



220 E. 4TH STREET #102

SANTA ANA, CALIFORNIA 92701

FOR LEASE

2ND GEN RESTAURANT

In the Heart of Downtown Santa Ana

Downtown Santa Ana is the cultural and civic heart of Orange County, blending historic character with a growing creative and business energy. Anchored by the iconic Santa Ana Civic Center, the district is home to beautifully preserved architecture, vibrant arts institutions, and a dynamic mix of government, legal, and professional services. Walkable streets, adaptive reuse buildings, and a strong sense of place make Downtown Santa Ana an appealing destination for both established enterprises and emerging brands.

The area continues to evolve as a hub for dining, entertainment, and community life, offering an eclectic range of restaurants, galleries, and nightlife alongside regular cultural events and festivals. With convenient access to major freeways, public transit, and a steadily expanding residential base, Downtown Santa Ana delivers the rare combination of authenticity, accessibility, and momentum—positioning it as one of Orange County's most compelling urban environments for business, visitors, and residents alike.

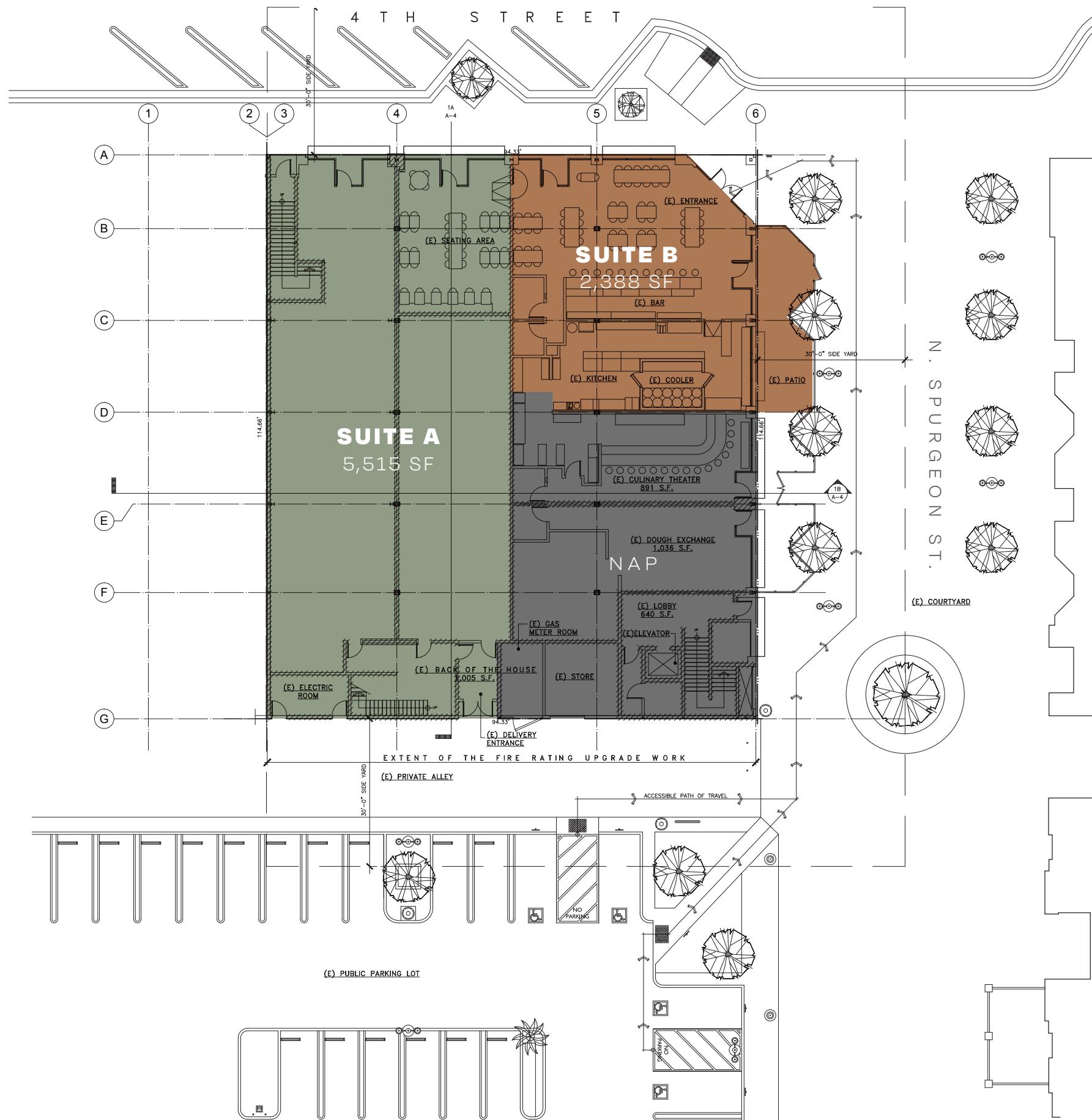
**Over 800
parking stalls**
within a two
block radius

