

FOR SALE

106 West 4th Street, Santa Ana – “106 West”

±35,419-SF Historic Office/Retail Building in the Heart of Downtown Santa Ana
70%-Leased Value-Add Investment Opportunity



SUMMARY

Address & Offering:

106 West 4th Street, Santa Ana, CA 92701

106 West is a historic, mixed-use retail/office building located in the heart of historic downtown Santa Ana. The building's income share is $\pm 60\%$ office and $\pm 40\%$ retail.

The building is truly creative and dramatically unique compared to the largely homogenous Orange County office market. 106 West was built in 1923 and is on 0.17 acres.

Sale Price:

Contact Broker

Opportunity:

Value-Add. The building is currently 70% occupied, providing an investor with immediate upside through focused capital deployment and leasing.

The "L-shaped" floor plates, each approximately $\pm 5,500$ SF, provide space with abundant windows and natural light. Four of the six floors have gone through recent, extensive renovation – creating space with exposed ceilings, brick, and concrete elements. The remaining two floors present an opportunity to add value and generate upside.

106 West was built in 1923 for First National Bank. The building's basement, which contains a vault, was originally used for making deposits. The total basement area is $\pm 7,642$ SF and is not included in building's square footage. This space provides additional upside through repositioning and leasing.

Condition:

The building has undergone extensive renovations and upgrades.



