



302-308 W 4TH ST

SANTA ANA / CALIFORNIA



CONCEPTUAL RENDERING

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**Restaurant/Retail
Space Available.**

About 302–308 W 4th St

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Located in the heart of Downtown Santa Ana, the redevelopment draws inspiration from the historic district. The project strives to be the centerpiece of this ever-evolving neighborhood. The renovation will keep the historic character of the building while creating a modern, industrial retail and restaurant vibe. Key features include street-level retail and sidewalk dining areas to activate the pedestrian experience. A fresh way to experience familiar stomping grounds for Orange County natives, this dynamic redevelopment invites you to experience historic roots with the bold, upbeat energy of downtown Santa Ana.

PROPERTY HIGHLIGHTS

- Approximately 9,189 SF retail/restaurant space
- Situated in the core of rapidly growing downtown Santa Ana
- Offers great frontage to downtown's primary retail corridor
- Unique opportunity for locally sourced retailers and restaurateurs



The History.

In recent decades, efforts have been made to revitalize Downtown Santa Ana, with the Artists Village and the restoration of historic buildings contributing to a renewed sense of community and cultural vibrancy. Efforts were made to attract a diverse mix of retail establishments, from boutiques to specialty stores. A diverse culinary scene, with a range of restaurants offering various cuisines catered to different tastes and attracted food enthusiasts from the surrounding areas.

Today, Downtown Santa Ana continues to evolve and is known for its vibrant arts and culture scene, with art galleries, studios, and creative spaces contributing to the overall atmosphere. This drew in a more eclectic mix of retailers catering to the artistic community which contributes to its unique identity within Orange County.

Bank of Italy



1904: 4th & Broadway



Drugstore



Santa Ana Today



Floor Plans.

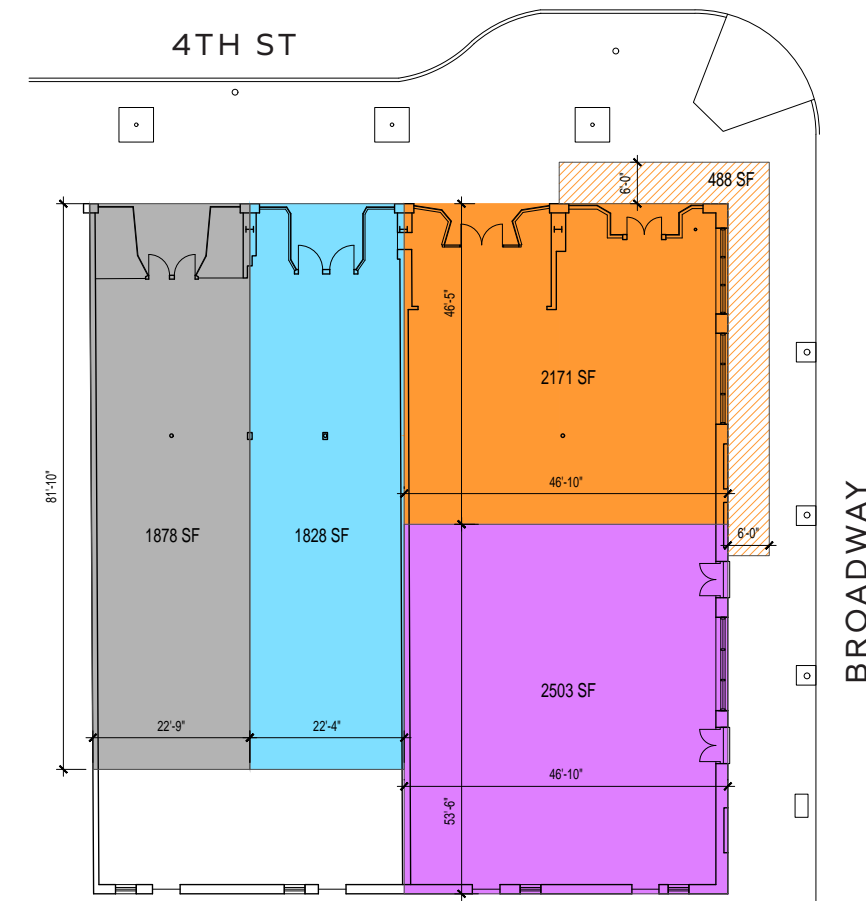
302-308 W 4TH ST

RESTAURANT/RETAIL OPTIONS

FLOOR PLAN OPTION 1



FLOOR PLAN OPTION 2



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Conceptual Renderings.

