

ARTISTS VILLAGE RETAIL



835 SF • 1,219 SF • 2,700 SF Spaces

FERNANDO CRISANTOS
Investment Sales | Leasing
949.558.0312 | f.crisantos@svn.com
DRE# 01972227

SVN
VANGUARD
COMMERCIAL REAL ESTATE ADVISORS

AVAILABLE FOR LEASE

220 N. Broadway, Santa Ana, CA

ASKING RATE \$2.50/SF
AVAILABLE SF 835 - 2,700 SF
YEAR BUILT 1989

AVAILABLE SPACES

SUITE 216 A	1,300 SF
SUITE 216 B	2,700 SF
SUITE 310	835 SF

TOTAL
RETAIL =
12,861+
COMMON
AREA OF
1,076 SF





SUITE 310



SUITE 216



D T S A

SANTA ANA
IS BOOMING

Home to dozens of restaurants, including award winning Playground Restaurant as well 4th Street Market and McFadden Market Food Halls

New streetcar stop directly in front of building in early 2022 (see map on next page)

Multitude of events and programming throughout Downtown, including monthly artwalk, Savor Santa Ana (food tasting event), East End Block Party (voted best festival OC Weekly Best Of), pub crawls, among many others

Home to and attracting many creative office users and businesses, including Foodbeast, Collider Labs and notable retailers such as Stussy Archive and BAIT, among many others

Home to Esports Arena, Frida Cinema, Yost Theater, La Santa and many other entertainment/music/film venues

Several redevelopment projects under construction or in process within 2 blocks of the site, including several mixed use apartment projects (over 500 units), 75 room boutique hotel, skate-park, among many others

