



FTGU
COMMERCIAL REAL ESTATE



FOR SALE

410-412 E 4th Street, Santa Ana, CA

THE CLAUSEN-BLOCK BLDG

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE: \$5,800,000

RENTABLE SF: 12,389

AVAILABLE SF: 6,130

LOT SIZE: 16,909 SF

YEAR BUILT: 1910/1918



PROPERTY OVERVIEW

410-412 E 4th Street presents a rare opportunity to acquire a well-located mixed-use asset in the heart of Downtown Santa Ana's vibrant 4th Street corridor. Positioned amid a dense mix of restaurants, nightlife, creative offices, and destination retail, the property benefits from strong foot traffic, excellent visibility, and immediate access to the Civic Center, Artist Village, and key transit routes. The building offers a compelling value-add story for investors and owner-users alike, featuring a flexible layout suited for street-level retail/hospitality with upper-level office or residential potential (buyer to verify). With the continued momentum of Downtown Santa Ana's growth, this is an ideal acquisition for those seeking long-term appreciation and upside through repositioning, tenanting, or modernization.

PROPERTY HIGHLIGHTS



DEMOGRAPICS

3 Mile Radius

Median Income: \$92.2k

2028 Estimate: \$103.7k

Growth Rate: 12%

Medium Age: 34

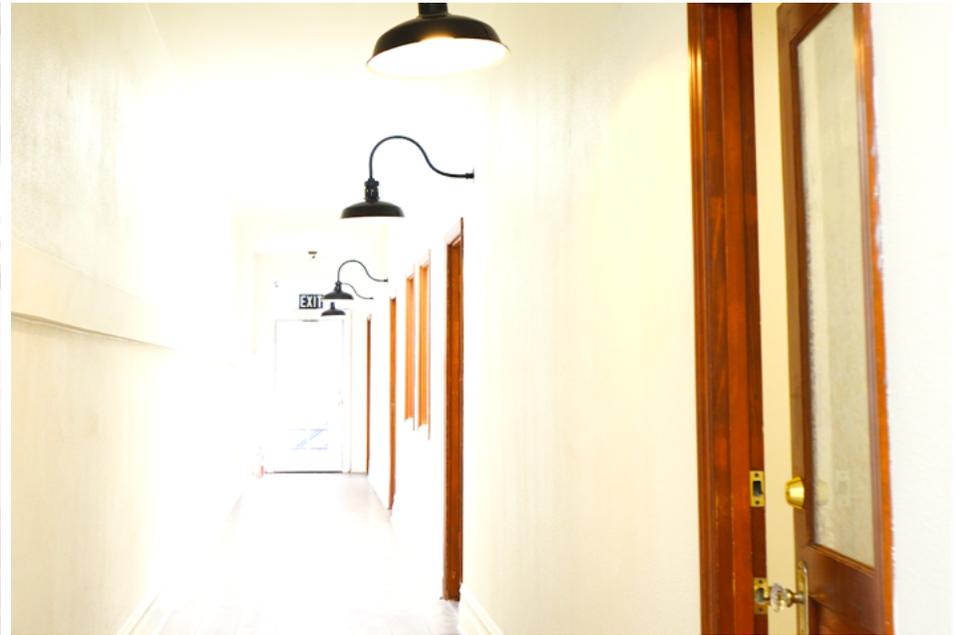
Number of Employees: 343.4K

Population: 428.2K

INVESTMENT HIGHLIGHTS

- Prime location on E 4th Street in Downtown Santa Ana
- Strong walkability and street presence in an active commercial corridor
- Mixed-use configuration with flexible use potential (buyer to verify)
- Attractive value-add upside via leasing, upgrades, or redevelopment (buyer to verify)
- Convenient access to CA-55, I-5, and SR-57, and nearby parking options

PROPERTY PHOTOS



RENT ROLL

CURRENT RENT ROLL									
Unit	Tenant	SF	Lease From	Lease To	Base Rent	Price/SF	Total Rent	Total Annual Rent	
410	Crave Restaurant	3,444	1/1/11	12/31/26	\$ 16,238.06	\$ 4.71	\$ 16,238.06	\$ 194,856.72	
410 2nd Floor	Vacant	3,649	-	-	-	-	-	-	
Basement	Vacant	3,649	-	-	-	-	-	-	
412	Nicolas Center	2,617	1/1/08	12/31/27	\$ 10,396.78	\$ 3.97	\$ 10,396.78	\$ 124,761.36	
412 2nd Floor	Vacant	2,617	-	-	-	-	-	-	
Basement	Vacant	2,673	-	-	-	-	-	-	
Total Units	Percent Occupied	Total SF			Total Base Rent	Total Cam	Total Rent	Total Annual Rent	
6	100.00%	18,649			\$ 26,634.84	\$ 8.69	\$ 26,634.84	\$ 319,618.08	
	Percent Vacant								
	0.00%								
PRO FORMA RENT ROLL									
Unit	Tenant	SF	Lease From	Lease To	Base Rent	Price/SF	Total Rent	Total Annual Rent	
410	Crave Restaurant	3,444	1/1/11	12/31/26	\$ 16,238.06	\$ 4.71	\$ 16,238.06	\$ 194,856.72	
410 2nd Floor	Vacant	3,649	-	-	\$ 4,926.15	\$ 1.35	\$ 4,926.15	\$ 59,113.80	
Basement	Vacant	3,649	-	-	\$ 3,649.00	\$ 1.00	\$ 3,649.00	\$ 43,788.00	
412	Nicolas Center	2,617	1/1/08	12/31/27	\$ 10,396.78	\$ 3.97	\$ 10,396.78	\$ 124,761.36	
412 2nd Floor	Vacant	2,617	-	-	\$ 3,532.95	\$ 1.35	\$ 3,532.95	\$ 42,395.40	
Basement	Vacant	2,673	-	-	\$ 2,673.00	\$ 1.00	\$ 2,673.00	\$ 32,076.00	
Total Units	Percent Occupied	Total SF			Total Base Rent	Total Cam	Total Rent	Total Annual Rent	
6	32.50%	18,649			\$ 41,415.94	\$ 13.39	\$ 41,415.94	\$ 496,991.28	
	Percent Vacant								
	67.50%								