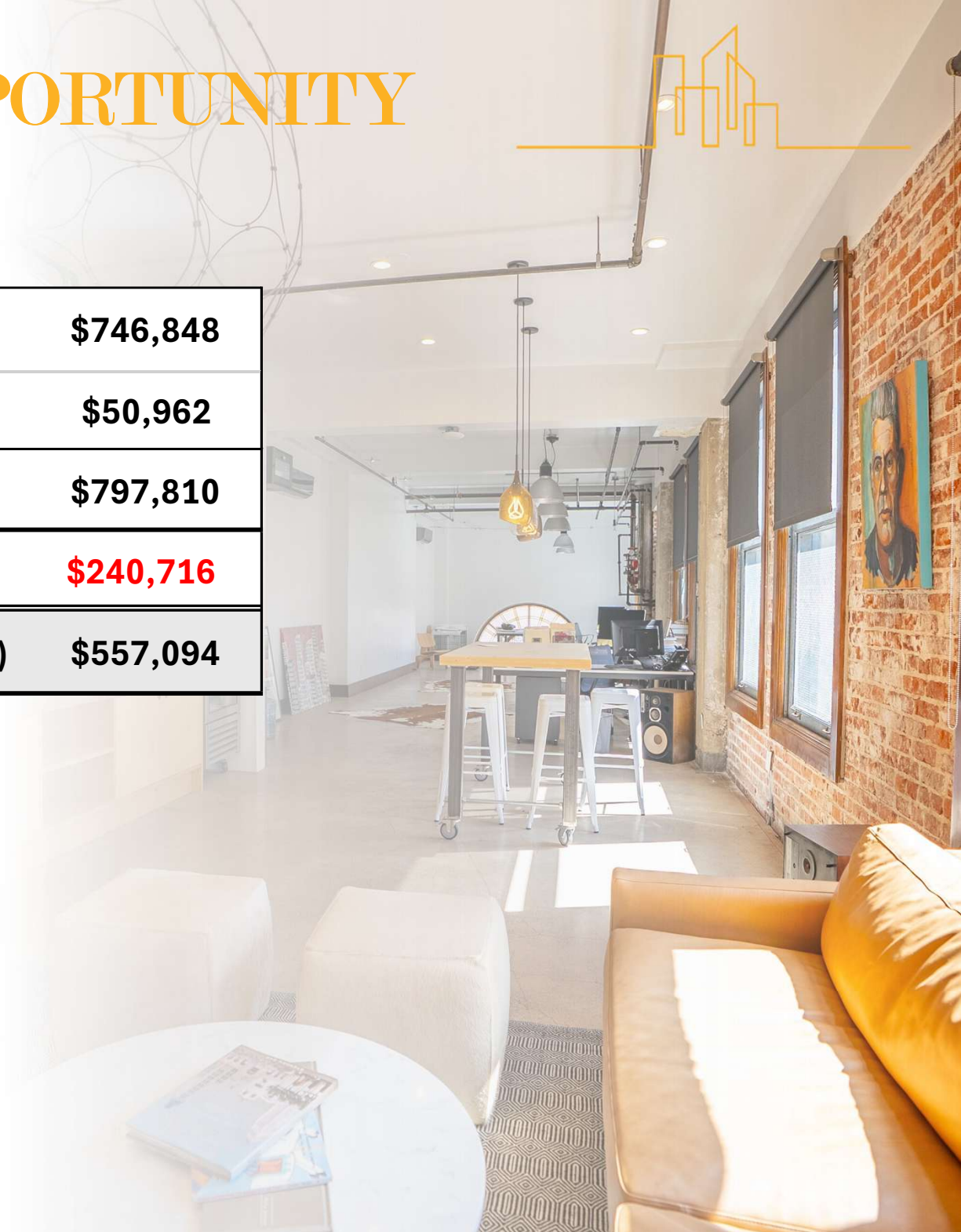
VALUE-ADD OPPORTUNITY

Current Rental Income	\$746,848
Expense Recovery	\$50,962
Gross Income	\$797,810
Operating Expenses*	\$240,716
Net Operating Income (70% Occupancy)	\$557,094

*Property Taxes Subject to Mills Act

Current

Total SF Excluding Basement	35,419
Current Occupied SF	24,679
Occupancy Percentage	70%



PROPERTY HIGHLIGHTS

What Makes 106 West Unique

- 106 West was **designed by John Parkinson**, the architect of the **LA Memorial Coliseum**, Los Angeles City Hall, Union Station, etc.
- When built in 1923, 106 West was the **tallest**, and **most prominent** building in **Orange County**.
- 106 West benefits from the **Mills Act** which provides **lower property taxes**.
- The building construction is **steel frame and concrete**, and provides high ceilings, exposed brick and concrete elements.
- A **new streetcar** stop sits less than 100 feet west of 106 West. The **accessibility** and **mobility** of 106 West will be unmatched when the 4.15-mile OC Streetcar makes its **debut in 2026**.
- Numerous **restaurants, coffee shops** and other **amenities** are all within walking distance.



SANTA ANA HIGHLIGHTS



The Santa Ana Renaissance

Artists Village & Creative Economy

- Santa Ana's General Plan **actively targets arts and culture industries to drive jobs, investment, and tourism**
- The downtown Artists Village – with 20+ galleries, studios, and a monthly Art Walk – **draws visitors from across OC and LA**, fueling street-level retail and restaurant demand.

Government Anchor

- Downtown Santa Ana is the county seat of Orange County, **anchored** by the **Civic Center, the Federal Courthouse, and the County administrative campus**
- This creates a **stable daytime population**, a consistent **demand for office space**, restaurants, new developments, etc.

Federally Designated Opportunity Zone

- Downtown Santa Ana sits within the city's **3,800+ acre Opportunity Zone**, unlocking **significant capital gains tax incentives** for investors and spurring private development across the district.

Downtown Activation

- The City's Transit Zone is **creating a more walkable and vibrant environment**. In addition, the completion of the OC Streetcar will **connect the entire downtown area**, as well as provide quick and **easy access to the Santa Ana train station**.
- Spurgeon Street has reopened, a new downtown skatepark was completed in 2025, and **free/validated parking** in City garages **continues to drive foot traffic to area businesses**



SANTA ANA DEVELOPMENT

City-Driven Growth Surrounding 106 West



3rd & Broadway Promenade: This Gensler-designed project will deliver a 16-story, 171-unit apartment tower and a 10-story, 75-key boutique hotel, along with an event center and retail space. Financing is in place and the owner has secured building permits, with expectations of breaking ground soon. The project is less than one block from 106 West.



