



503 N Main Street

Santa Ana, CA 92701

Marcus & Millichap
THE PARHAM GROUP

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Investment Summary

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INVESTMENT SUMMARY

503 N MAIN STREET

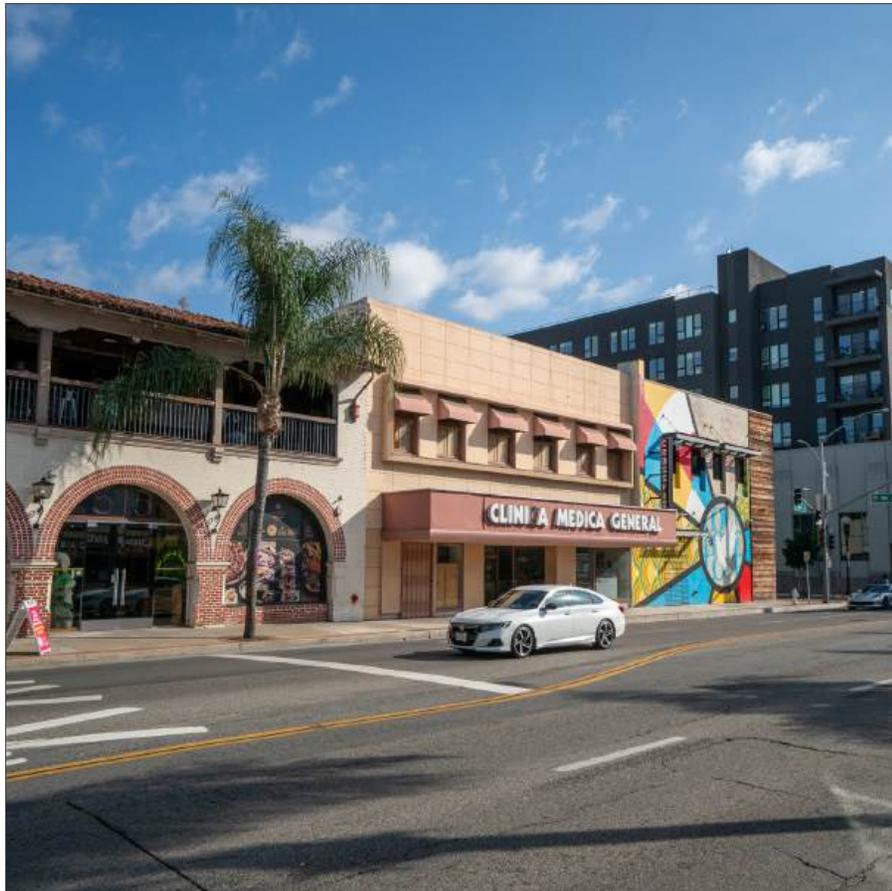
Marcus & Millichap is proud to present the investment property located at 503 N Main Street in Santa Ana, California. The mixed-use office and retail property offers investors the opportunity to acquire a prominently located commercial asset in the heart of downtown Santa Ana that benefits from high visibility, walkability, and long-term relevance. The 16,320-square-foot, two-story building sits on a 6,534-square-foot parcel along one of the city’s primary commercial corridors. This location benefits from high traffic counts exceeding 31,100 vehicles per day, which guarantee strong exposure and signage opportunities. The property is also just one block from 4th Street, Santa Ana’s primary dining, retail, and entertainment corridor, and is within proximity to multiple OC Streetcar stops. Surrounding improvements include recently renovated neighboring buildings and a newly delivered Toll Brothers apartment community completed in 2024. Given its physical characteristics, downtown location, and surrounding investment activity, 503 N Main St is well positioned to attract owner-users and is suited for medical office, creative office, or retail users seeking a high-profile downtown presence. Furthermore, the property presents upside for investors looking to reposition or lease the space to maximize returns. Overall, the property’s strategic positioning and flexible use profile are ideal for users and investors seeking a high-profile presence in downtown Santa Ana.



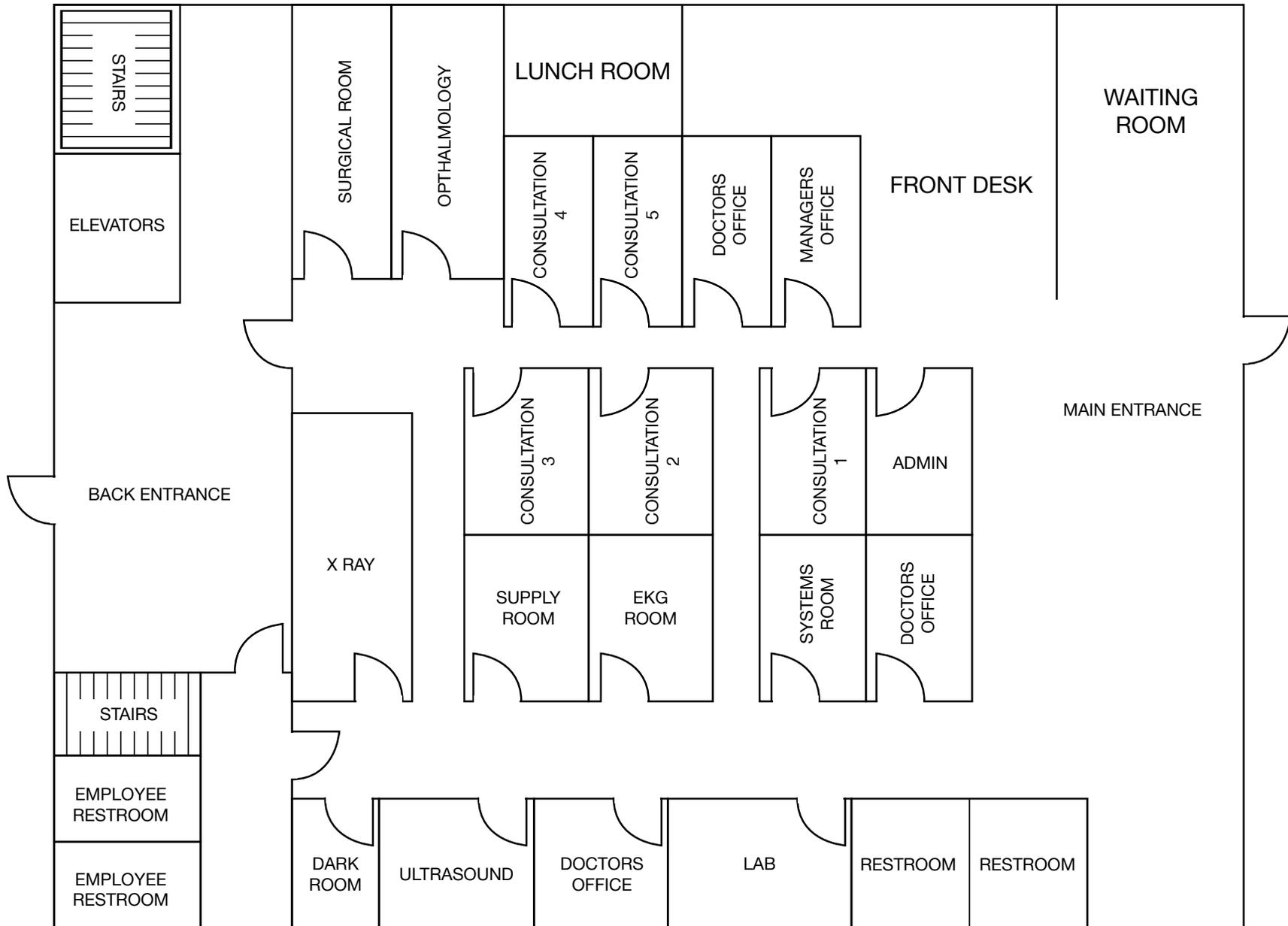
Sale Price	\$2,240,000
Gross SF	16,320 SF
Price/SF	\$137.25
Lot Size	0.15 Acres
Year Built	1929
Zoning	DC-3 (District Center - Medium High)
Location	Downtown Santa Ana