99
walk
score

**New soon
to open street-
car stop 1/2
block away**

**Located in
the East End
District**
(subdistrict within DTSA)





The Opportunity

- Unique 2nd gen turnkey restaurant totaling ±7,903 SF (can be demised)
 - **Suite A:** ±5,515 SF
 - **Suite B:** ±2,388 SF
- Situated in the heart of Downtown Santa Ana near multiple high-performing restaurants
- Dedicated 1,100 SF+ patio on E. 4th St. and Spurgeon St.
- Property includes significant restaurant infrastructure
- Downtown Santa Ana welcomes

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Aerial



In the Neighborhood

LOLA GASPAR
est.2008



Hammer Burger



LOLA GASPAR

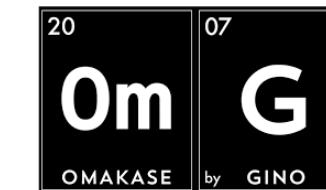


OMAKASE BY GINO



TACOS LOS CHOLOS

NATIVE SON



*TACOS
LOS CHOLOS*



CHAPTER ONE: THE MODERN LOCAL



4th STREET MARKET

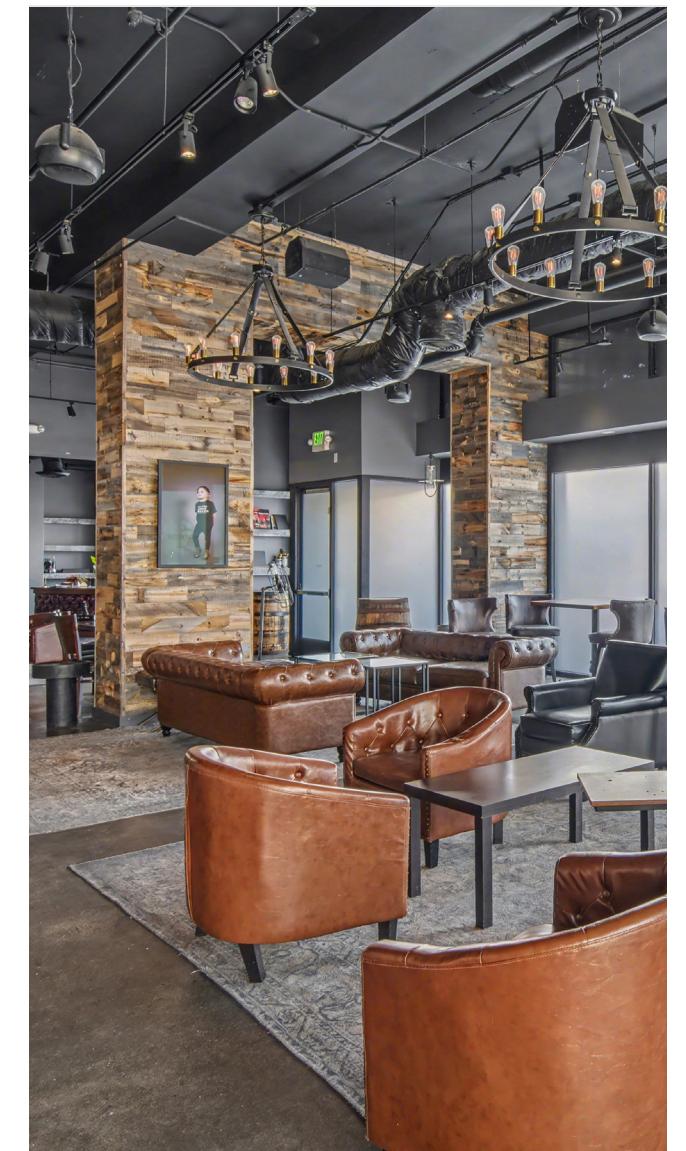
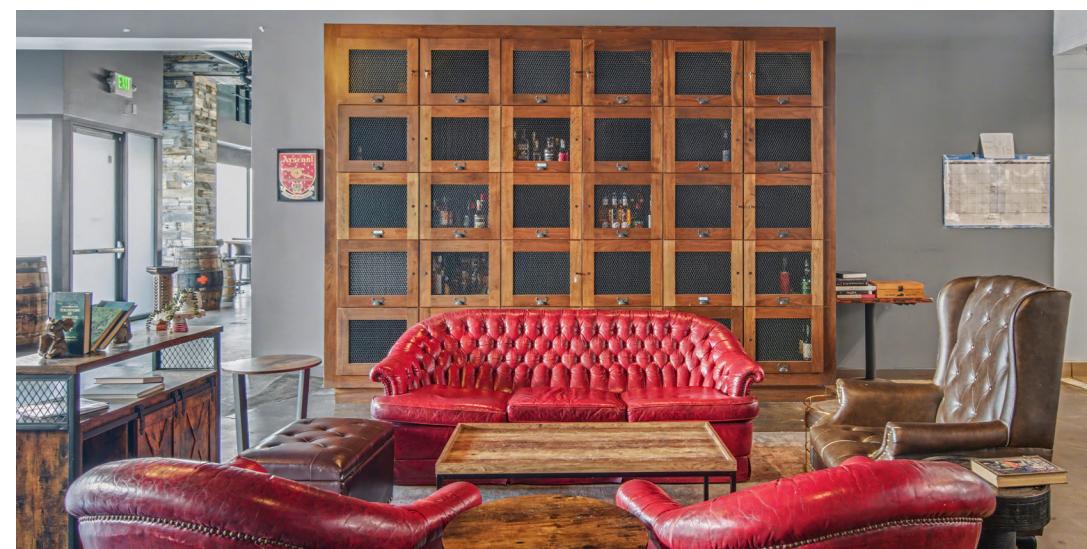
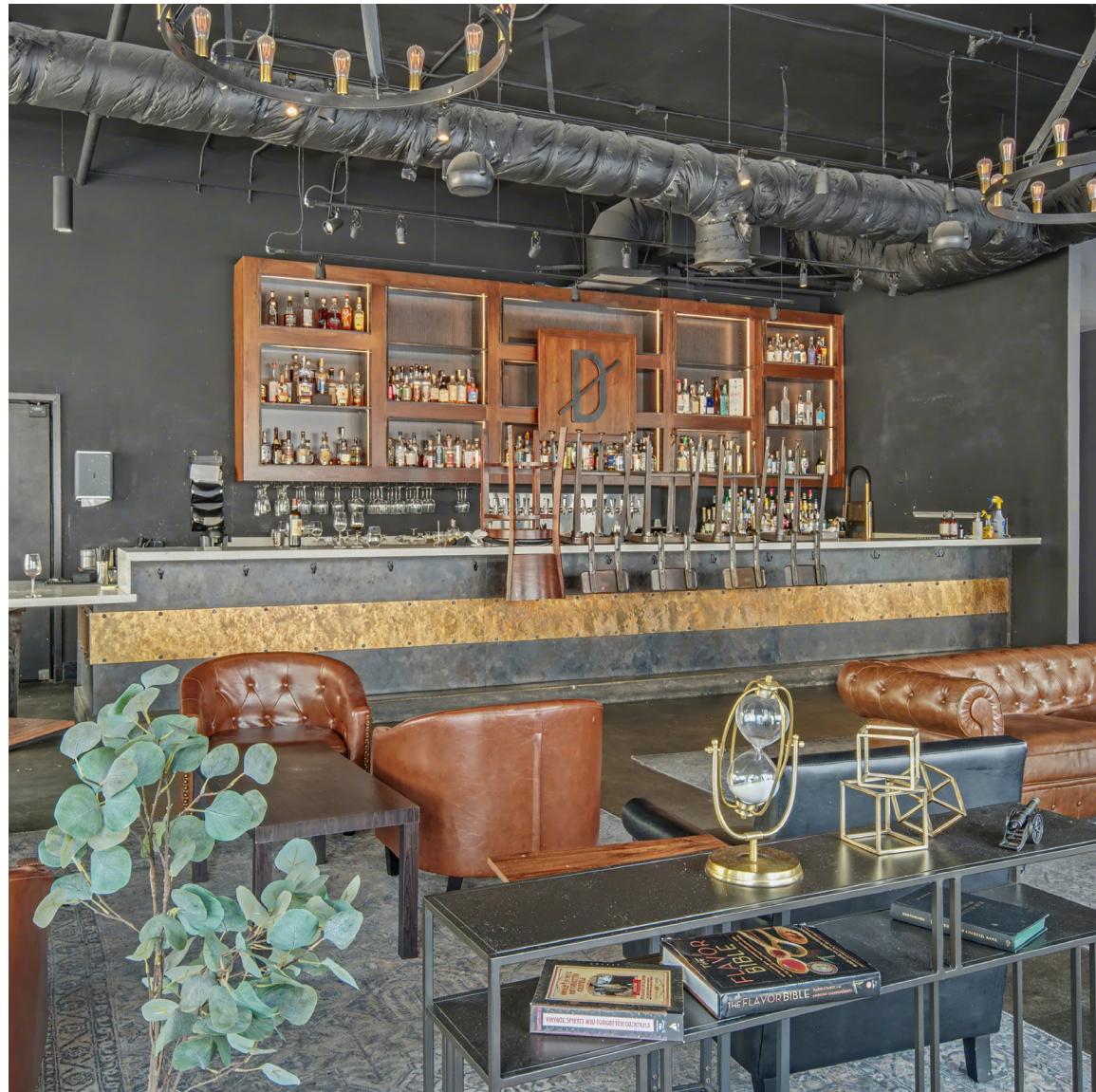