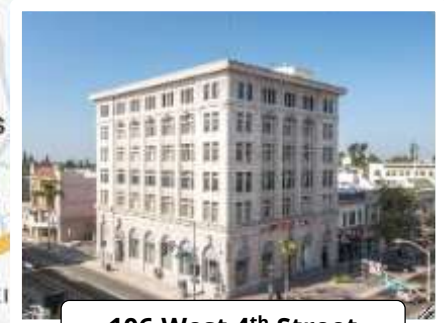
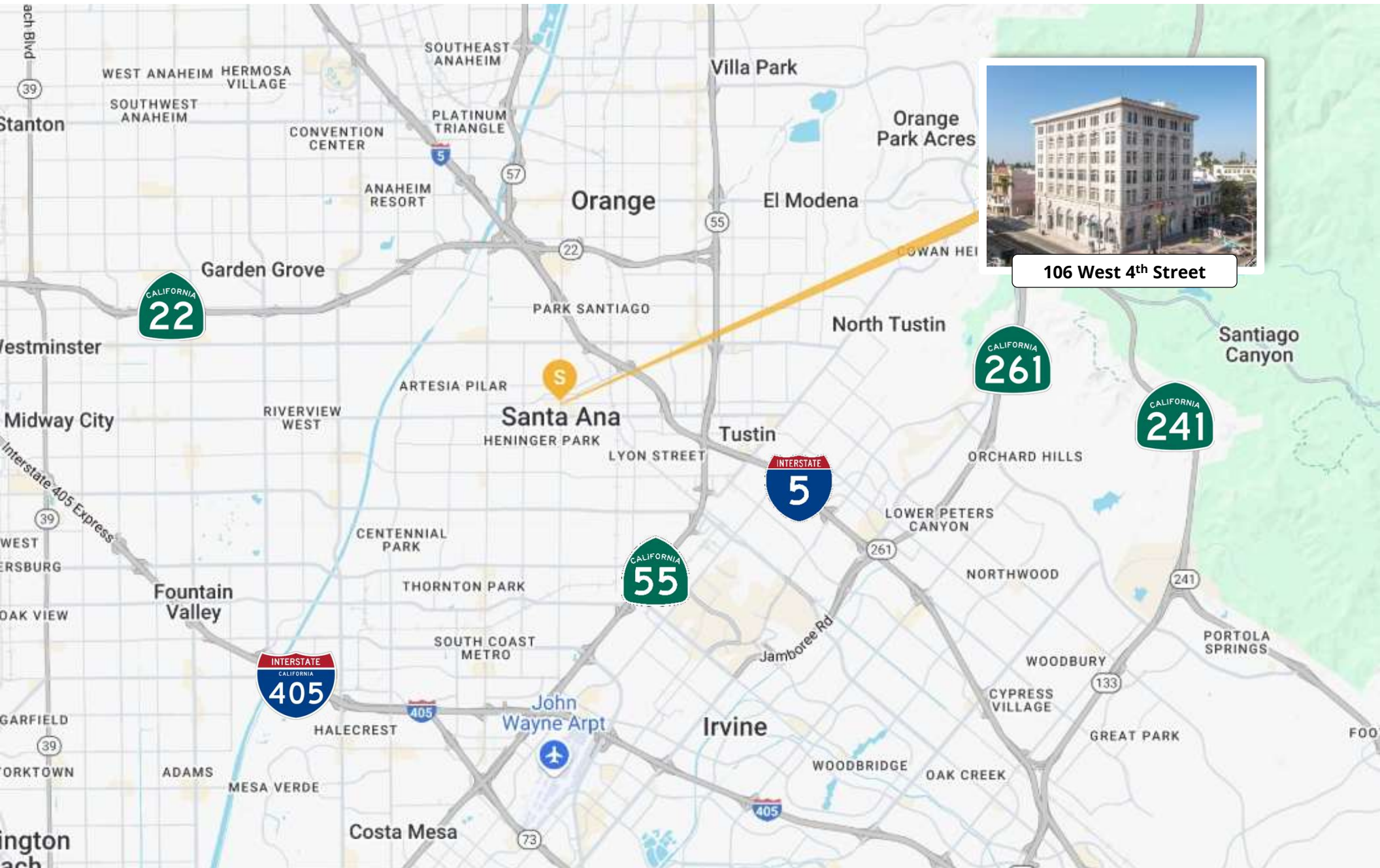
OC Streetcar – Spring 2026 Launch: Orange County’s first modern electric streetcar stops less than 100 feet from 106 West. The 4.15-mile line links downtown Santa Ana to Garden Grove, connecting Metrolink, Amtrak, and regional bus routes — making this location one of the most transit-accessible addresses in OC.



\$54M City Infrastructure Investment (2025 – 2026): The City is deploying nearly \$54 million in infrastructure upgrades including modernized parks, streetscapes, and stormwater systems — signaling sustained long-term commitment to downtown quality and business vitality.

COUNTY MAP

Incredible Location in the Heart of Orange County



106 West 4th Street

LOCAL DINING MAP

A Few of the Many Restaurants, Eateries & Coffee Houses Within the Immediate Vicinity:



DOWNTOWN MAP

Dynamic “Main & Main” Location in Amenity-Rich Downtown Santa Ana



SANTA ANA POLICE DEPT.