HIGHLIGHTS

- Positioned Along N Main Street and Offering Exceptional Visibility Along Primary Commercial Corridors
- Traffic Counts Exceeding 31,100 Vehicles Per Day Reflect Strong Exposure
- Walkable Urban Location Within Proximity to Public Transportation
- Property Surrounded by Recent Investment Activity, Including Renovated Buildings and a New Multifamily Community



1ST FLOOR PLAN
503 N MAIN STREET



SEC.2

503 N MAIN STREET

Sales Comparables

- Sales Comps Map
- Sales Comps Summary
- Price Per SF Chart
- Sales Comps

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SALES COMPS MAP

503 N MAIN STREET



503 N Main Street



1707 S Main Street



1327 N Broadway



209-211 W 4th Street



209 S Main Street



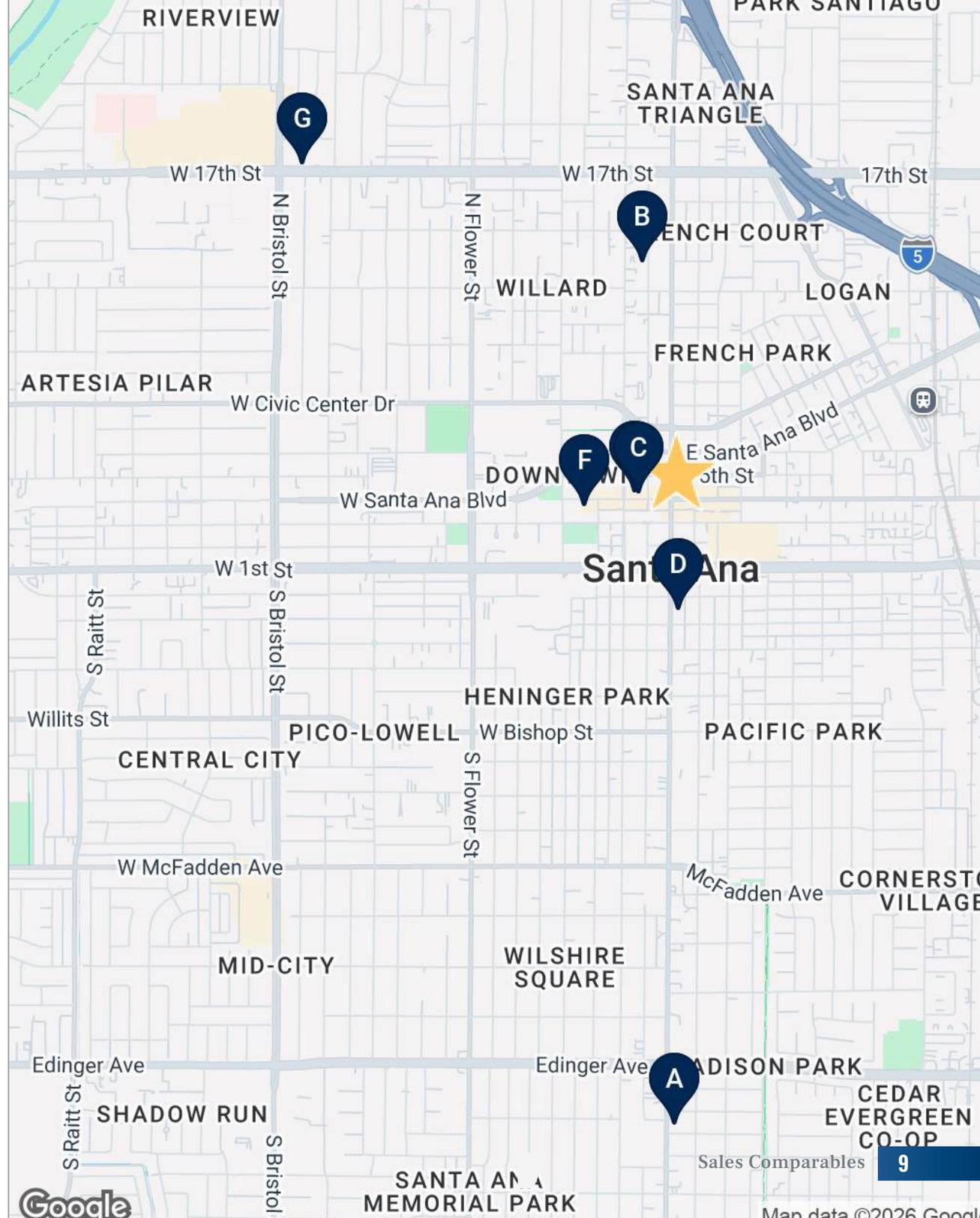
215-217 W 4th Street



414-416 W 4th Street



1227 W 17th Street



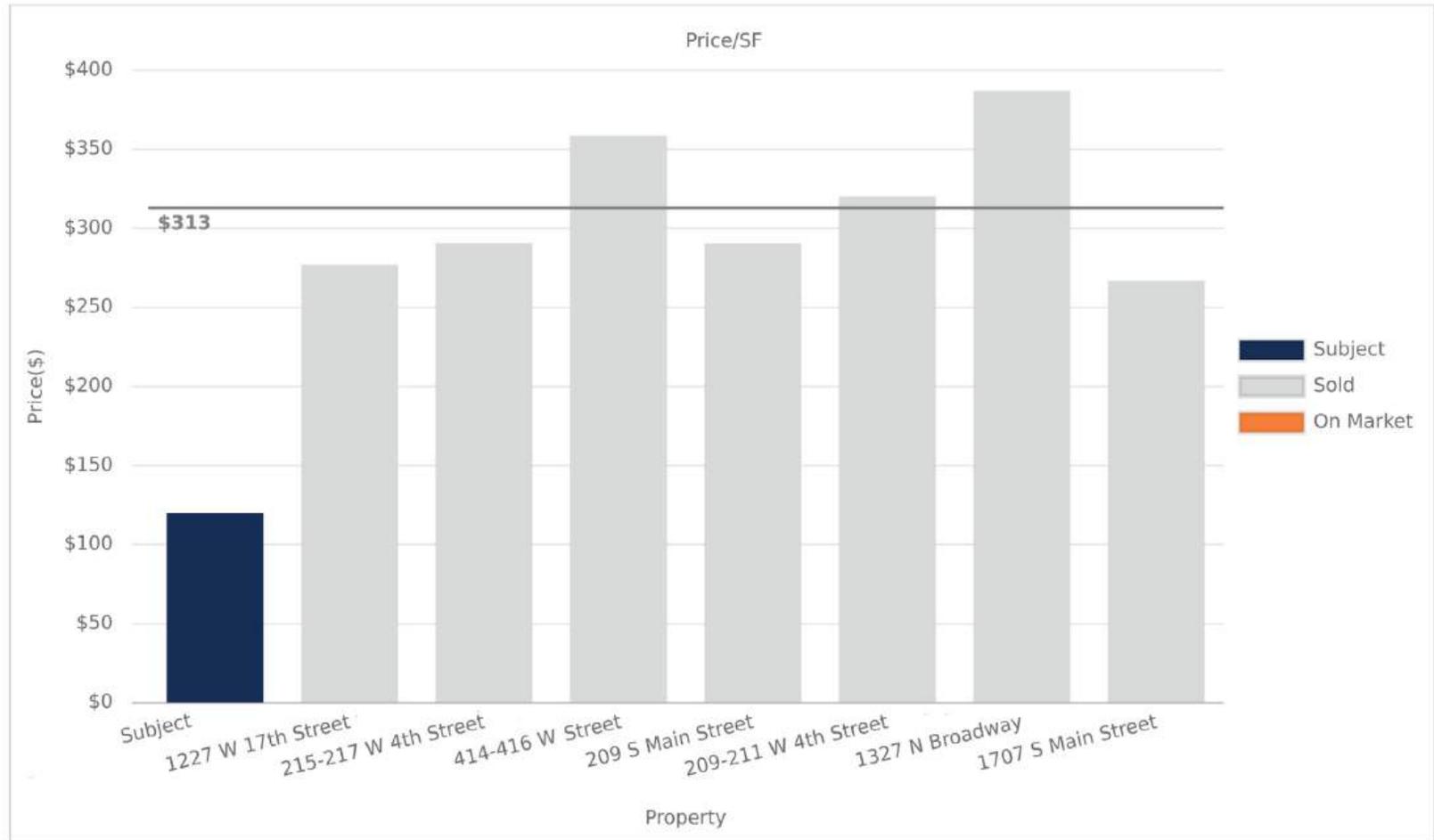
SALES COMPS SUMMARY

503 N MAIN STREET

	SUBJECT PROPERTY	PRICE	GROSS SF	PRICE/SF	CLOSE
	503 N Main St 503 N Main St Santa Ana, CA 92701	\$2,240,000	16,320 SF	\$137.25	On Market
