



# THE EMPIRE BUILDING

204 N Broadway, Santa Ana, CA

[www.svnvanguard.com](http://www.svnvanguard.com)

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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 Architecure and many others.

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**204 N. Broadway, Santa Ana, CA**

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



# AVAILABILITY



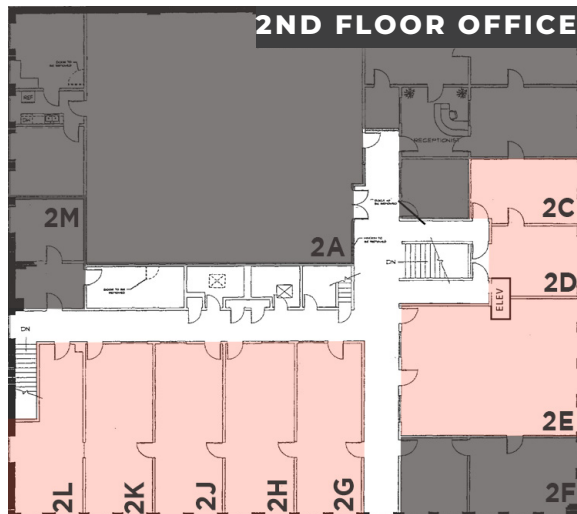
**1ST FLOOR RETAIL**

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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



**2ND FLOOR OFFICE**





# DOWNTOWN SANTA ANA

BOBA

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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