US DISTRICT COURT

COUNTY OF ORANGE

SANTA ANA CITY HALL

OC SUPERIOR COURT

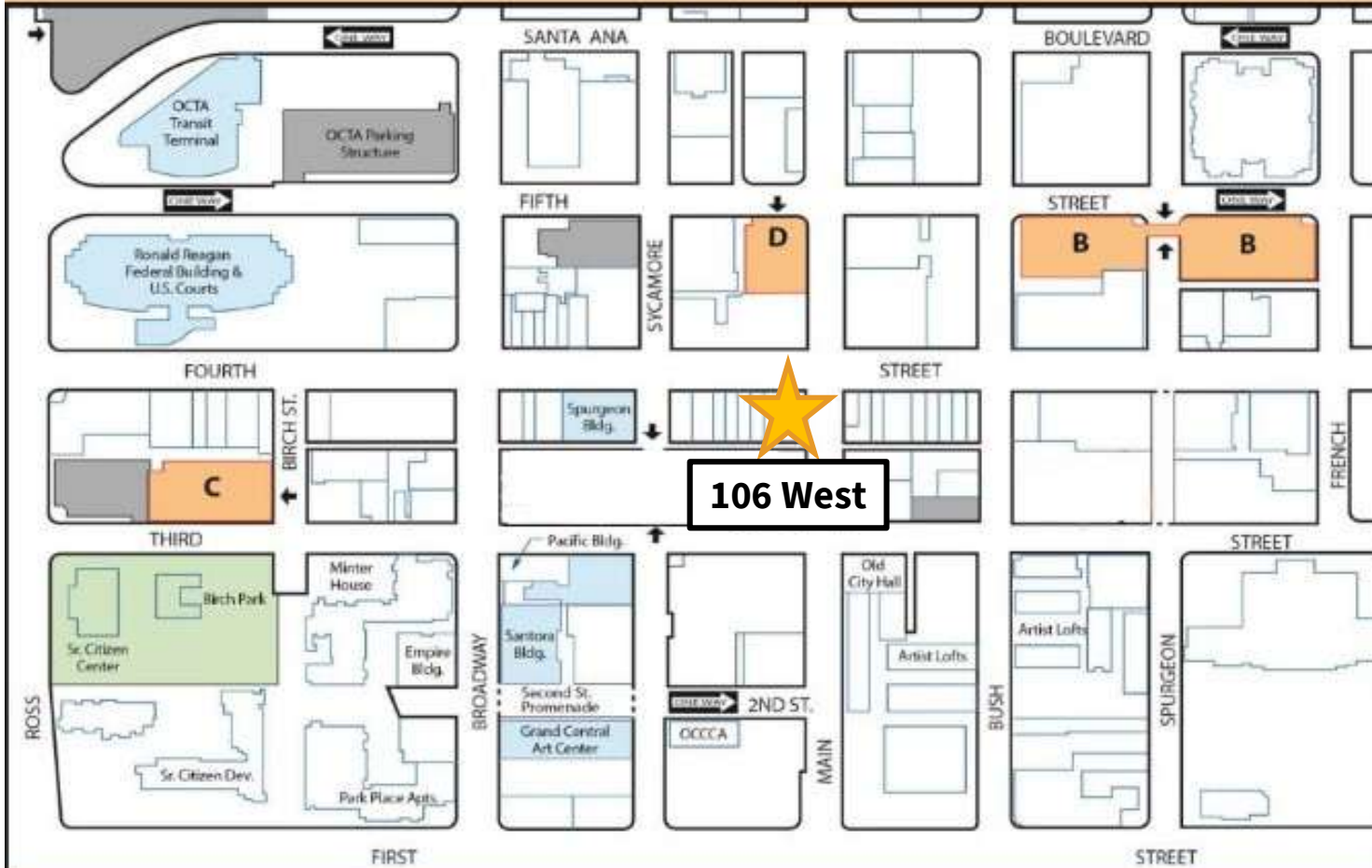
106 WEST 4TH ST
Santa Ana, CA 92701

PARKING MAP

Abundance of Public Parking in the Immediate Vicinity



Downtown Santa Ana Parking:



Garage B: 5th and Spurgeon streets

Garage C: 3rd and Birch streets

Garage D: 5th and Main streets

PARKING SUMMARY

B 5th & Spurgeon
~850 stalls
Open 24/7

C 3rd & Birch
~400 stalls
Open 24/7

D 5th & Main
~400 stalls
Open 24/7

1,500+ Total Public Stalls
within 3 blocks of 106 West

PHOTOGRAPHS

Historic 1920's Photo of 106 West, Followed by Current Interior Photos

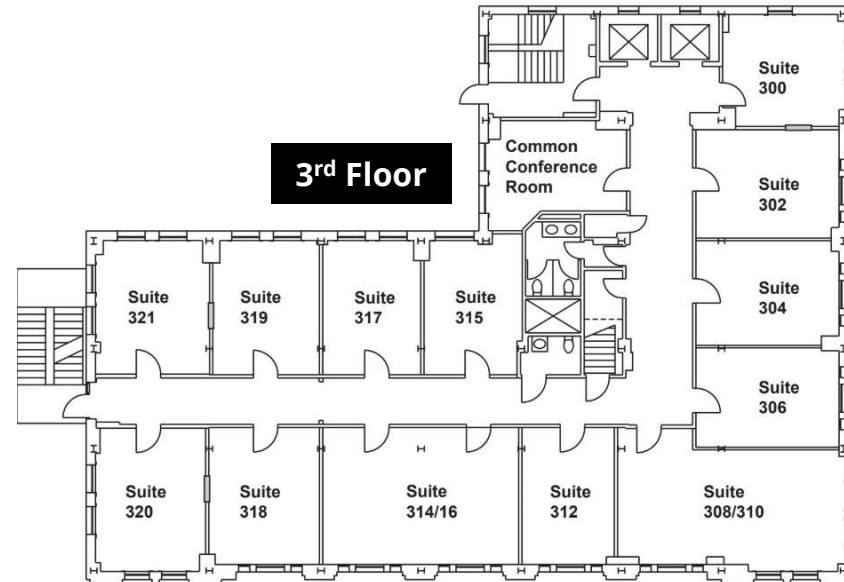
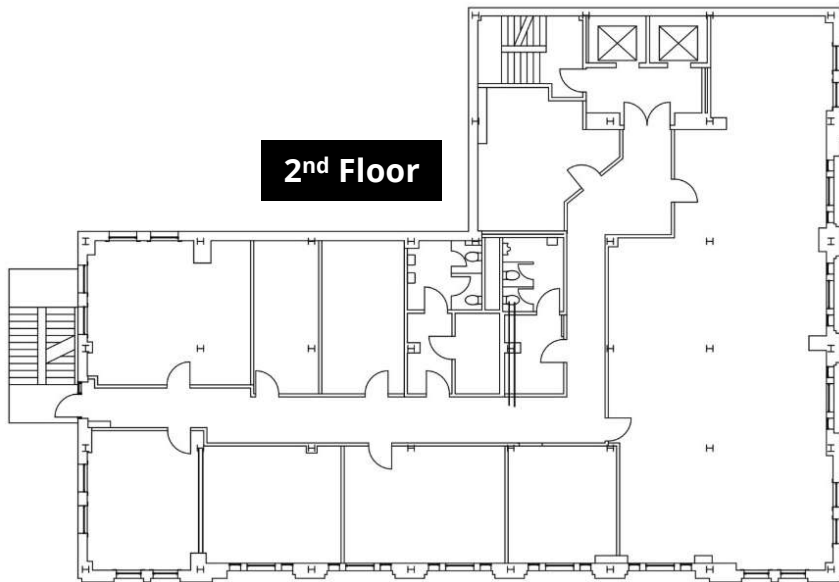
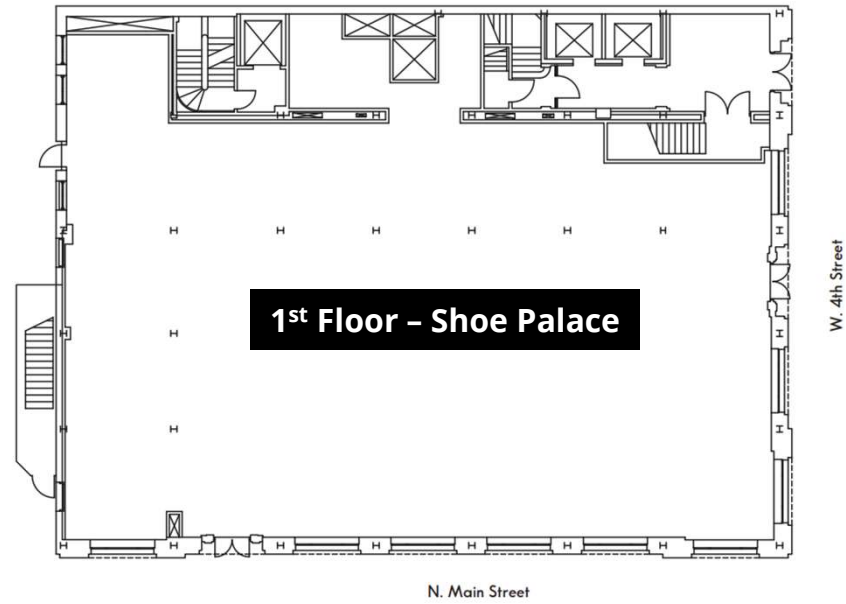
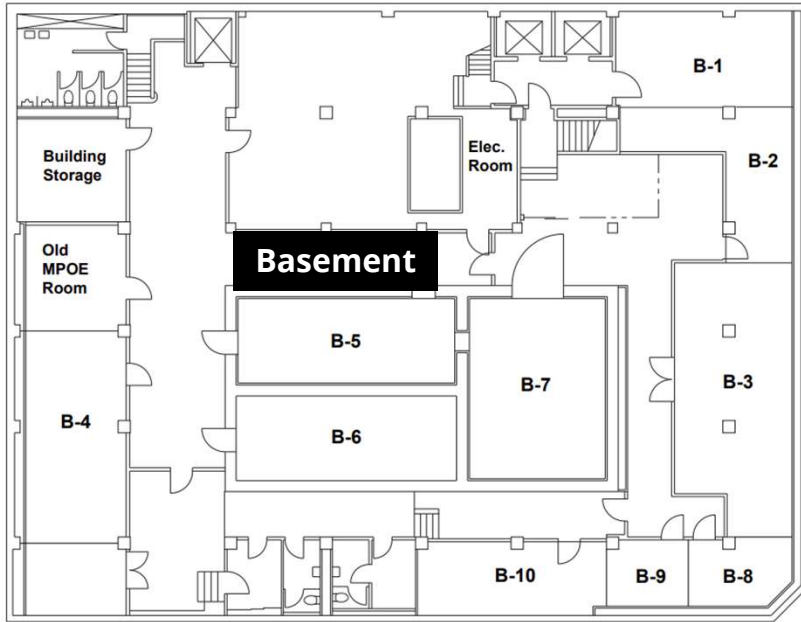