	SALE COMPARABLES	PRICE	GROSS SF	PRICE/SF	CLOSE
	1707 S Main Street 1707 S Main St Santa Ana, CA 92707	\$1,430,000	5,359 SF	\$266.84	12/15/2025
	1327 N Broadway 1327 N Broadway Santa Ana, CA 92706	\$2,600,000	6,719 SF	\$386.96	08/06/2025
	209-211 W 4th Street 209 W 4th St Santa Ana, CA 92701	\$1,810,000	5,651 SF	\$320.30	11/21/2024
	209 S Main Street 209 S Main St Santa Ana, CA 92701	\$2,800,000	9,643 SF	\$290.37	08/22/2023
	215-217 W 4th Street 215 W 4th St Santa Ana, CA 92701	\$1,300,000	4,474 SF	\$290.57	06/01/2023
	414-416 W 4th Street 414 W 4th St Santa Ana, CA 92701	\$5,380,000	15,000 SF	\$358.67	06/30/2023
	1227 W 17th Street 1227 W 17th St Santa Ana, CA 92706	\$1,815,000	6,552 SF	\$277.01	05/17/2023
	AVERAGES	\$2,447,857	7,628 SF	\$312.96	-

PRICE PER SF CHART

503 N MAIN STREET



SALES COMPS

503 N MAIN STREET



★ **503 N Main Street**
Santa Ana, CA 92701

Listing Price:	\$2,240,000	Gross SF:	16,320 SF
Year Built/Renovated:	1929	Price/SF:	\$137.25
Lot Size:	0.15 Acres	Number Of Units:	1
Number Of Suites:	2		