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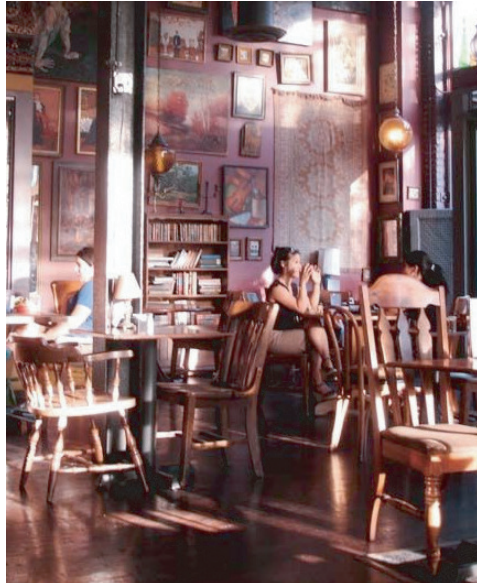
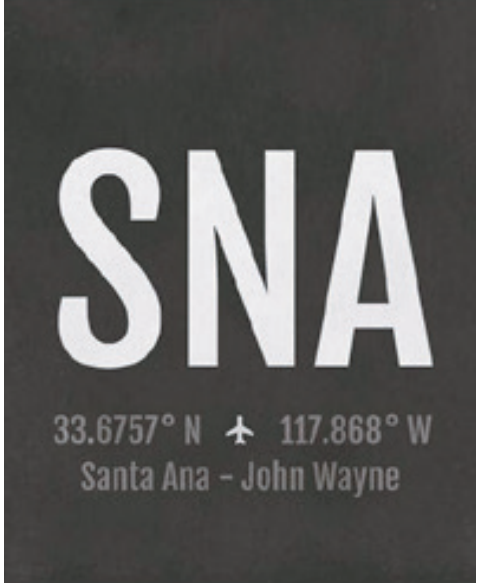


Aerial Map

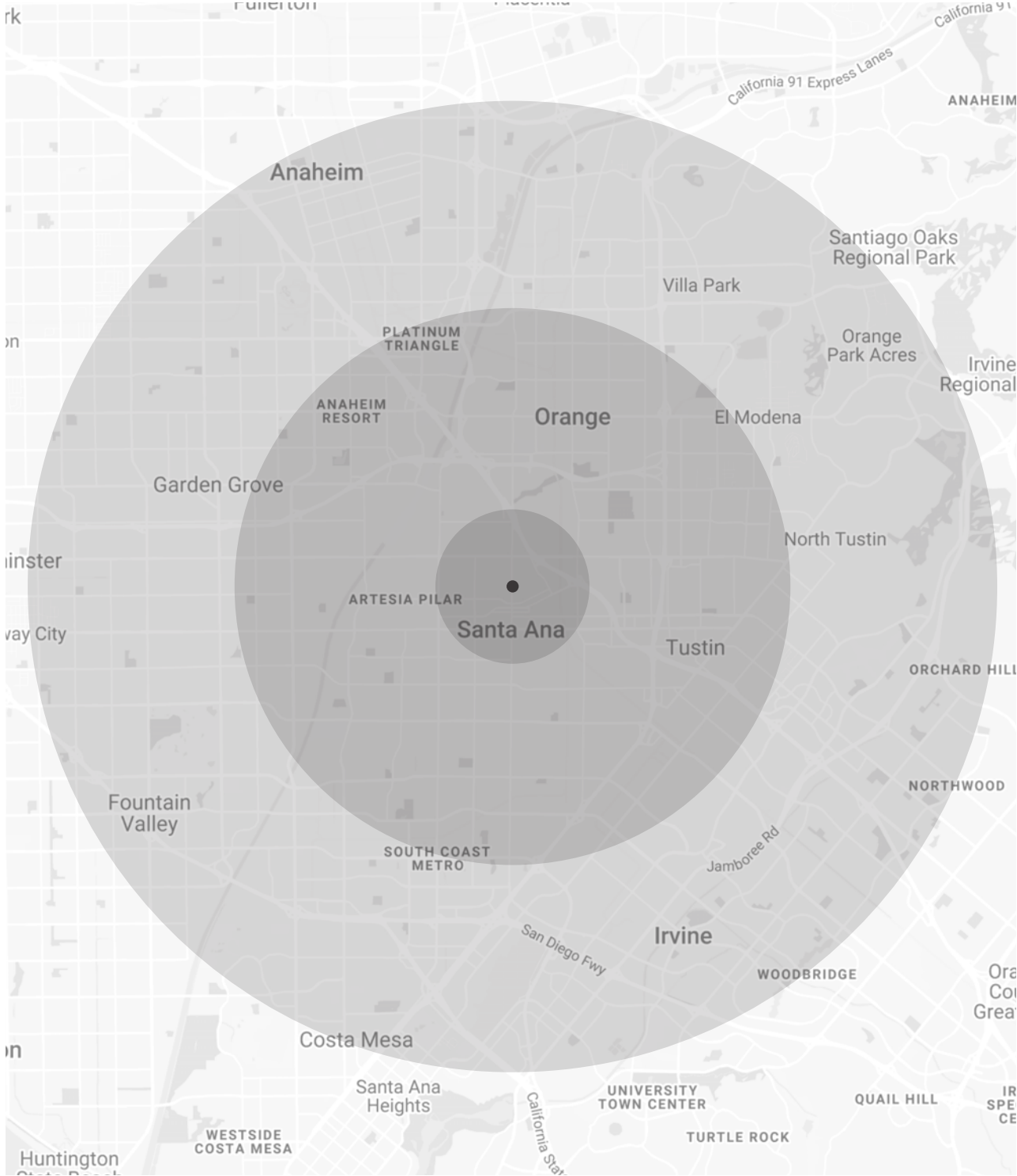


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Santa Ana, California.



