



FTGU
COMMERCIAL REAL ESTATE

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FOR SALE
207 North Broadway, Santa Ana, CA

THE SANTORA BUILDING

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE: \$6,500,000

BUILDING SIZE: 41,053

AVAILABLE SF: 6,130

LOT SIZE: 16,909 SF

YEAR BUILT: 1929



PROPERTY OVERVIEW

The Santora Building is a historic landmark located in the heart of Downtown Santa Ana's thriving Artists Village — the cultural epicenter of Orange County. Designed by renowned architect Frank Lansdowne and completed in 1928, this architectural masterpiece showcases ornate Spanish Colonial Revival (Churrigueresque) design, featuring intricate stucco detailing, arched windows, and decorative stonework that make it one of the most recognizable façades in the city. Today, the Santora Building remains approximately 85% occupied, housing a curated mix of art galleries, creative offices, restaurants, and boutique retailers. With 6,130 SF of space currently available, the property presents both stable income and value-add potential through re-tenanting or adaptive re-use opportunities.

PROPERTY HIGHLIGHTS



DEMOGRAPHICS

3 Mile Radius

Median Income: \$92.2k

2028 Estimate: \$103.7k

Growth Rate: 12%

Medium Age: 34

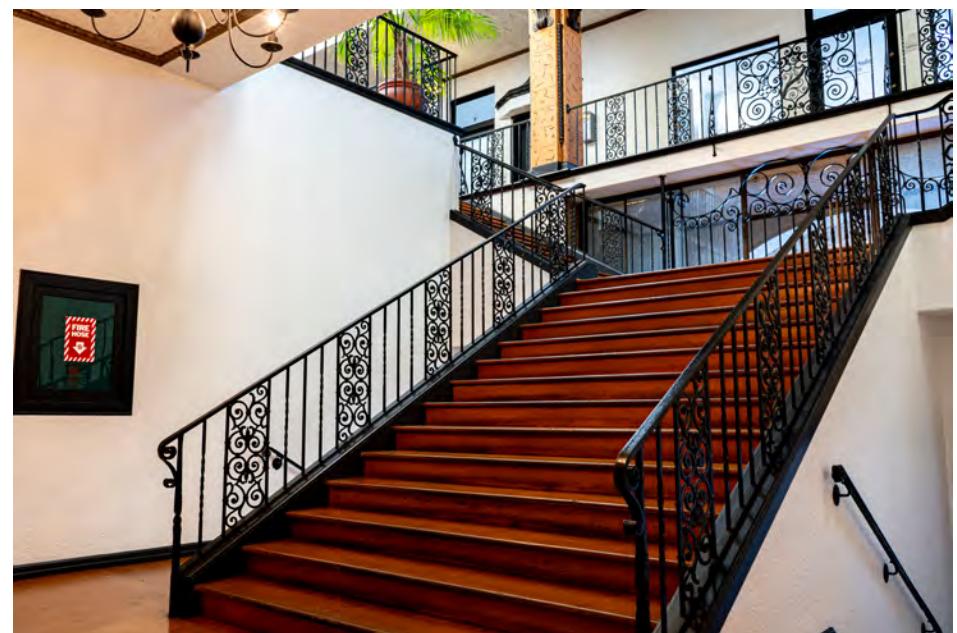
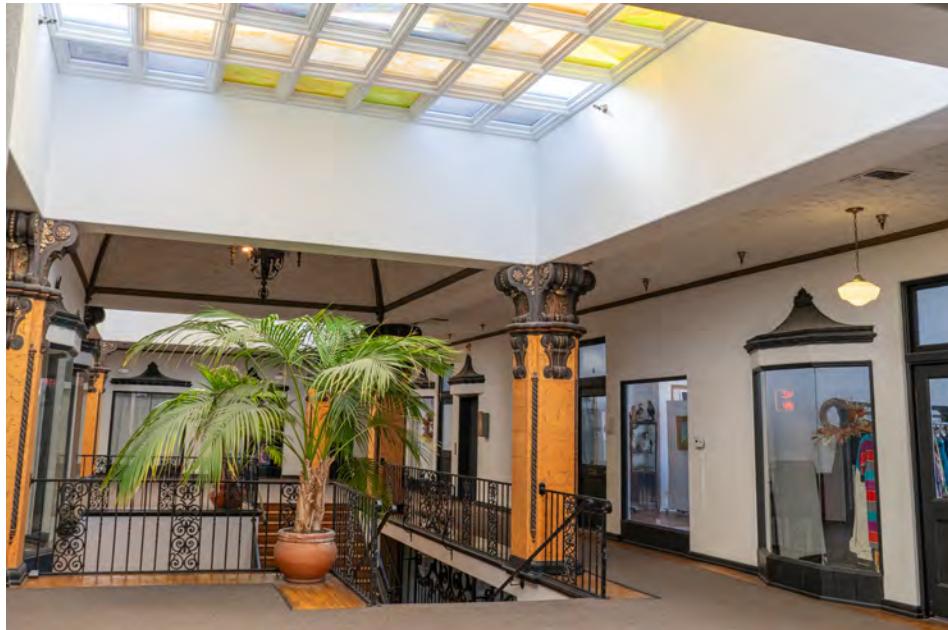
Number of Employees: 343.4K