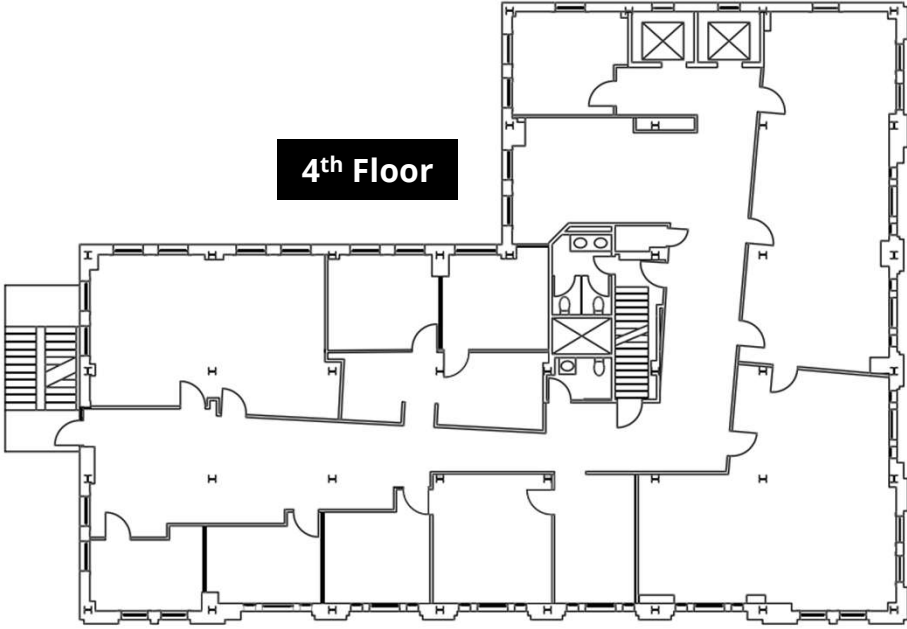
FLOOR PLANS



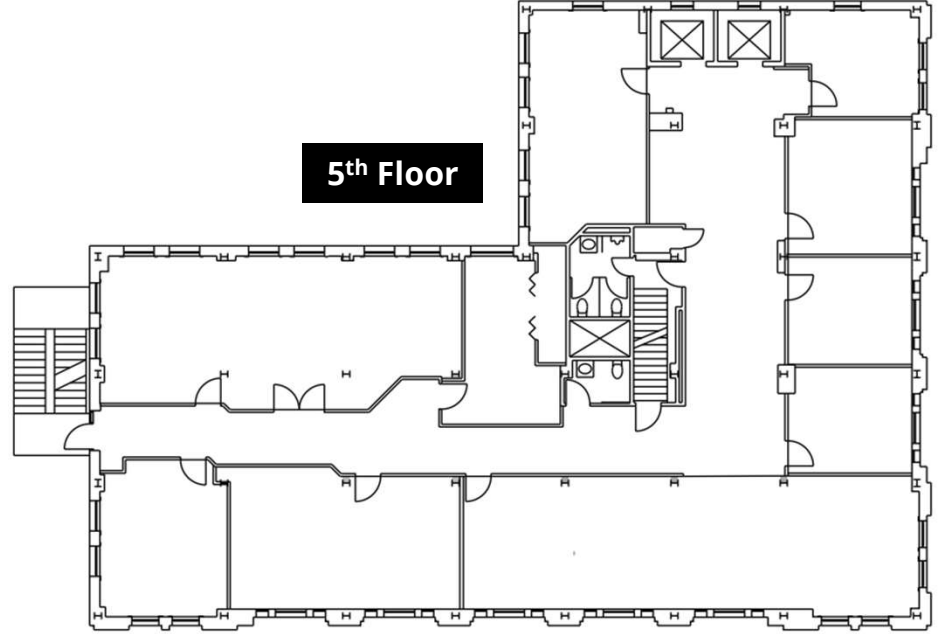
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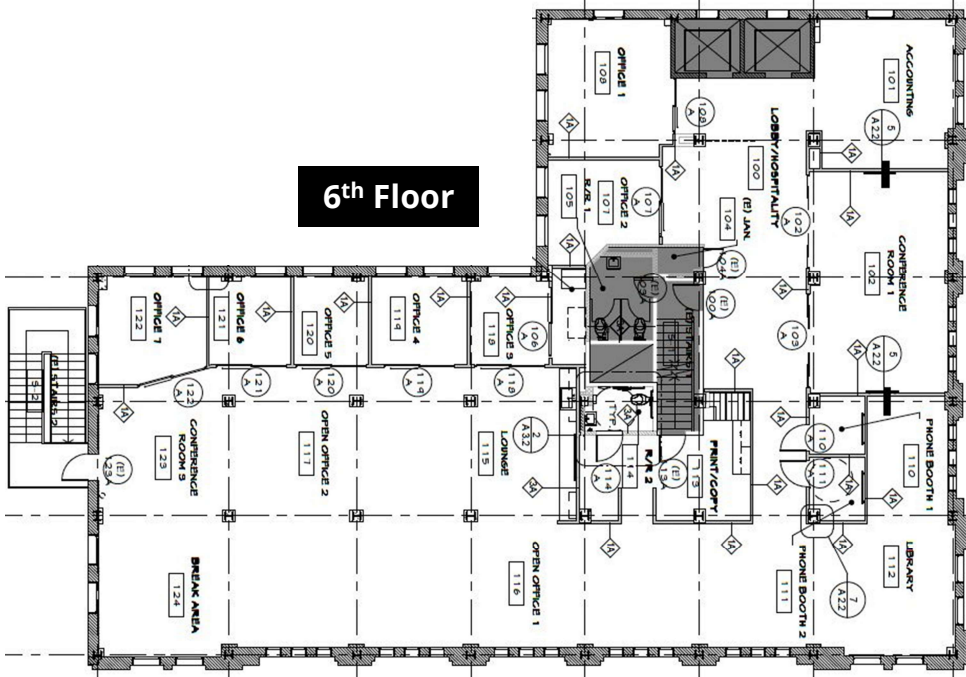
4th Floor