Area Demographics.



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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| Estimated Population | 58,190 | 321,198 | 665,372 |
| Forecasted Population (2027) | 58,704 | 323,519 | 668,233 |

| Daytime Demos | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|--------|---------|---------|
| Total Daytime Population | 51,524 | 318,084 | 755,382 |
| Daytime Population Workers | 19,609 | 150,839 | 416,210 |

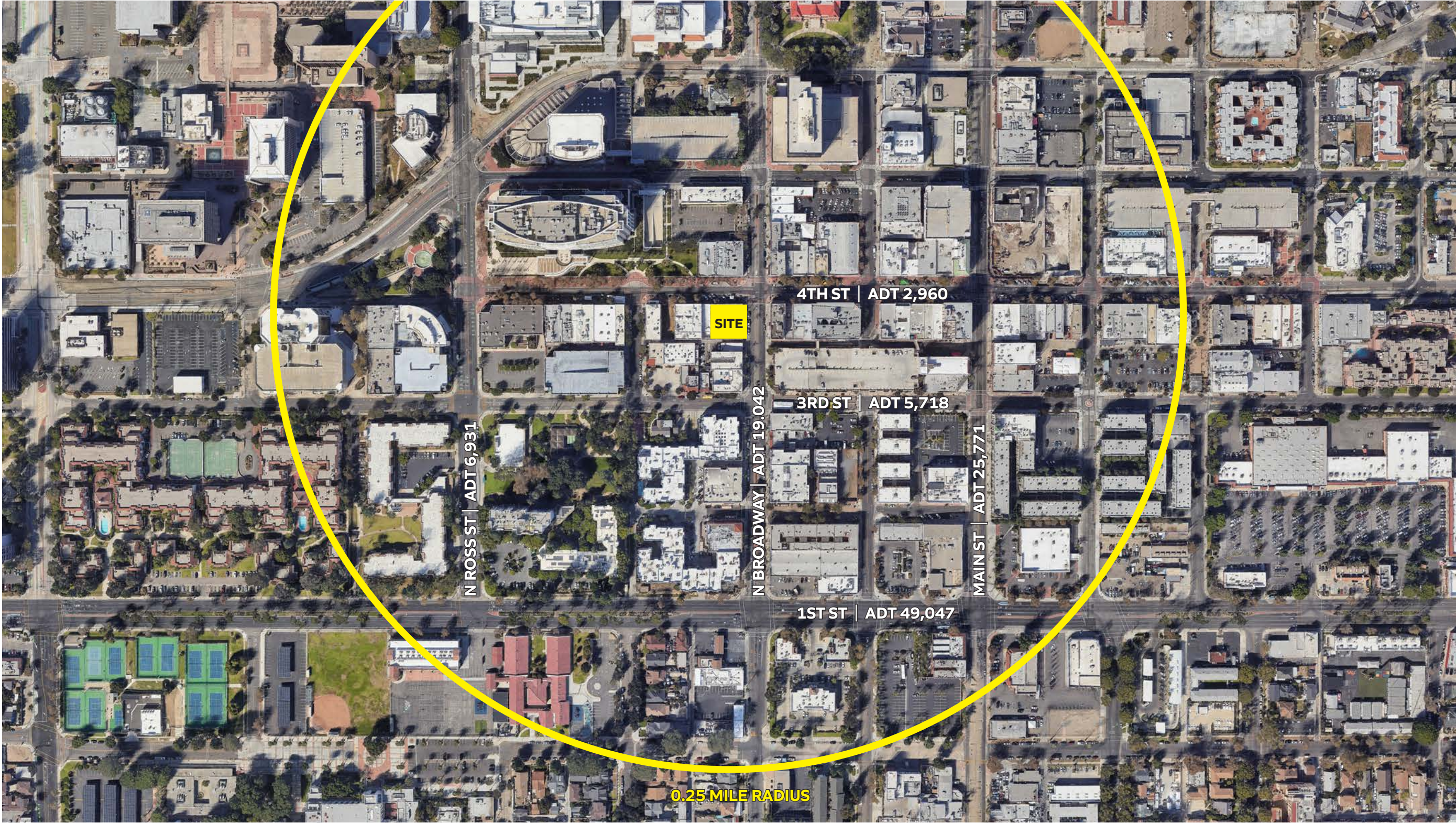
| Median Household Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------|----------|----------|----------|
| Estimated Median Household Income | \$53,017 | \$75,858 | \$85,131 |
| Median Disposable Income | \$45,121 | \$61,349 | \$68,924 |

| Avg Household Income | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|----------|-----------|-----------|
| Estimated Average Household Income | \$73,308 | \$100,171 | \$114,542 |
| Average Disposable Income | \$57,845 | \$76,637 | \$85,074 |

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Traffic Map



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