Population: 428.2K

INVESTMENT HIGHLIGHTS

- **Iconic Landmark:** A centerpiece of Santa Ana's Arts District and listed on the National Register of Historic Places.
- **Prime Location:** Positioned within a walkable downtown surrounded by cafés, nightlife, and new developments driving foot traffic & revitalization.
- **Strong Occupancy:** Currently 85% occupied, offering in-place income with upside potential from lease-up of remaining space.
- **Historic Tax Incentives:** Potential access to state and federal historic rehabilitation credits for qualified restoration work.

PROPERTY PHOTOS



RENT ROLL

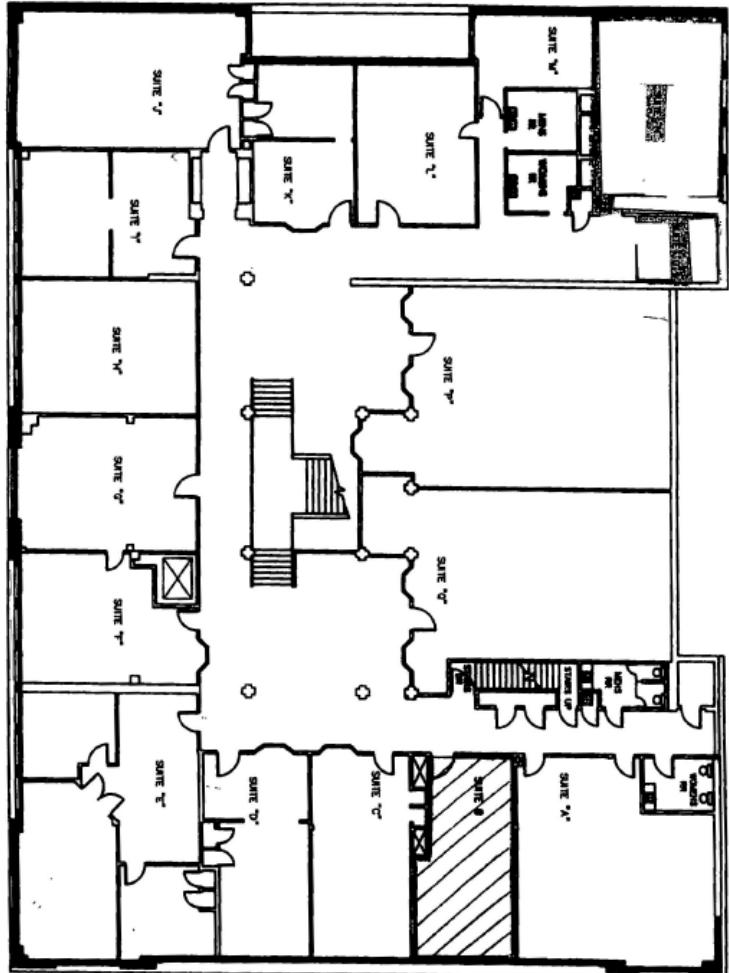
Unit	Tenant	SF	Deposit	Lease		Base Rent	Cam Estimate	Insurance Estimate	Property Tax Estimate		Total Rent	Next Increase	Increase Amount
				From	To								
BCLSR	Sean K. De Wine	20	\$ 20.00	2/15/96		\$ 25.00					\$ 25.00		
B01	-	1,030									\$ -		
B02	Proof Bar Storage	659	\$ -	10/1/22		\$ 525.00					\$ 525.00		
B03	Proof Lower Level	400	\$ -	11/1/15		\$ -					\$ -		
B04A	Castillo & Summer	1,267	\$ -	7/15/20		\$ -					\$ -		
B05	Gabriella Castillo	1316	\$ 950.00	3/15/23		\$ 950.00					\$ 950.00		
B06A1	Suzie Vuong	683	\$ 200.00	6/1/98		\$ 410.00					\$ 410.00		
B06A2	Maria Lamas & Juan Gomez	605	\$ 675.00	6/1/23		\$ 675.00					\$ 675.00		
B06B	Renee Ortiz Studio	1,196	\$ 950.00	8/1/22		\$ 950.00					\$ 950.00		
B07A	Incubator Space (Santucci and Brown)	1,522	\$ 150.00	2/1/14		\$ 620.00					\$ 620.00		
B07B	Perez, Vargas, Cruz	1,711	\$ -	6/1/21		\$ 1,050.00					\$ 1,050.00		
B08	Doza Group	624	\$ -	1/1/22		\$ 600.00					\$ 600.00		
B09	-	600									\$ -		
B10	Linda Fazio	661	\$ 550.00	8/1/14		\$ 550.00					\$ 550.00		
B11	William Camargo; Alkaid Ramirez	683	\$ -	2/1/25		\$ 700.00					\$ 700.00		
B12	Paul Estrada	728	\$ 650.00	7/1/21		\$ 750.00					\$ 750.00		
G201	Congragation Ale House	2,880	\$ 13,275.00	7/23/17	7/31/27	\$ 7,297.00	\$ 913.00	\$ 89.00	\$ 440.00	\$ 8,739.00	8/1/26	\$ 7,515.00	