PROFIT AND LOSS

Jan-December 2024		
INCOME		
Minimum Rent		\$ 393,404.02
Utilities Income		\$ 26,001.61
Total Operating Income		\$ 419,405.63
EXPENSE		
NONRECOVERABLE EXPENSES		
Bank Charges & Fees		\$ (80.50)
Charitable Contributions		\$ 10,383.96
Interest Paid		\$ -
Janitorial Expense		\$ 5,780.00
Parking		\$ 1,000.00
Legal Services		\$ 3,500.00
Repairs & Maintenance		\$ 2,040.00
Landscaping		\$ 4,015.00
Property Maintenance		\$ 15,819.00
Property Taxea (1..2% Estimate)		\$ 69,600.00
Taxes & Licenses		\$ 827.95
RECOVERABLE EXPENSES		
Utilities		\$ 24,214.03
Total Operating Expense		\$ 137,099.44
NOI - Net Operating Income		\$ 282,306.19
Total Income		\$ 419,405.63
Total Expense		\$ 137,099.44
Net Income		\$ 282,306.19

Current Rents 2026		
INCOME		
Minimum Rent		\$ 319,618.00
Utilities Income		\$ 26,001.61
Total Operating Income		\$ 345,619.61
Expense		
NONRECOVERABLE EXPENSES		
Bank Charges & Fees		\$ -
Charitable Contributions		\$ 10,383.96
Interest Paid		\$ -
Janitorial Expense		\$ 5,780.00
Parking		\$ 1,000.00
Legal Services		\$ 3,500.00
Repairs & Maintenance		\$ 2,040.00
Landscaping		\$ 4,015.00
Property Maintenance		\$ 15,819.00
Property Taxea (1..2% Estimate)		\$ 69,600.00
Taxes & Licenses		\$ 827.95
RECOVERABLE EXPENSES		
Utilities		\$ 24,214.03
Total Operating Expense		\$ 137,179.94
NOI - Net Operating Income		\$ 208,439.67
Total Income		\$ 345,619.61
Total Expense		\$ 137,179.94
Net Income		\$ 208,439.67

Proforma Rents 2026		
INCOME		
Minimum Rent		\$ 496,991.28
Utilities Income		\$ 35,000.00
Total Operating Income		\$ 531,991.28
Expense		
NONRECOVERABLE EXPENSES		
Bank Charges & Fees		\$ -
Charitable Contributions		\$ 10,383.96
Interest Paid		\$ -
Janitorial Expense		\$ 5,780.00
Parking		\$ 1,000.00
Legal Services		\$ 3,500.00
Repairs & Maintenance		\$ 2,040.00
Landscaping		\$ 4,015.00
Property Maintenance		\$ 15,819.00
Property Taxea (1..2% Estimate)		\$ 69,600.00
Taxes & Licenses		\$ 827.95
RECOVERABLE EXPENSES		
Utilities		\$ 33,000.00
Total Operating Expense		\$ 145,965.91
NOI - Net Operating Income		\$ 386,025.37
Total Income		\$ 531,991.28
Total Expense		\$ 145,965.91
Net Income		\$ 386,025.37



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PROFESSIONAL BACKGROUND

Fernando Crisantos: Your Premier Orange County Commercial Real Estate Expert

Fernando Crisantos is the owner of FTGU | Real, dedicated to providing exceptional services in the sales and leasing of commercial properties throughout the vibrant region of Orange County, California. With an impressive track record and extensive industry experience, Fernando is the go-to expert for all your commercial real estate needs.

As a seasoned professional in the commercial real estate sector, Fernando has had the privilege of working with a diverse array of clients, including renowned companies and influential individuals. His impressive client roster spans a broad spectrum, featuring industry leaders such as Portola Coffee Roasters, Suavecito Pomade Inc., Bascom Group, Black Sheep GCB, Dunkin Donuts, Five Guys, Red Rock Realty Investments, Ryan Chase (S&A Properties), and numerous other individual investors, developers, and property owners.

With a keen understanding of the Orange County real estate landscape and a relentless commitment to client satisfaction, Fernando Crisantos consistently delivers outstanding results. His dedication to each client’s unique vision, paired with his extensive network of industry contacts, ensures that every transaction is executed with

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