▲ **1707 S Main Street**
Santa Ana, CA 92707

Sale Price:	\$1,430,000	Gross SF:	5,359 SF
Property Type:	Mixed-Use	Year Built/Renovated:	1957
COE:	12/15/2025	Price/SF:	\$266.84
Lot Size:	0.16 Acres		

SALES COMPS

503 N MAIN STREET



B 1327 N Broadway
Santa Ana, CA 92706

Sale Price:	\$2,600,000	Gross SF:	6,719 SF
Property Type:	Mixed-Use	Year Built/Renovated:	1956
COE:	08/06/2025	Price/SF:	\$386.96
Lot Size:	0.59 Acres		



C 209-211 W 4th Street
Santa Ana, CA 92701

Sale Price:	\$1,810,000	Gross SF:	5,651 SF
Property Type:	Mixed-Use	Year Built/Renovated:	1985
COE:	11/21/2024	Price/SF:	\$320.30
Lot Size:	0.08 Acres		

SALES COMPS

503 N MAIN STREET



D 209 S Main Street
Santa Ana, CA 92701

Sale Price:	\$2,800,000	Gross SF:	9,643 SF
Property Type:	Mixed-Use	Year Built/Renovated:	1940
COE:	08/22/2023	Price/SF:	\$290.37
Lot Size:	0.34 Acres		



E 215-217 W 4th Street
Santa Ana, CA 92701

Sale Price:	\$1,300,000	Gross SF:	4,474 SF
Property Type:	Mixed-Use	Year Built/Renovated:	1900
COE:	06/01/2023	Price/SF:	\$290.57
Lot Size:	0.1 Acres		

SALES COMPS

503 N MAIN STREET



F 414-416 W 4th Street
Santa Ana, CA 92701

Sale Price:	\$5,380,000	Gross SF:	15,000 SF
Property Type:	Mixed-Use	Year Built/Renovated:	1910
COE:	06/30/2023	Price/SF:	\$358.67
Lot Size:	0.21 Acres		



G 1227 W 17th Street
Santa Ana, CA 92706

Sale Price:	\$1,815,000	Gross SF:	6,552 SF
Property Type:	Mixed-Use	Year Built/Renovated:	1960
COE:	05/17/2023	Price/SF:	\$277.01
Lot Size:	0.42 Acres		