HAMMER BURGER

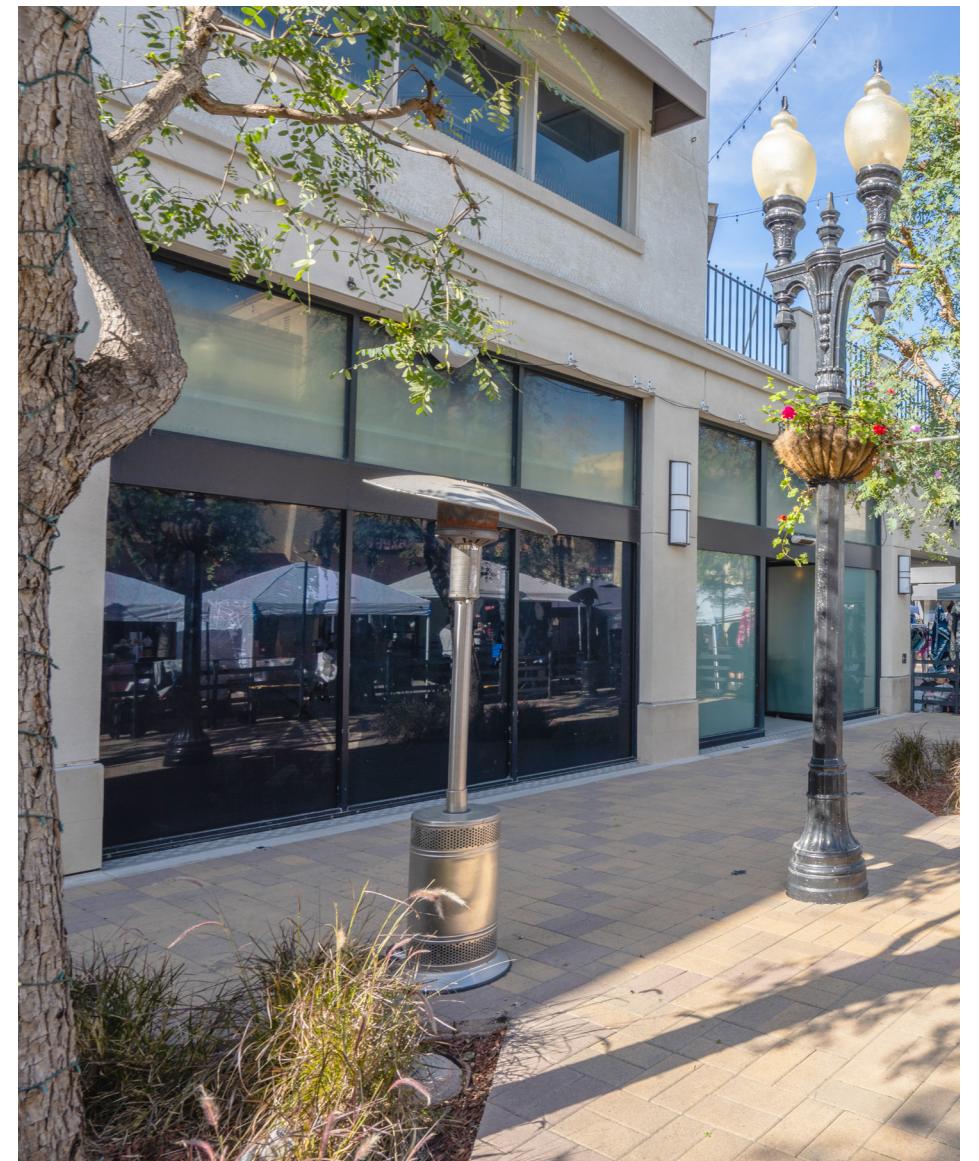