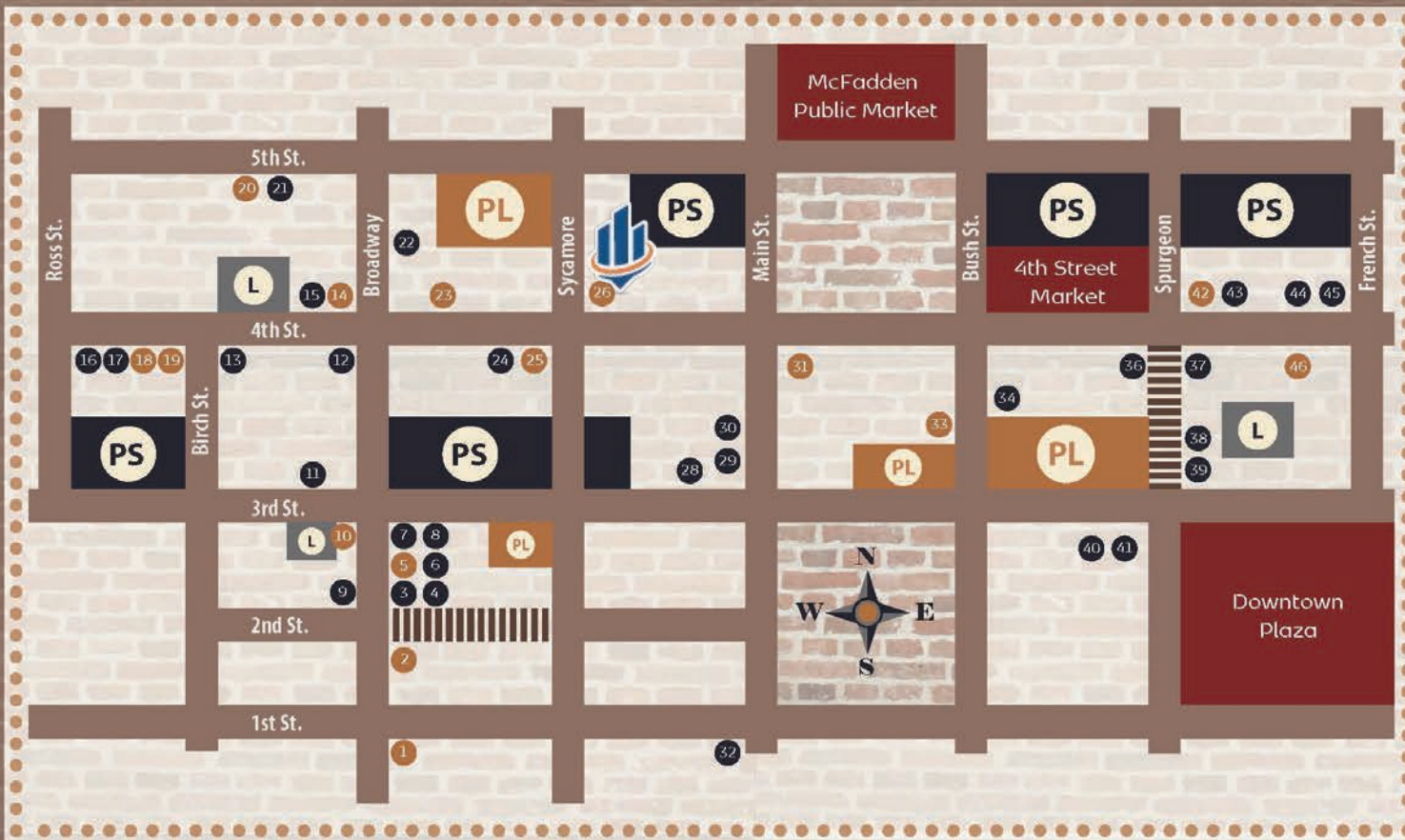
Walk Score

95!

\$72,492

Median Household Income 2017

LOCAL FOOD & BEVERAGE



WHERE TO EAT IN DTSA

1	Pho 88 • (714) 568-0338	● ● ● ●
2	The Den Café • www.thedencafeoc.com	● ● ● ●
3	Congregation Ale House • www.congregationalehouse.com	● ● ● ●
4	Lola Gaspar • www.lolagaspar.com	● ● ● ●
5	Blackmarket Bakery • www.blackmarketbakery.com	● ● ● ●
6	Proof • www.proofbar.com	● ● ● ●
7	The Copper Door • www.thecopperdoorbar.com	● ● ● ●
8	Chapter One: the modern local • www.chapteronemtl.com	● ● ● ●
9	Next Round Bar & Grill • www.nextroundsa.com	● ● ● ●
10	Subway • (714) 285-1900	● ● ● ●
11	El Indio Botanas y Cervezas • (714) 547-7868	● ● ● ●
12	Kebab Place • www.kebab-place.com	● ● ● ●
13	Cafe Cultura • cafeitocultura.com	● ● ● ●
14	Starbucks • (714) 564-0591	● ● ● ●
15	The Good Beer Co. • www.thegoodbeerco.com	● ● ● ●
16	VLT Lounge • www.velvetoc.com	● ● ● ●
17	I Can Barbecue • www.icanbbq.net	● ● ● ●
18	Crave • www.crave410.com	● ● ● ●
19	Perla Mexican Cuisine • (714) 316-5421	● ● ● ●
20	Mil Jugos • www.miljugos.com	● ● ● ●
21	The Chicken Rice • www.thechickenrice.us	● ● ● ●
22	Hector's on Broadway • www.hectorsonbroadway.com	● ● ● ●
23	Chevit's Juice and Bagels • www.facebook.com/ChevitsJB	● ● ● ●
24	Vacation Bar • www.vacationdtsa.com	● ● ● ●
25	Hopper & Burr • www.hopperandburr.com	● ● ● ●
26	Pizza Press • www.thegizzapress.com/location/santa-ana-ca	● ● ● ●
27	McFadden Public Market • www.mcfaddenmarket.com	● ● ● ●
28	Mix Mx • www.mxmixbltchenbar.com	● ● ● ●
29	Mission Bar • www.missionbarsa.com	● ● ● ●
30	Omakase by Gino • (657) 231-6008	● ● ● ●
31	El Rincon Mexicano • www.elrincomexicanorestaurant.com	● ● ● ●
32	Original Mike's • www.originalmikes.com	● ● ● ●
33	Las Casuelas • (714) 835-9952	● ● ● ●
34	Eat Chow • www.eatchow.com	● ● ● ●
35	4th Street Market • www.4thstreetmarket.com	● ● ● ●
36	Playground • www.playgrounddtsa.com	● ● ● ●
37	La Michoacana Express • (714) 760-4334	● ● ● ●
38	Kaizen Shabu Shabu • www.kaizenshabu.com	● ● ● ●
39	El Mercado • www.mercadomodern.com	● ● ● ●
40	La Santana Modern Cantina • (657) 231-6005	● ● ● ●
41	Cevicheria Nals • (657) 231-6005	● ● ● ●
42	Taquerias Guadalupe • (714) 953-1191	● ● ● ●
43	Native Son Alehouse • www.nativesonale.com	● ● ● ●
44	Bird & Barrel • www.birdnbarrel.com	● ● ● ●
45	Wursthaus • www.wursthausdtsa.com	● ● ● ●
46	Coffee Muse • www.nycoffeeuse.com	● ● ● ●
47	Downtown Plaza	● ● ● ●

