

FOR SALE

203-205 S. MAIN ST

*±6,000 SF Two-Tenant Retail Property
in Santa Ana / \$1,775,000 Asking Price*

SANTA ANA, CA 92701

KIDDER.COM

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Mathews

203-205 S MAIN ST, SANTA ANA, CA 92701



PROPERTY HIGHLIGHTS

±6,000 SF two-tenant freestanding building

±14,500 SF (±0.33 AC) lot size

100% occupied

Traffic Counts: ±28,000 daily

Month to month leases in place

Excellent visibility

Built in 1966

Historic South Main District

Close to Downtown Santa Ana

Variety of uses allowed - check with city of Santa Ana for more details

APN/Parcel ID: 404-091-01

\$1,775,000

ASKING PRICE

±6,000 SF

AVAILABLE



Photo edited for illustrative purposes and may not represent the property's actual condition.

TENANT INFORMATION

203 S Main St

Month to Month Lease: Occupied the space since 2008

205 S Main St

Month to Month Lease: Occupied the building since 1996

Notes

Gross monthly income for both buildings is \$7,000 per month

LOCATION HIGHLIGHTS

Santa Ana, the county seat of Orange County, is centrally located within the Los Angeles metropolitan area & sits at the crossroads of major regional transportation routes, including Interstate 5, State Route 22, & State Route 55. This connectivity is reinforced by the Santa Ana Regional Transportation Center, which provides convenient Amtrak & Metrolink rail service & positions the city as a key transit hub for the region.

At the heart of the city, Downtown Santa Ana blends historic architecture with a thriving creative & cultural scene. The walkable district is known for its art galleries, vibrant murals, & the Artists Village, which anchors the local arts community & comes alive during the monthly First Saturday Artwalk. Downtown also features a dynamic dining & nightlife scene, from casual food halls like Fourth Street Market to landmark venues such as The Yost Theater & The Frida Cinema. Together with boutique shops, cultural events, & community gatherings, downtown Santa Ana offers a lively, well-connected urban experience rich in history, creativity, & energy.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS POPULATION	65,245	332,975	664,694
2020 CENSUS POPULATION	62,498	318,568	675,337
2025 ESTIMATED POPULATION	60,522	319,948	680,207
2030 PROJECTED POPULATION	60,634	316,795	674,103
2025 MEDIAN AGE	32.3	33.9	35.7

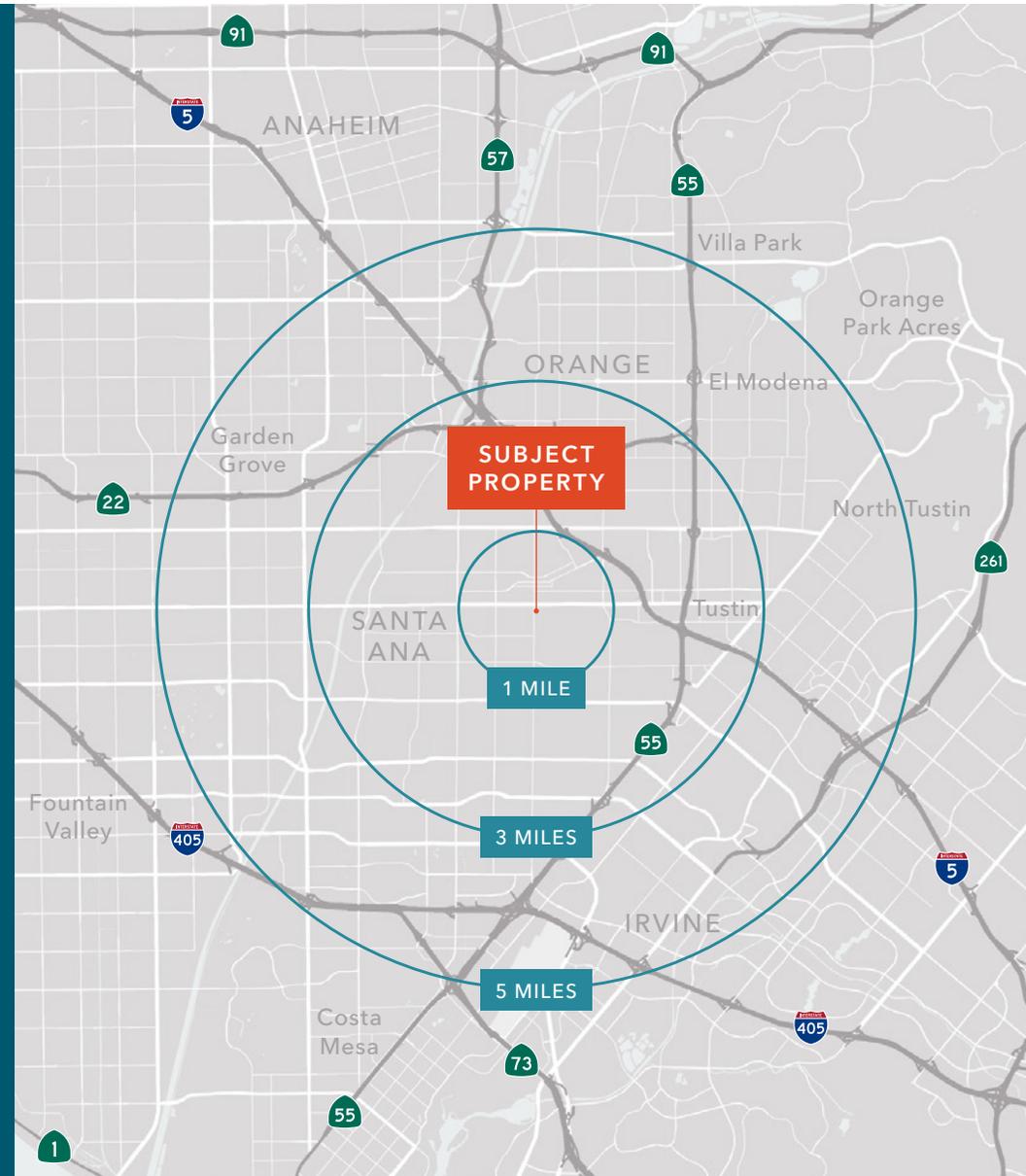
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED HOUSEHOLDS	14,357	83,757	204,916
OWNER-OCCUPIED MEDIAN HOME VALUE	\$682,053	\$734,878	\$830,918
MEDIAN HOUSEHOLD INCOME	\$75,119	\$96,679	\$108,995
AVERAGE HOUSEHOLD INCOME	\$91,551	\$116,582	\$130,880

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,680	15,016	43,226
TOTAL EMPLOYEES	20,101	160,043	477,347

Data Source: Regis Online, ©2026, Sites USA





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*For more information on
this property, please contact*

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