B205	-	2,223									\$ -		
G209	California Digital Art Center	2,343	\$ 2,000.00	6/1/19		\$ 2,100.00					\$ 2,100.00		
G211	Go Gosh Bakery	2,344	\$ 10,360.00	8/1/25	1/31/31	\$ 4,102.00	\$ 656.00	\$ 70.00	\$ 352.00	\$ 5,180.00			
G215	Proof Bar	2,681	\$ -	10/31/25	10/31/30	\$ 8,379.00	\$ 741.00	\$ 83.00	\$ 410.00	\$ 9,613.00			
G2211	Doza Group/ Lola Gaspar	1,360	\$ 1,848.00	9/1/08	8/31/28	\$ 4,040.00					\$ 4,040.00	9/1/26	\$ 4,161.00
Mezz	Atilano Notorious Salon/Studio	904	\$ 750.00	4/1/08		\$ 1,015.00					\$ 1,015.00		
S207A	Calender Factory/ Tethos Creative	1,005	\$ 1,500.00	9/1/14	8/31/26	\$ 2,000.00					\$ 2,000.00		
S207B	-	526		3/1/25							\$ -		
S207C	Inez D. inc.	600	\$ 800.00	8/1/20		\$ 900.00					\$ 900.00		
S207D	Manivong Barona, Alvarez	575	\$ -	7/1/15		\$ 1,050.00					\$ 1,050.00		
S207E	Smart Muse LLC/ Tweena's Tunes	1,378	\$ 1,000.00	11/1/15		\$ 1,750.00					\$ 1,750.00		
S207F	Jazmin Valdez	575	\$ 900.00	1/1/21		\$ 1,000.00					\$ 1,000.00		
S207G	Cynthia Sitton	665	\$ -	2/1/15		\$ 1,050.00					\$ 1,050.00		
S207H	Cameo Appearance	613	\$ -	2/1/15		\$ 1,000.00					\$ 1,000.00		
S207I	Eve Chauvel (Suite I)	614	\$ 1,225.00	12/1/23		\$ 1,225.00					\$ 1,225.00		
S207J	Eve Chauvel	944	\$ 1,200.00	9/5/25		\$ 1,200.00					\$ 1,200.00		
S207K	Amy Hay	750	\$ 950.00	5/1/22		\$ 950.00					\$ 950.00		
S207L	Renee Ortiz	532	\$ 950.00	11/1/21		\$ 950.00					\$ 950.00		
S207M	-	211									\$ -		
S207N	Law Office of Rosemary Esparza	725	\$ 1,000.00	1/1/09		\$ 1,200.00					\$ 1,200.00		
S207P	-	1,540									\$ -		
S207Q	Rancho Santiago Community College	1,360	\$ 1,012.00	7/1/19	6/30/26	\$ 2,300.00					\$ 2,300.00		
Total Unit	Percent Occupied	Total SF	Total Deposit			Total Base Rent	Total Cam	Total Insurance	Total Property Tax	Total Rent			
39	85.07%	41,053	\$ 42,915.00			\$ 51,313.00	\$ 2,310.00	\$ 242.00	\$ 1,202.00	\$ 55,067.00			
	Percent Vacant												
		14.93%											