MAP LEGEND

PL	Parking Lot	PS	Parking Structure First Two Hours Free	L	Landmark		Pedestrian Parkway
----	-------------	----	---	---	----------	--	--------------------

If you're here for a quick trip, grab a meter. For longer trips, there are parking structures with the **first two hours free!**

Parking meters are enforced.

Monday - Saturday from 8 a.m. - 10 p.m.

Meters accept nickels, dimes, quarters, or you can pay with credit card.

Clean & Safe phone number:

(714) 818-9538

● BREAKFAST ● LUNCH ● DINNER ● LATE NIGHT ● SPECIAL BRUNCH

SANTA ANA, CA 2017

From U.S. Census and other data sources

- + 334,136  RESIDENTS
- + 75,097  HOUSEHOLD UNITS
- + 163,464  EMPLOYEES



Southern California is experiencing the biggest apartment construction boom in a quarter century.

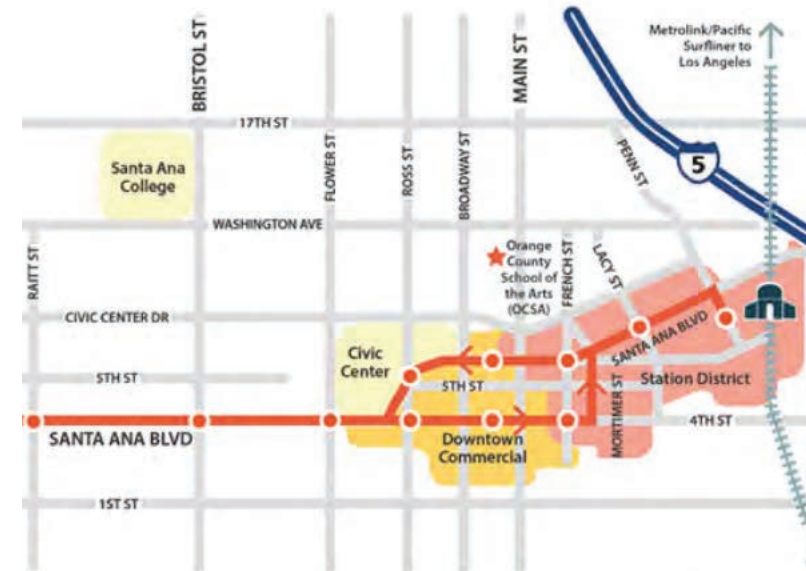
CoStar projects Southern California is on track to complete 15,000 apartments this year and 23,000 more in 2018. Developers in the region have added almost 65,000 new homes to the local housing stock since the recovery began in 2012 — a gain of almost 2 percent.



OC STREETCAR


CONSTRUCTION 2018-2021

To complement Orange County's Metrolink service, passengers need a way to get to their final destination after getting off a train. Through Transit Extensions to Metrolink, a Measure M program (now called OC Go) intended to broaden the reach of Orange County's backbone rail system to key employment, population, and activity centers, the cities of Santa Ana and Garden Grove developed a fixed guideway project that would address this need.



CITY PARKING LOTS





FERNANDO CRISANTOS

Investment Sales | Leasing

+1 949 558 0312

f.crisantos@svn.com

CA LIC01972227

©2018 SVN | Vanguard Inc.

NOWARRANTYORREPRESENTATIONEXPRESSORIMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERROR, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S) AS APPLICABLE, WE MAKE NO REPRESENTATIONS AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.

 **SVN**
VANGUARD
COMMERCIAL REAL ESTATE ADVISORS