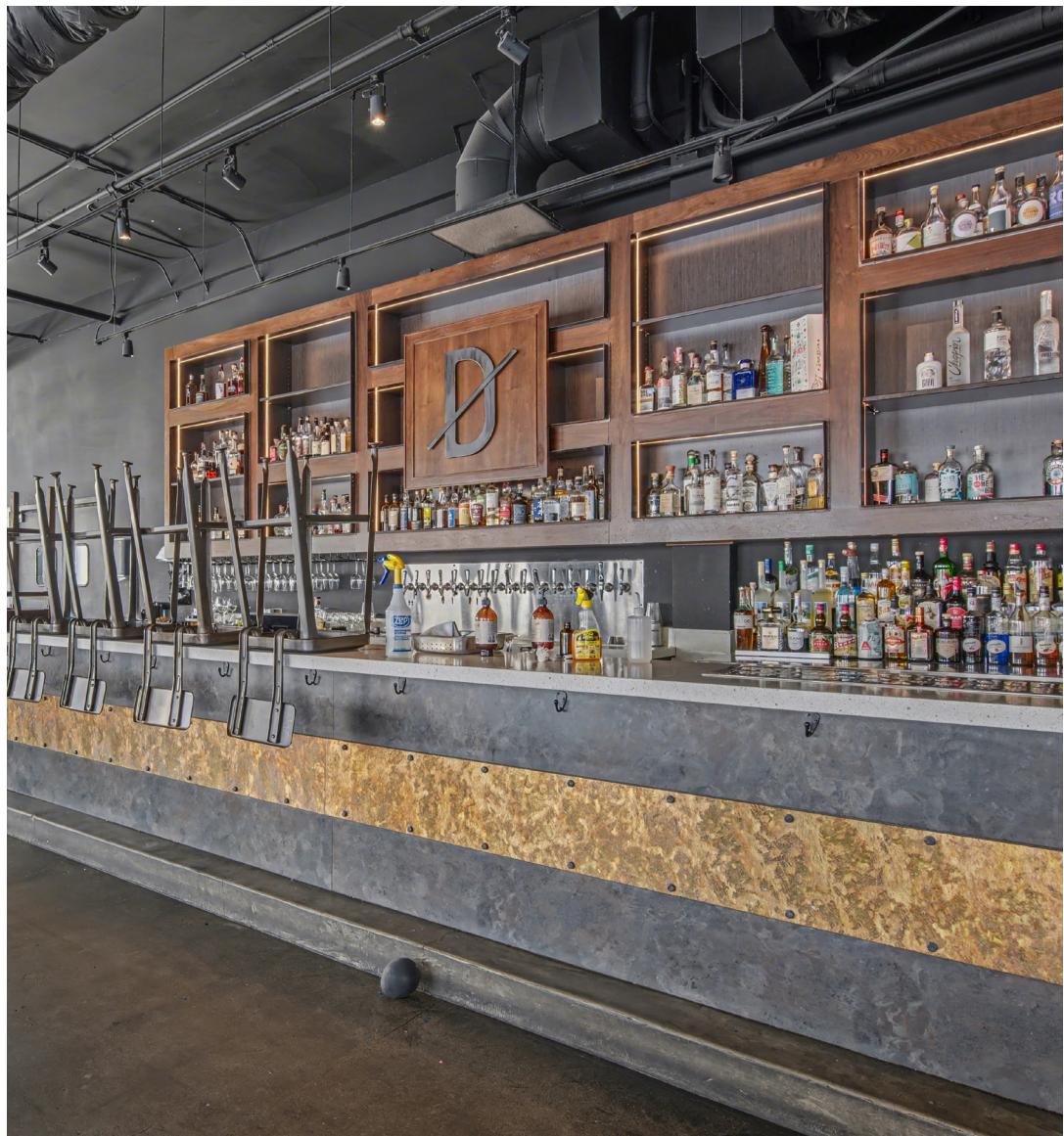