5th Floor



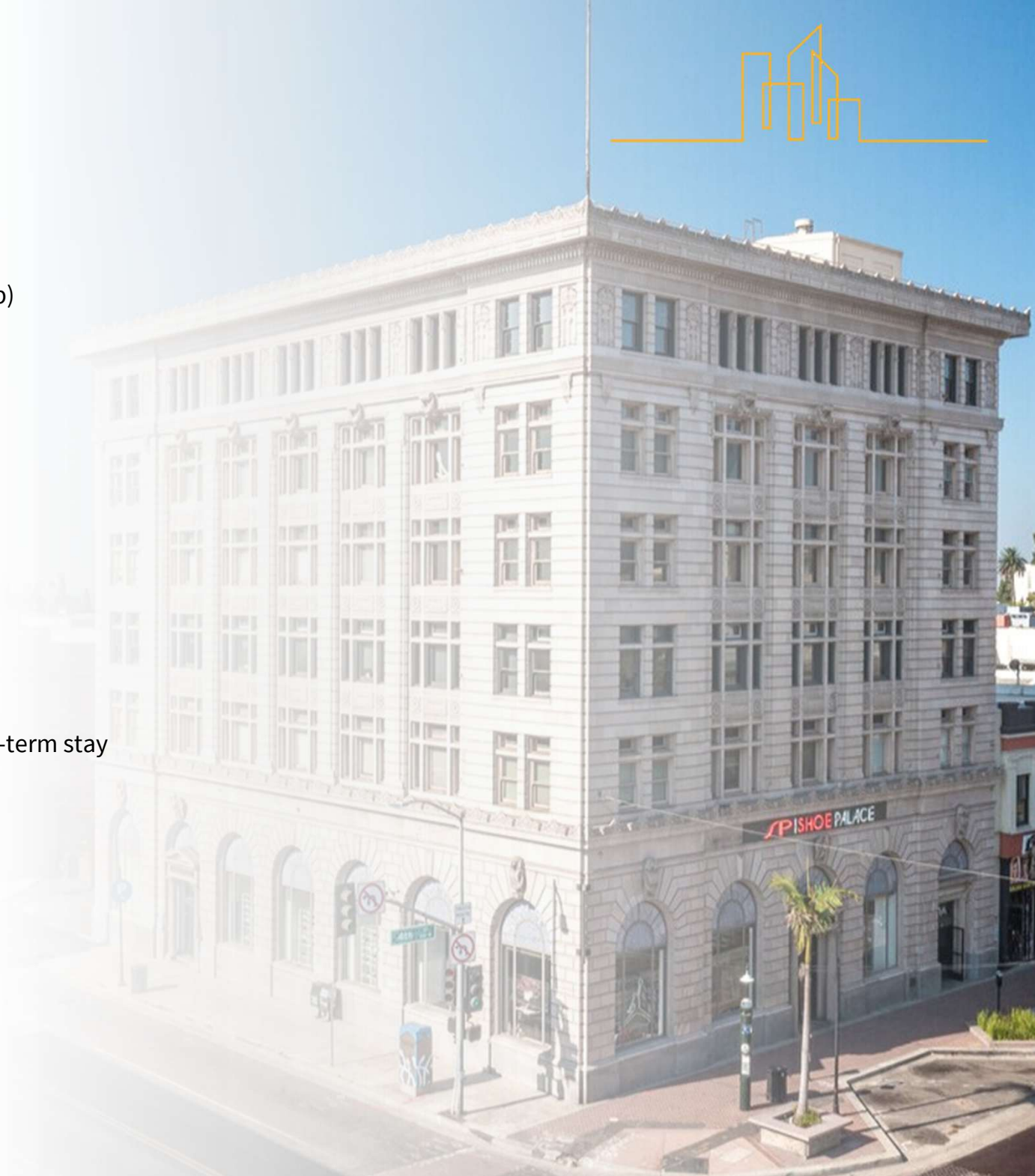
6th Floor



SD-84 ZONING

SD-84 (DT Subzone) Permitted Uses:

- Health/Fitness Facility
- Multi-family dwellings (second floor and up)
- Library, museum
- Studio
- Theater, cinema, or performing arts
- General retail; under 20,000 SF per tenant
- Eating establishments
- Hotel, excluding residential hotel and long-term stay
- Personal services
- Bank, financial services
- Business support service
- Extended care
- Media Production





ECONOMOS DEWOLF

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