PROFIT AND LOSS

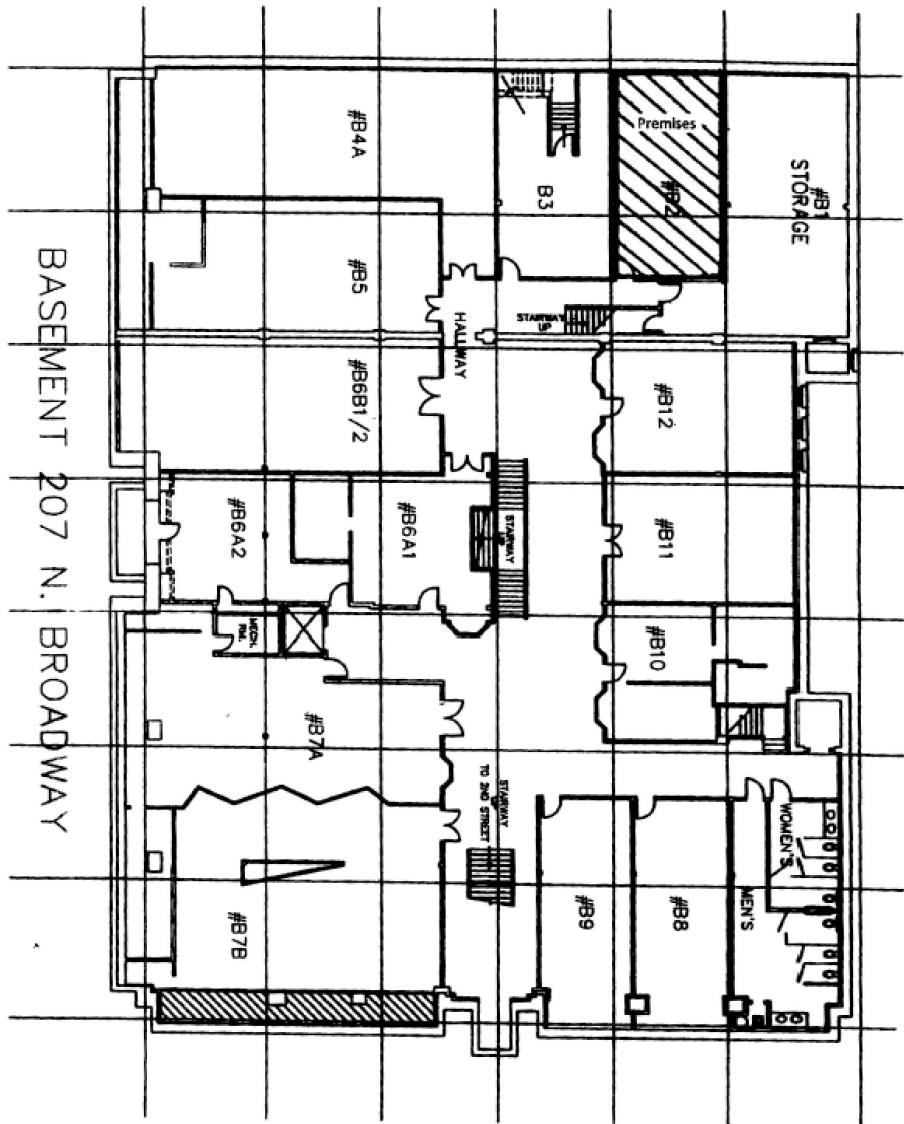
Jan-December 2024		Proforma With Current Rents 2026	
INCOME		INCOME	
Minimum Rent	\$ 552,082.00	Minimum Rent	\$ 615,756.00
CAM Estimate	\$ 18,807.00	CAM Estimate	\$ 27,720.00
Insurance Estimate	\$ 1,824.00	Insurance Estimate	\$ 2,904.00
Property Tax Estimate	\$ 10,360.00	Property Tax Estimate	\$ 14,424.00
CAM/Ins/Prop Tax Reconciliation	\$ 2,437.79	CAM/Ins/Prop Tax Reconciliation	\$ 2,437.79
Late Fee	\$ 1,708.20	Late Fee	\$ -
Total INCOME	\$ 587,218.99	Total INCOME	\$ 663,241.79
OTHER INCOME		OTHER INCOME	
Miscellaneous Income	\$ 30.92	Miscellaneous Income	\$ -
Total OTHER INCOME	\$ 30.92	Total OTHER INCOME	\$ -
Total Operating Income	\$ 587,249.91	Total Operating Income	\$ 663,241.79
Expense		Expense	
RECOVERABLE EXPENSES		RECOVERABLE EXPENSES	
Electricity	\$ 38,179.57	Electricity	\$ 38,179.57
Water	\$ 11,475.30	Water	\$ 11,475.30
Trash	\$ 19,863.23	Trash	\$ 19,863.23
Janitorial/Dayporter Contract	\$ 26,691.50	Janitorial/Dayporter Contract	\$ 26,691.50
Janitorial/Dayporter Supplies	\$ 2,900.08	Janitorial/Dayporter Supplies	\$ 2,900.08
Plumbing Repairs/Maintenance	\$ 3,527.75	Plumbing Repairs/Maintenance	\$ 3,527.75
Elevator Expenses	\$ 932.00	Elevator Expenses	\$ 932.00
Pest Control Contract	\$ 1,185.00	Pest Control Contract	\$ 1,185.00
Fire Alarm Monitoring Contract	\$ 675.00	Fire Alarm Monitoring Contract	\$ 675.00
Fire Alarm Test/Repairs	\$ 350.00	Fire Alarm Test/Repairs	\$ 350.00
Fire Alarm Phones	\$ 1,104.00	Fire Alarm Phones	\$ 1,104.00
Fire Sprinkler Test/Repair/Inspection	\$ 544.00	Fire Sprinkler Test/Repair/Inspection	\$ 544.00
Internet	\$ 1,027.20	Internet	\$ 1,027.20
Property Tax	\$ 81,850.19	Property Tax	\$ 81,850.19
Insurance	\$ 21,473.54	Insurance	\$ 21,473.54
Total RECOVERABLE EXPENSES	\$ 211,778.36	Total RECOVERABLE EXPENSES	\$ 211,778.36