SEC.3

503 N MAIN STREET

Market Overview

- Maps
- Market Overview
- Demographics

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RETAILER MAP

503 N MAIN STREET



PROPERTY PHOTO
503 N MAIN STREET

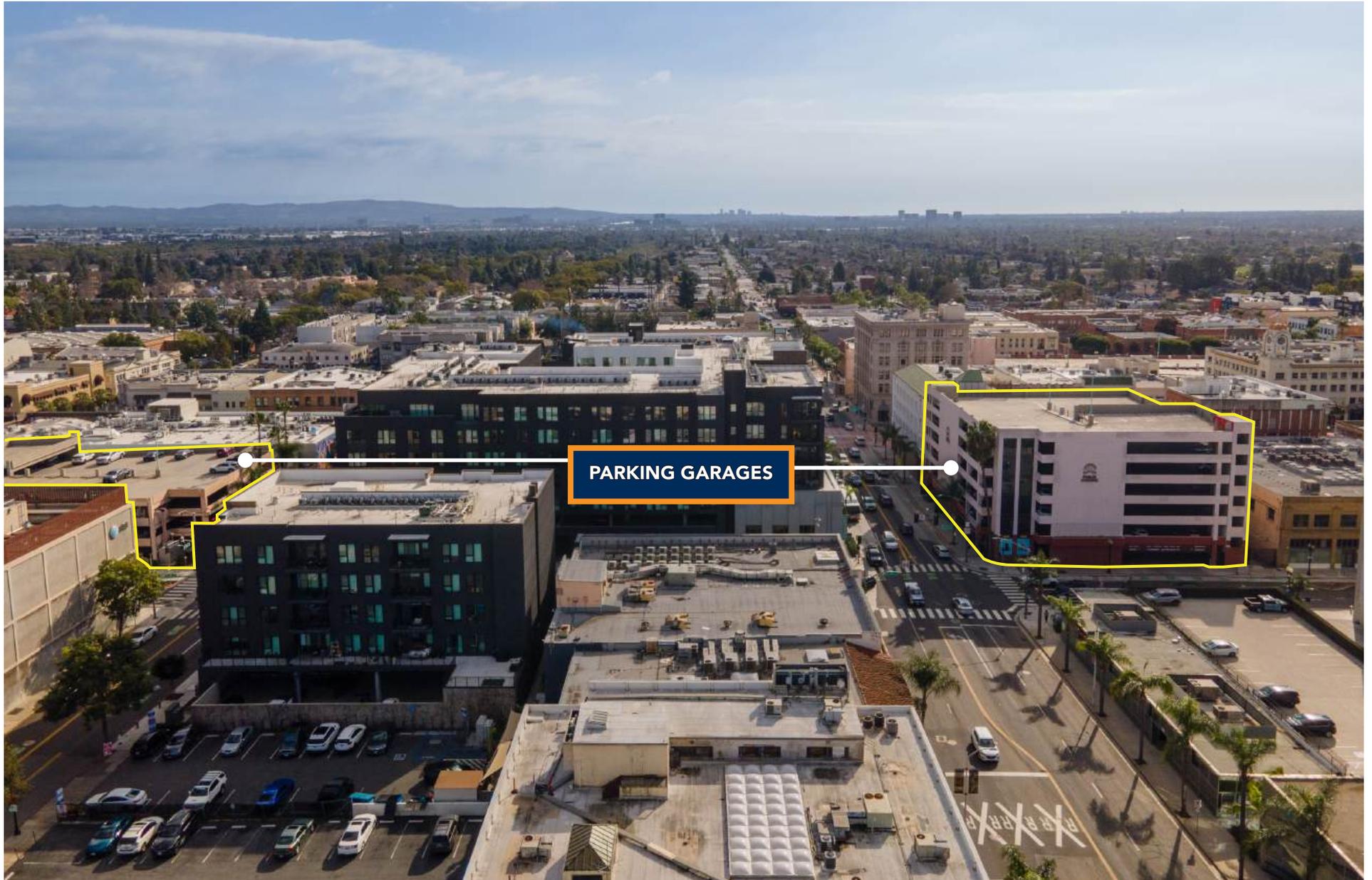


PROPERTY PHOTO
503 N MAIN STREET



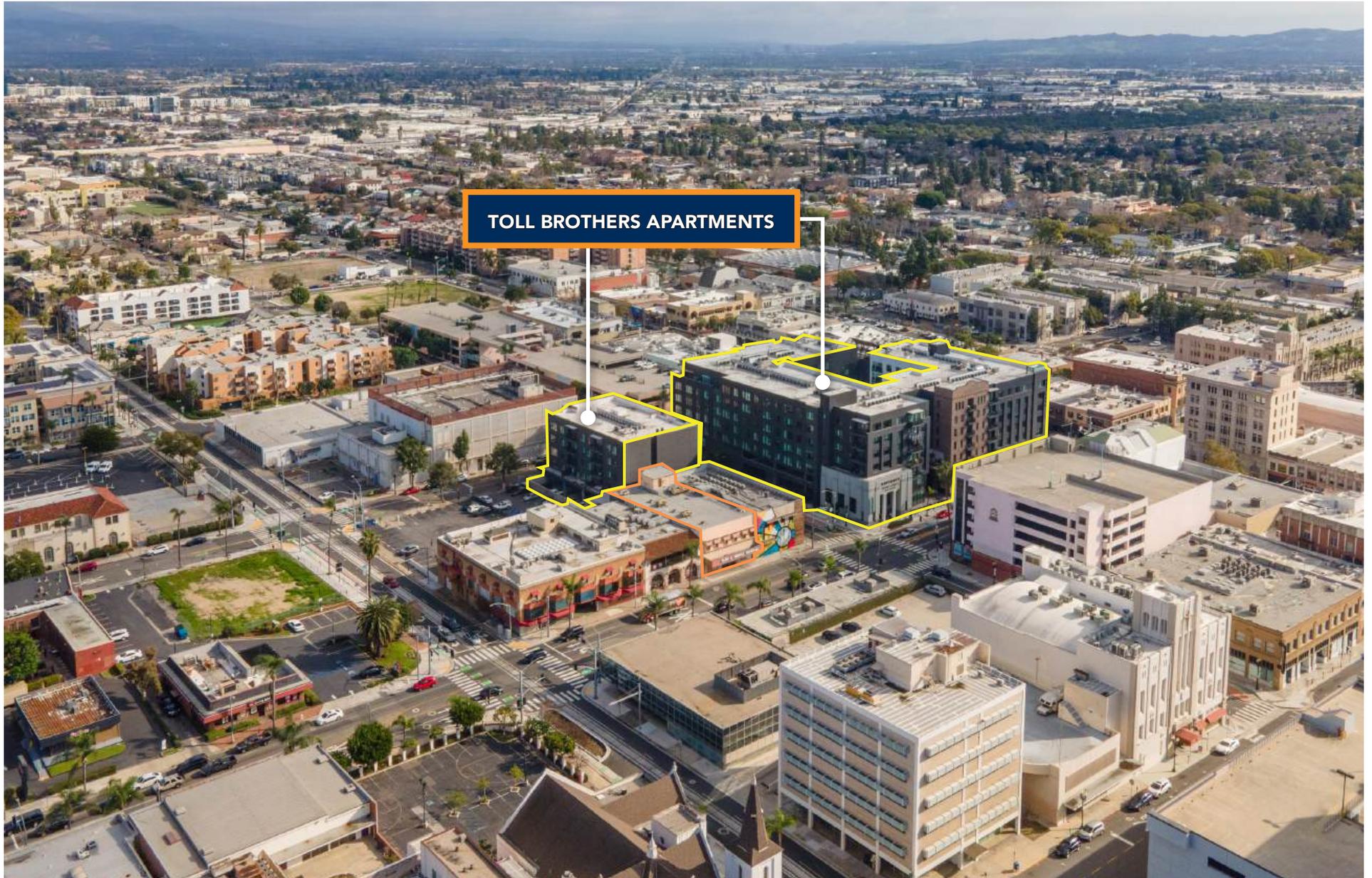
ABUNDANT NEARBY PARKING

503 N MAIN STREET



RAFFERTY BUILDINGS - 218 NEW CONSTRUCTION LUXURY APARTMENT UNITS

503 N MAIN STREET



PRIME LOCATION NEAR 4TH STREET
503 N MAIN STREET



PROPERTY PHOTO
503 N MAIN STREET





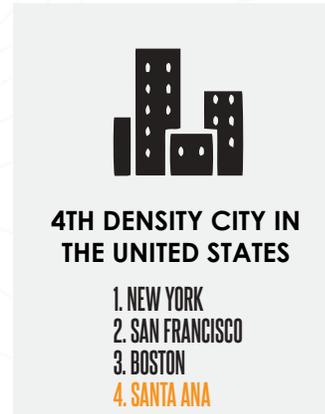
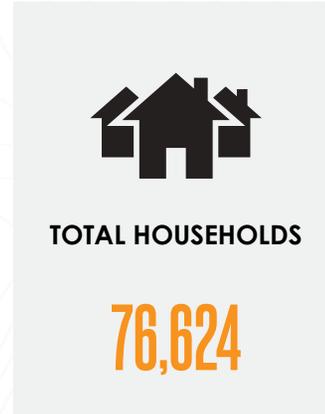
SANTA ANA AT A GLANCE

Santa Ana is known for its diverse population, with a population of 310,227 according to the 2020 census. This makes Santa Ana the second most populous city in Orange County and the 13th most populous city in California. As a major regional economic and cultural hub for Orange County and Southern California, Santa Ana offers an attractive location for businesses catering to a variety of demographics and investors.

