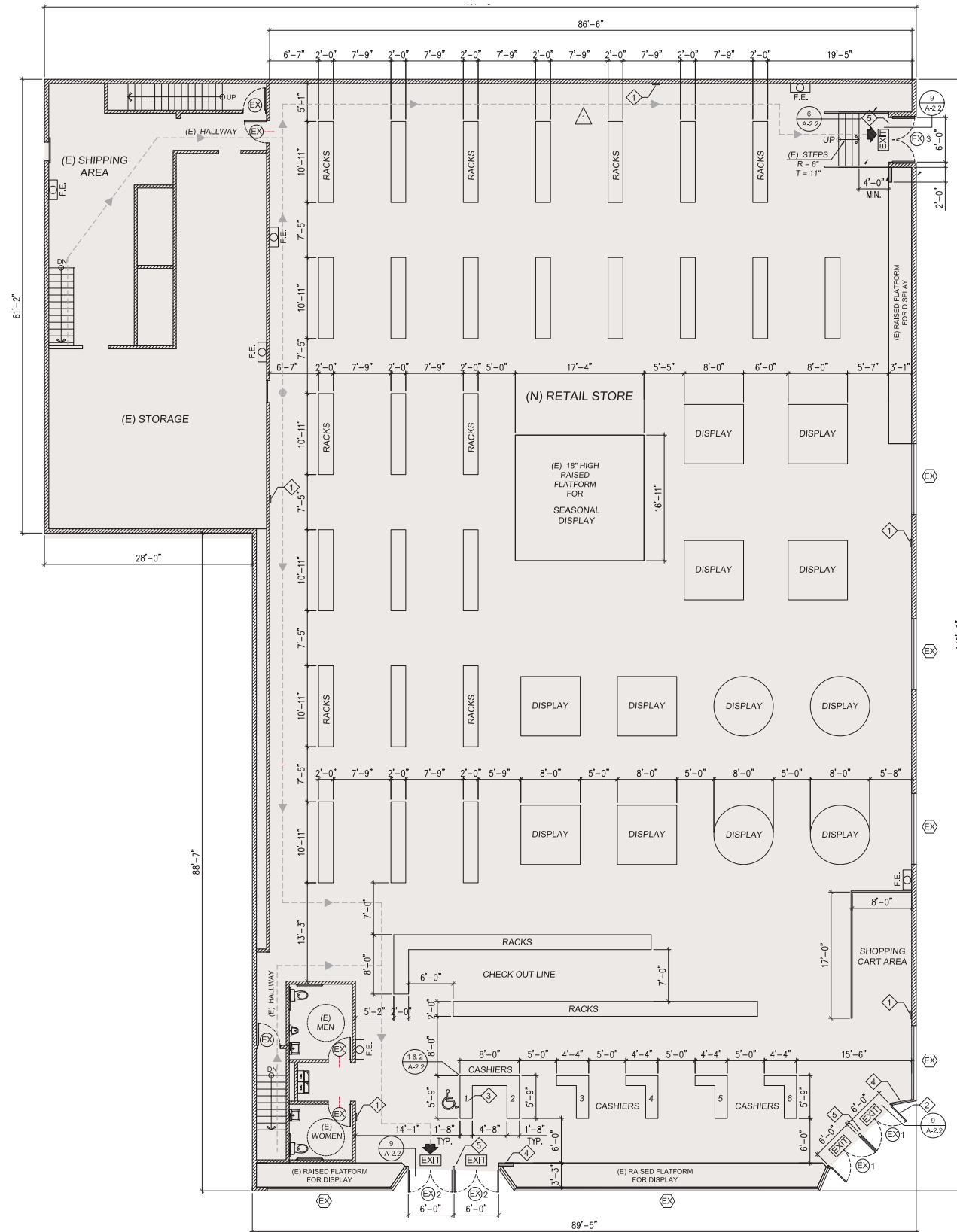
Over approx.
1,000 parking stalls
within a two
block radius