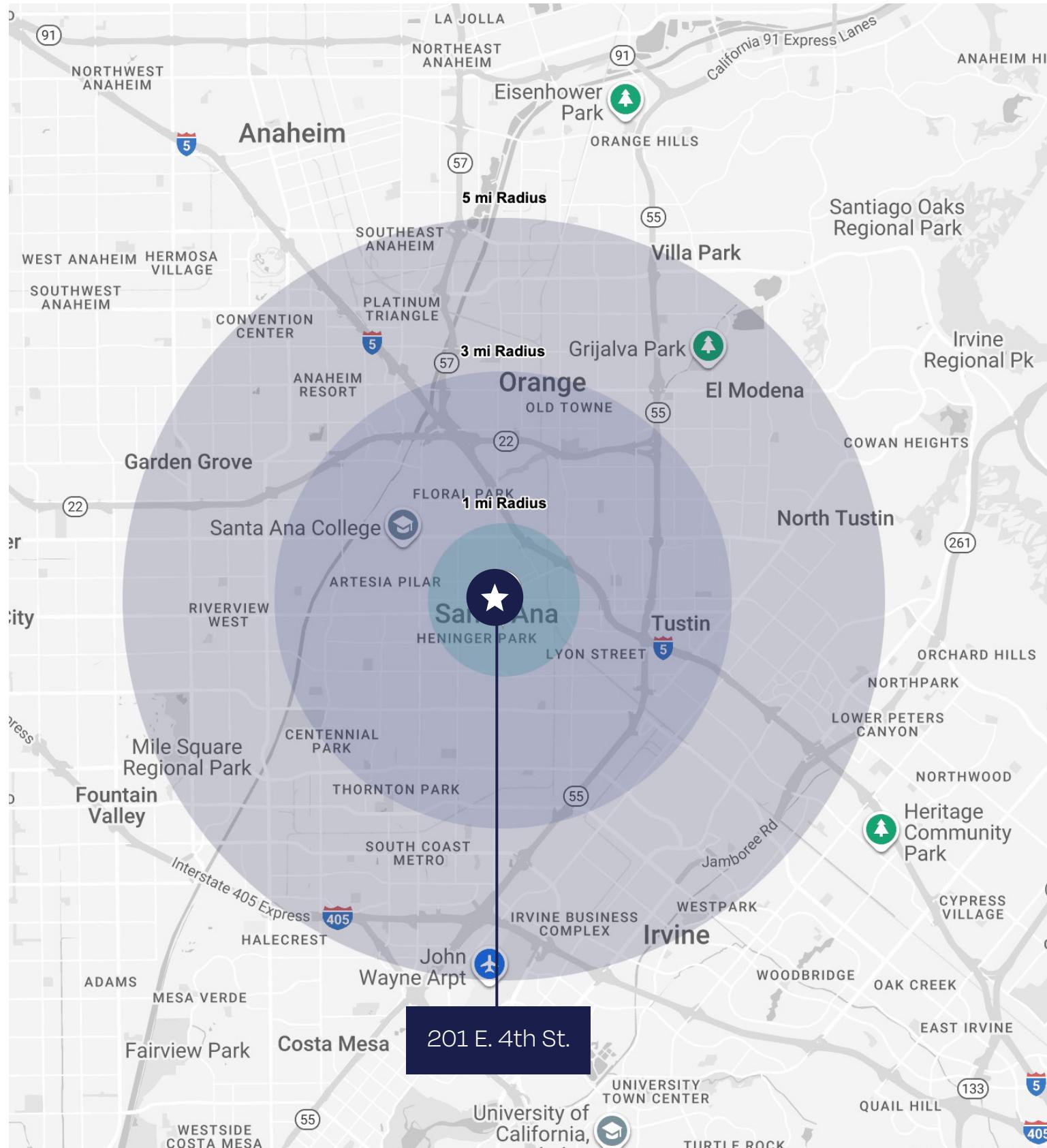
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Property Photos



Property Photos





Area Demographics

	1 MILE	3 MILE	5 MILE
Total Population	58,489	315,502	675,612
Projected Pop. (2030)	59,454	311,980	669,880
Total Businesses	2,000	15,078	41,559
Total Employees	23,404	160,641	458,403
Average Household Income	\$91,098	\$116,740	\$131,050
Median Household Income	\$74,842	\$96,467	\$109,011
Total Households	14,236	82,558	202,739
Median Age	32.3	33.9	35.7

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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#102

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