The subject property is located in an opportunity zone, which provides tax benefits and is prime for redevelopment. Downtown Santa Ana has experienced significant growth in recent years, enhancing the city's overall appeal and economic potential.

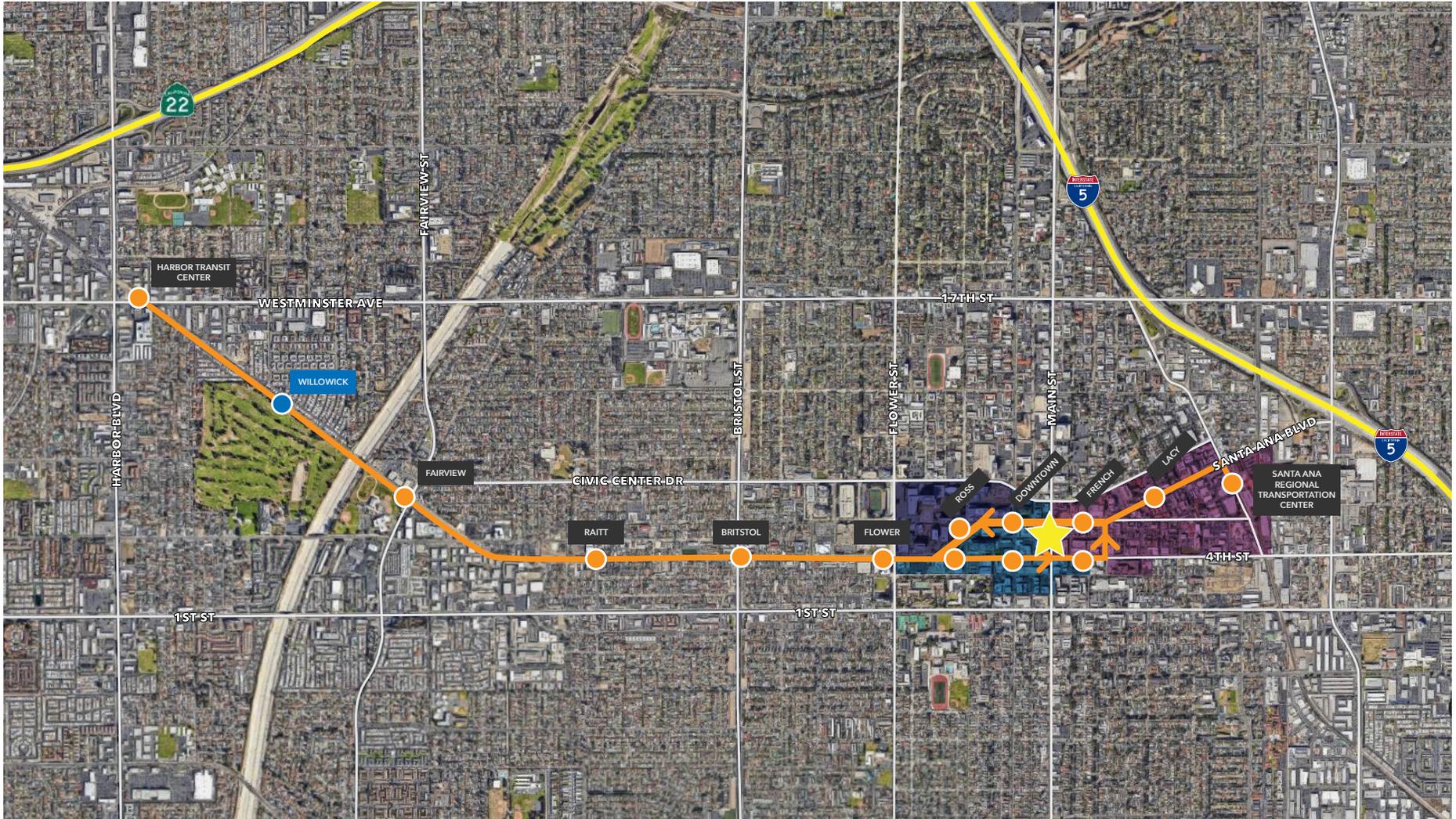
Santa Ana is home to the corporate headquarters of several prominent companies, including Behr Paint, First American Corporation, Ingram Micro, SchoolsFirst Federal Credit Union, Kern's, and Wahoo's Fish Taco. Additionally, it hosts major regional headquarters for Xerox Corporation, Ultimate Software, and T-Mobile.

Santa Ana's strategic location and thriving business environment make it an ideal place for companies seeking growth and expansion opportunities. The city's infrastructure, skilled workforce, and vibrant community further contribute to its status as a key player in the regional economy.



OC STREETCAR

503 N MAIN STREET



- STREETCAR ROUTE
- STOP
- POTENTIAL FUTURE STOP
- ONE-WAY TRAVEL
- CIVIC CENTER DISTRICT
- STATION DISTRICT
- DOWNTOWN COMMERCIAL DISTRICT