97
walk
score

New soon
to open **street-
car stop** across
the street

Blocks from OC
Civic Center:
home to
30,000+ jobs





W. 4TH AVE.

S. SYCAMORE ST.

The Opportunity

- ±14,000 SF retail space
- Approximately 49 parking stalls onsite
- Situated in the heart of historic 4th Street near multiple high-performing restaurants
- Landlord will consider tenant improvements for qualified businesses such as exposing bow truss ceiling to create 28 ft clear height in middle and 22 ft on the sides of the space

In the Neighborhood

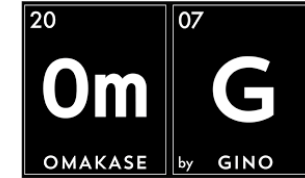


LOLA GASPAR
est. 2008

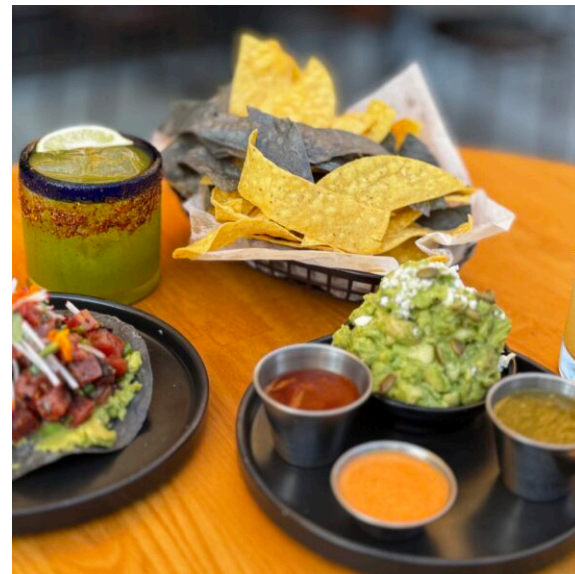


Hammer Burger

NS. NATIVE SON



TACOS LOS CHOLOS



LOLA GASPAR



OMAKASE BY GINO



HAMMER BURGER



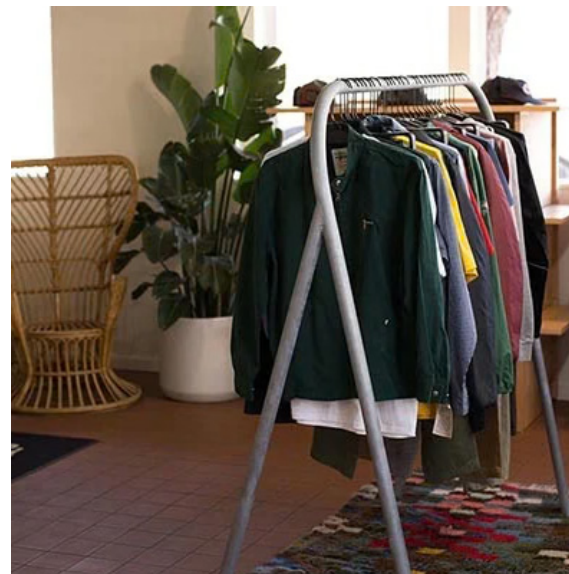
