



THE EMPIRE BUILDING

204 N Broadway, Santa Ana, CA

www.svnvanguard.com

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VANGUARD
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THE EMPIRE MARKET

The Empire Building is centrally located in the Artist Village of Downtown Santa Ana. It was originally the Empire Market and has hosted various office and retail tenants including: Next Round Bar & Grill, FOIG Indoor Golf Manufactures, C4 Deli, Premier Arts Collection, Nzconcept, Lentz Morrisset Architecture and many others.

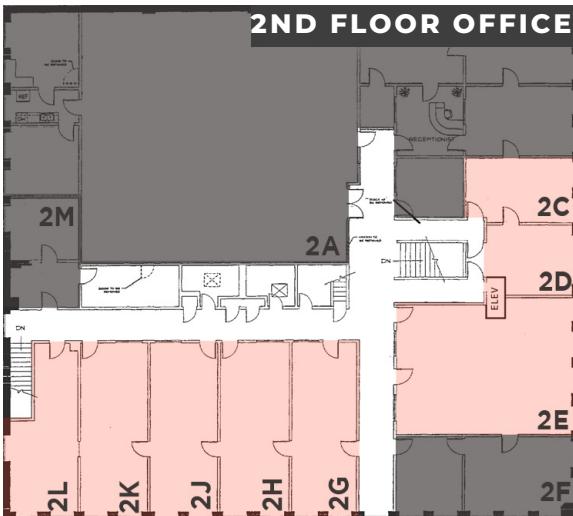
204 N. Broadway, Santa Ana, CA

Property Type:	Retail/ Office
Year Built:	1931
Zoning:	SD84
Parking:	City Parking
Building SF:	20,000
Stories:	2
Elevator Access:	Yes

AVAILABILITY



2ND FLOOR OFFICE

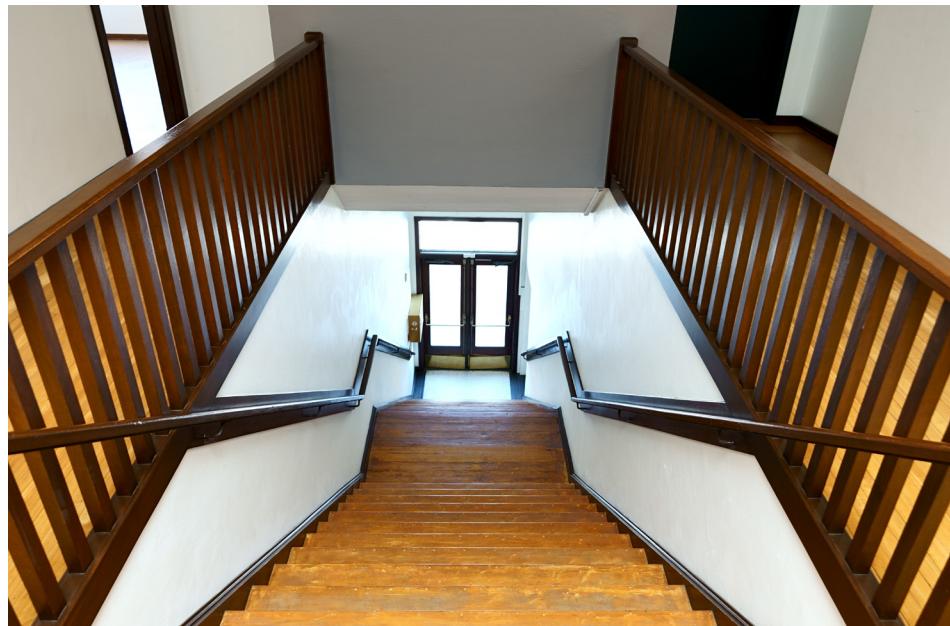


1ST FLOOR RETAIL

UNIT	SIZE	PRICE/SF
202	2,650 SF	\$2.00+ \$0.40 NNN
206	3,250 SF	\$2.00+ \$0.40 NNN

2ND FLOOR OFFICE

UNIT	SIZE	PRICE/SF
2C	200 SF	\$2.00 MG
2D	275 SF	\$2.00 MG
2E	900 SF	\$2.00 MG
2G	370 SF	\$2.00 MG
2H	450 SF	\$2.00 MG
2J	450 SF	\$2.00 MG
2K	450 SF	\$2.00 MG
2L	380 SF	\$2.00 MG



DOWNTOWN SANTA ANA

BOBA

PICK UP
HERE

LEAFBOBA
TEA
DIENTS
L POWDERS
SIRUPS
BOBA
CULTURE



EAT. LIVE.
PLAY. WORK.
DRINK. SLEEP.
THRIVE. ART.
CREATE.
BE FREE.
EXPRESS. TRY.
LEARN. TEACH.

A NEW SANTA ANA



THE OC STREET CAR

OC Streetcar's 4.15-mile route will connect to existing rail and bus routes in Orange County and beyond, including the Santa Ana Regional Transportation Center. It will connect employees with work places, shoppers with merchants, students with schools and communities with each other.

NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENTS

All around Santa Ana you can see new developments taking shape in the form of residential or commercial projects. Local and national investors are setting sights towards Santa Ana as the official Downtown Orange County. Santa Ana already being one of the most densely populated cities in the United states will experience a downpour of resources and rise of development projects aimed to help make a beautiful downtown for the future generations.



**CALL US FOR
MORE INFO**



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