DEMOGRAPHICS

503 N MAIN STREET

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	55,763	310,497	654,483
2025 Estimate			
Total Population	55,048	306,905	647,193
2020 Census			
Total Population	57,726	320,269	666,980
2010 Census			
Total Population	61,799	333,865	660,307
Daytime Population			
2025 Estimate	67,426	350,120	891,235
HOUSEHOLDS			
2030 Projection			
Total Households	14,531	85,140	200,260
2025 Estimate			
Total Households	14,252	83,662	197,108
Average (Mean) Household Size	3.7	3.8	3.4
2020 Census			
Total Households	13,729	80,885	191,179
2010 Census			
Total Households	13,312	77,791	176,860
Growth 2025-2030	2.0%	1.8%	1.6%
HOUSING UNITS			
Occupied Units			
2030 Projection	15,041	87,528	209,466
2025 Estimate	14,753	85,999	206,068
Owner Occupied	3,229	35,686	89,739
Renter Occupied	10,979	48,000	107,317
Vacant	501	2,337	8,960
Persons in Units			
2025 Estimate Total Occupied Units	14,252	83,662	197,108
1 Person Units	17.3%	16.9%	19.4%
2 Person Units	18.4%	20.8%	25.5%
3 Person Units	14.7%	15.4%	16.6%
4 Person Units	18.2%	17.9%	16.7%
5 Person Units	14.0%	12.0%	9.8%
6+ Person Units	17.2%	17.1%	11.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.8%	11.7%	14.8%
\$150,000-\$199,999	7.6%	11.1%	12.2%
\$100,000-\$149,999	15.7%	19.6%	20.4%
\$75,000-\$99,999	10.3%	13.0%	12.9%
\$50,000-\$74,999	20.4%	16.9%	14.7%
\$35,000-\$49,999	12.4%	9.3%	8.2%
\$25,000-\$34,999	8.4%	5.9%	5.2%
\$15,000-\$24,999	7.9%	5.3%	5.0%
Under \$15,000	10.6%	7.1%	6.5%
Average Household Income	\$87,517	\$110,795	\$120,180
Median Household Income	\$66,179	\$90,507	\$99,572
Per Capita Income	\$23,512	\$30,788	\$37,415
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	55,048	306,905	647,193
Under 20	31.5%	28.1%	25.4%
20 to 34 Years	24.5%	24.0%	24.0%
35 to 39 Years	8.4%	7.4%	7.4%
40 to 49 Years	14.2%	13.1%	12.9%
50 to 64 Years	14.1%	16.8%	17.8%
Age 65+	7.5%	10.7%	12.6%
Median Age	33.0	35.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	33,761	198,779	436,739
Elementary (0-8)	25.0%	19.3%	14.4%
Some High School (9-11)	18.6%	13.3%	10.5%
High School Graduate (12)	26.3%	25.1%	21.9%
Some College (13-15)	16.1%	18.0%	18.4%
Associate Degree Only	3.4%	5.7%	6.5%
Bachelor's Degree Only	7.3%	13.2%	19.1%
Graduate Degree	3.2%	5.5%	9.1%
Population by Gender			
2025 Estimate Total Population	55,048	306,905	647,193
Male Population	53.1%	51.1%	50.4%
Female Population	46.9%	48.9%	49.6%

DEMOGRAPHICS

503 N MAIN STREET



POPULATION

In 2025, the population in your selected geography is 647,193. The population has changed by -1.99 percent since 2010. It is estimated that the population in your area will be 654,483 five years from now, which represents a change of 1.1 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,240 people per square mile.



HOUSEHOLDS

There are currently 197,108 households in your selected geography. The number of households has changed by 11.45 percent since 2010. It is estimated that the number of households in your area will be 200,260 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 3.4 people.



INCOME

In 2025, the median household income for your selected geography is \$99,572, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 66.62 percent since 2010. It is estimated that the median household income in your area will be \$116,802 five years from now, which represents a change of 17.3 percent from the current year.

The current year per capita income in your area is \$37,415, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$120,180, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 341,096 people in your selected area were employed. The 2010 Census revealed that 50.3 of employees are in white-collar occupations in this geography, and 25.4 are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$833,381 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 87,754.00 owner-occupied housing units and 89,103.00 renter-occupied housing units in your area.



EDUCATION

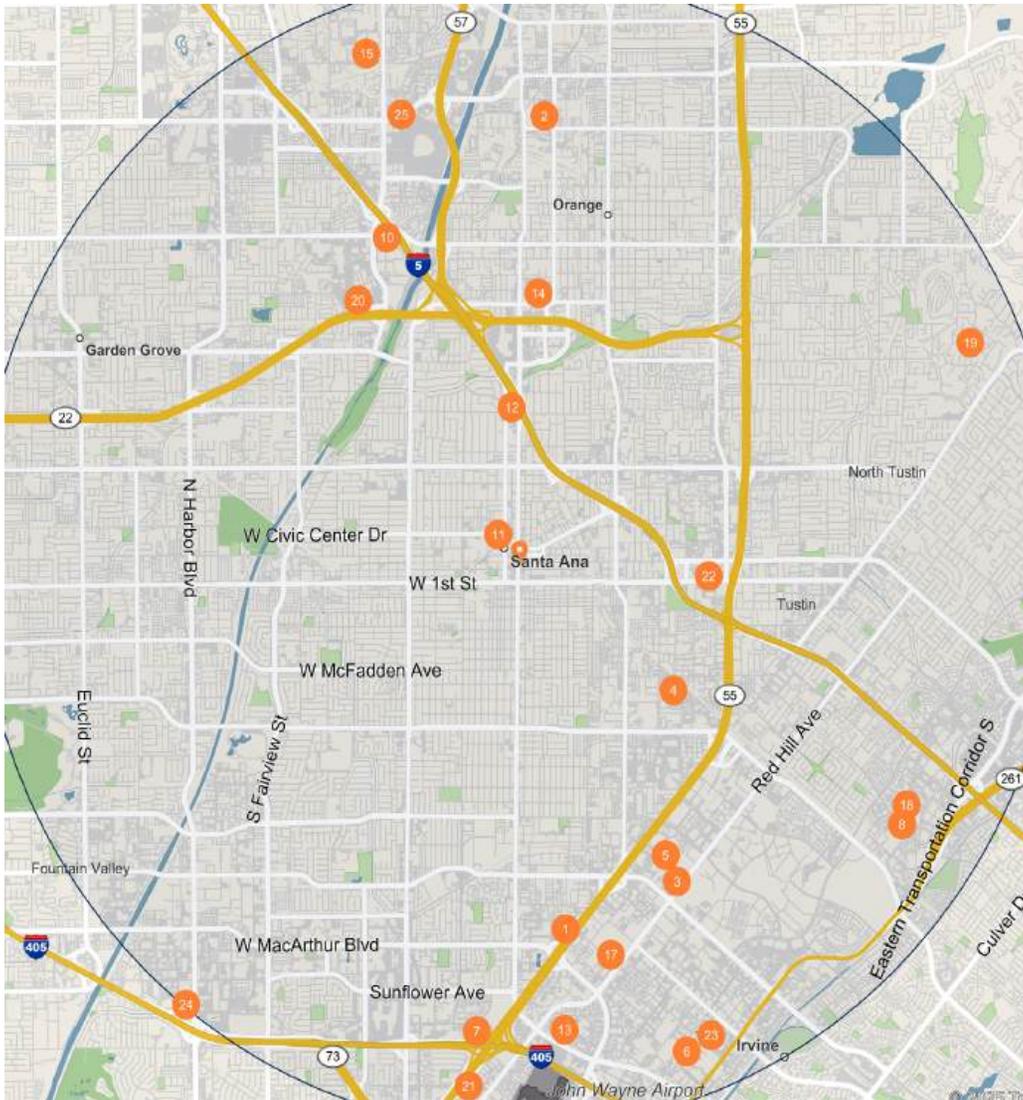
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 27.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.8 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