CHAPTER ONE: THE MODERN LOCAL



NATIVE SON



TACOS LOS CHOLOS



STUSSY



4th STREET MARKET

Property Photos



STOREFRONT



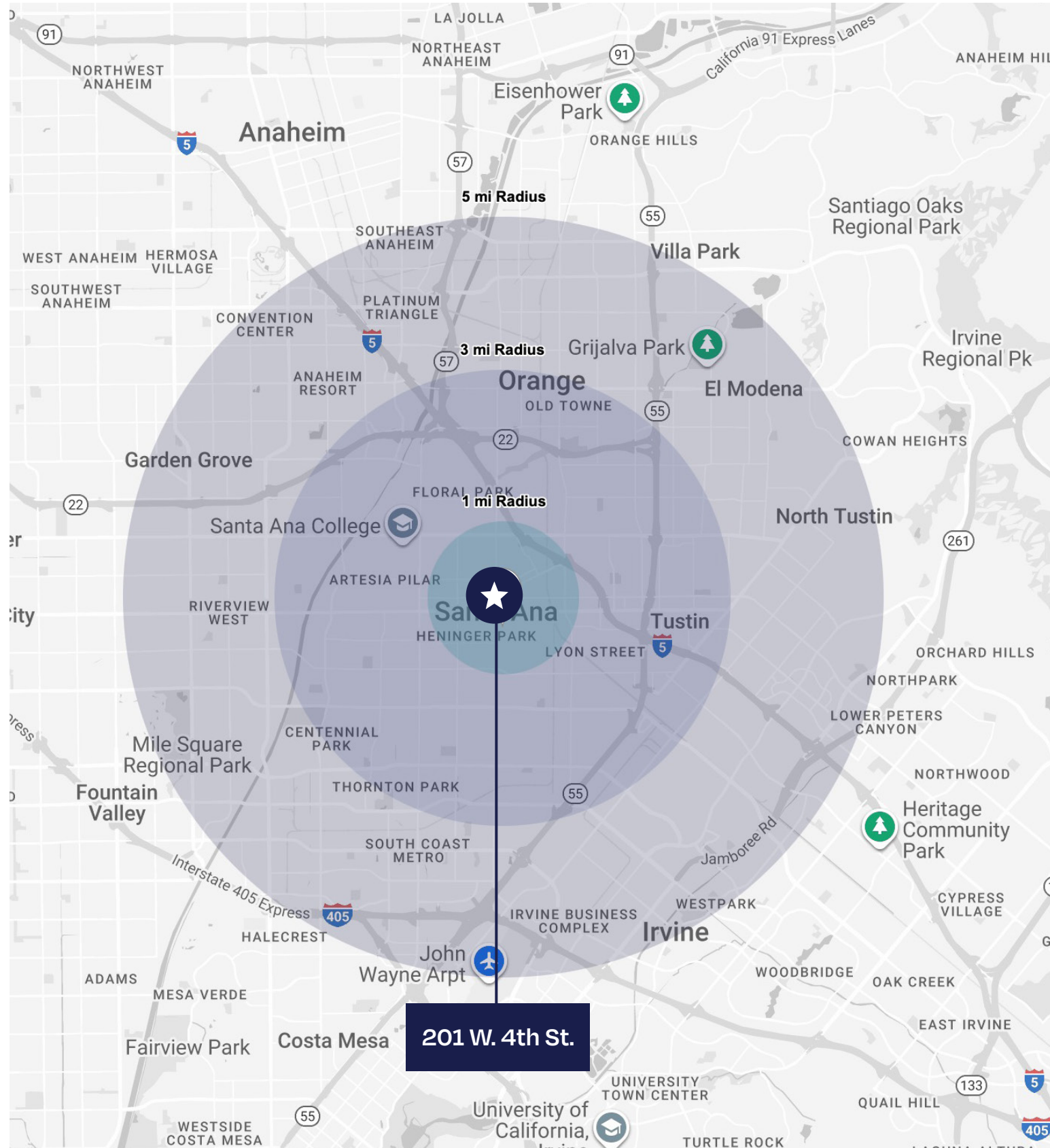
OC STREETCAR COMING SOON



ONSITE DEDICATED PARKING



STOREFRONT



Area Demographics

	1 MILE	3 MILE	5 MILE
Total Population	58,489	315,502	675,612
Projected Pop. (2030)	59,454	311,980	669,880
Total Businesses	2,000	15,078	41,559
Total Employees	23,404	160,641	458,403
Average Household Income	\$91,098	\$116,740	\$131,050
Median Household Income	\$74,842	\$96,467	\$109,011
Total Households	14,236	82,558	202,739
Median Age	32.3	33.9	35.7

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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Santa Ana, California 92701

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