LL - NON-RECOVERABLE EXPENSES		LL - NON-RECOVERABLE EXPENSES	
LL - Janitorial/Dayporter Supplies	\$ 83.69	LL - Janitorial/Dayporter Supplies	\$ 83.69
LL - Lighting Extras	\$ 426.73	LL - Lighting Extras	\$ 426.73
LL - Plumbing Repairs/Maintenance	\$ 1,160.00	LL - Plumbing Repairs/Maintenance	\$ 1,160.00
LL - HVAC Contract	\$ 3,098.00	LL - HVAC Contract	\$ 3,098.00
LL - HVAC Repair/ Replace	\$ 5,174.35	LL - HVAC Repair/ Replace	\$ 5,174.35
LL - Elevator Expenses	\$ 7,114.21	LL - Elevator Expenses	\$ 7,114.21
LL - Security Access / Cameras	\$ 6,422.55	LL - Security Access / Cameras	\$ 6,422.55
LL - CAM Misc. Repairs/Main!	\$ 1,520.00	LL - CAM Misc. Repairs/Main!	\$ 1,520.00
LL - Building Misc. Repairs/Main!	\$ 39,902.91	LL - Building Misc. Repairs/Main!	\$ 12,000.00
Total LL - NON-RECOVERABLE EXPENSES OWNER EXPENSES	\$ 64,902.44	Total LL - NON-RECOVERABLE EXPENSES OWNER EXPENSES	\$ 36,999.53
Mortgage Interest	\$ -	Mortgage Interest	\$ -
Management Fee	\$ 22,793.25	Management Fee	\$ 22,793.25
Accounting	\$ 3,600.00	Accounting	\$ 3,600.00
Penalties / Late Fees	\$ 29.97	Penalties / Late Fees	\$ -
State Tax/Fees	\$ 1,700.00	State Tax/Fees	\$ 1,700.00
Fees & Licenses	\$ 426.00	Fees & Licenses	\$ 426.00
Total OWNER EXPENSES	\$ 28,549.22	Total OWNER EXPENSES	\$ 28,519.25
Total Operating Expense	\$ 305,230.02	Total Operating Expense	\$ 277,297.14
NOI - Net Operating Income	\$ 282,019.89	NOI - Net Operating Income	\$ 385,944.65
Total Income	\$ 587,249.91	Total Income	\$ 663,241.79
Total Expense	\$ 305,230.02	Total Expense	\$ 277,297.14
Net Income	\$ 282,019.89	Net Income	\$ 385,944.65

FLOOR PLANS

2ND FLOOR



BASEMENT 207 N. BROADWAY





FERNANDO CRISANTOS

Principal

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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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