503 N MAIN STREET



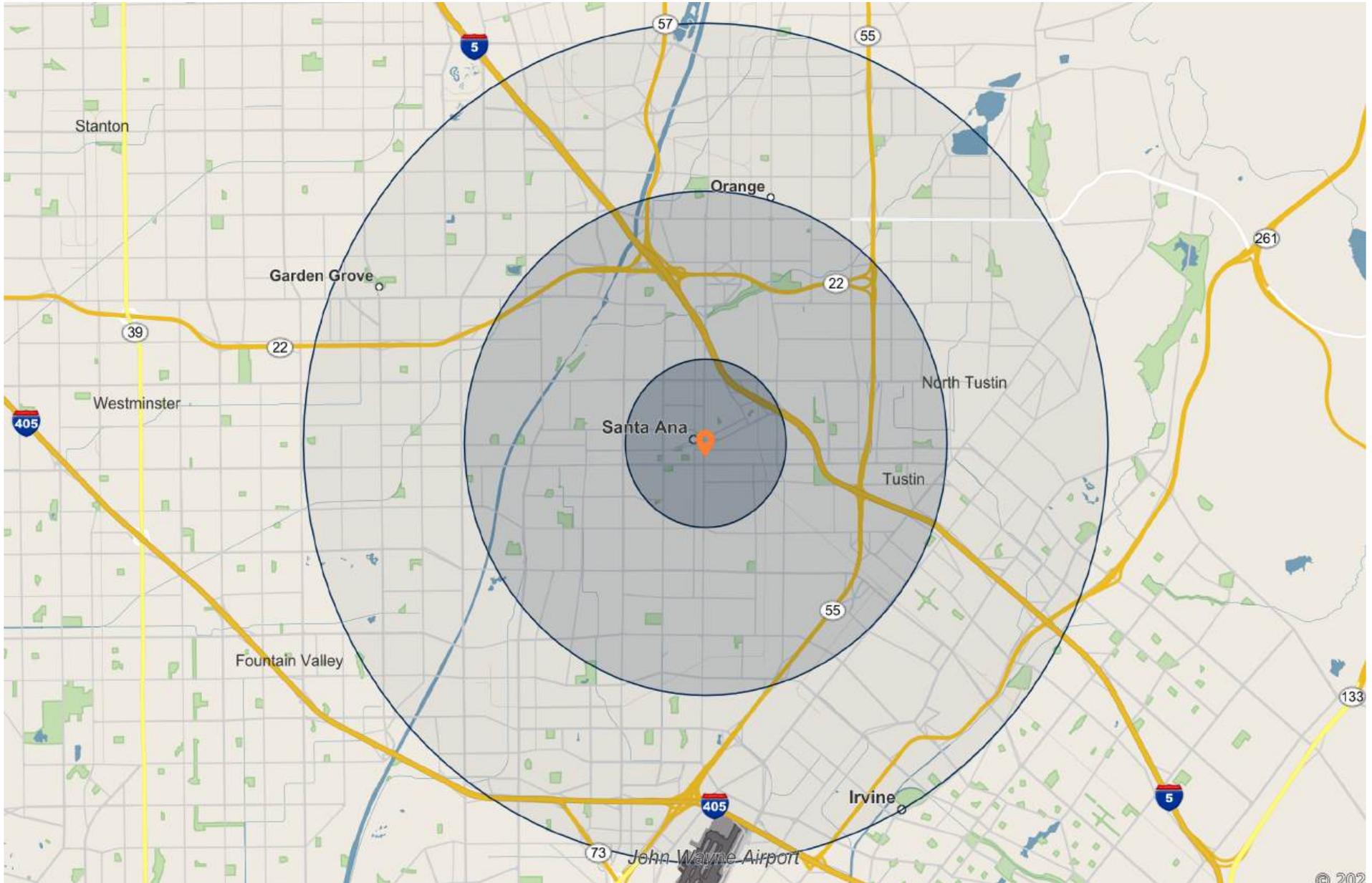
Major Employers

Employees

1	First American Title Company-	6,000
2	Axia Acquisition Holding Corp-	5,916
3	Property Insight LLC-	4,186
4	Universal Services America LP-	4,143
5	Air Liquide Electronics US LP-Air Liquide Globl E C Solutions	4,065
6	St John Knits Intl Inc-St John Boutiques	4,000
7	Experian Info Solutions Inc-Experian	3,700
8	Lsf9 Cypress Parent 2 LLC-	3,500
9	Lsf9 Cypress Holdings LLC-	3,398
10	University California Irvine-Uc Irvine Medical Center	3,000
11	County of Orange-County Executive Office	2,400
12	Rancho Sntago Cmnty Cllege Dst-SANTIAGO CANYON COLLEGE	2,300
13	Advantmed LLC-	2,205
14	St Joseph Hospital of Orange-PROVIDENCE HOME HEALTH ORANGE	2,100
15	Alstyle AP & Activewear MGT Co-	1,800
16	University California Irvine-Uc Irvine Hlth Rgonal Burn Ctr	1,757
17	Edwards Lifesciences LLC-	1,700
18	Youngs Interco Inc-	1,606
19	D1 Holdings LLC-	1,601
20	Cashcall Inc-Chapter Seven Lending	1,400
21	Culture Kings Usa Inc-	1,320
22	CRC Health Corporate-Recovery Solutions Santa Ana	1,318
23	B Braun US Phrm Mfg LLC-	1,300
24	Samsara International LLC-	1,244
25	Nest Parent Inc-	1,207

DEMOGRAPHICS

503 N MAIN STREET





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