

FOR SALE/FOR LEASE

RETAIL / CREATIVE OFFICE / MEDICAL OPPORTUNITY

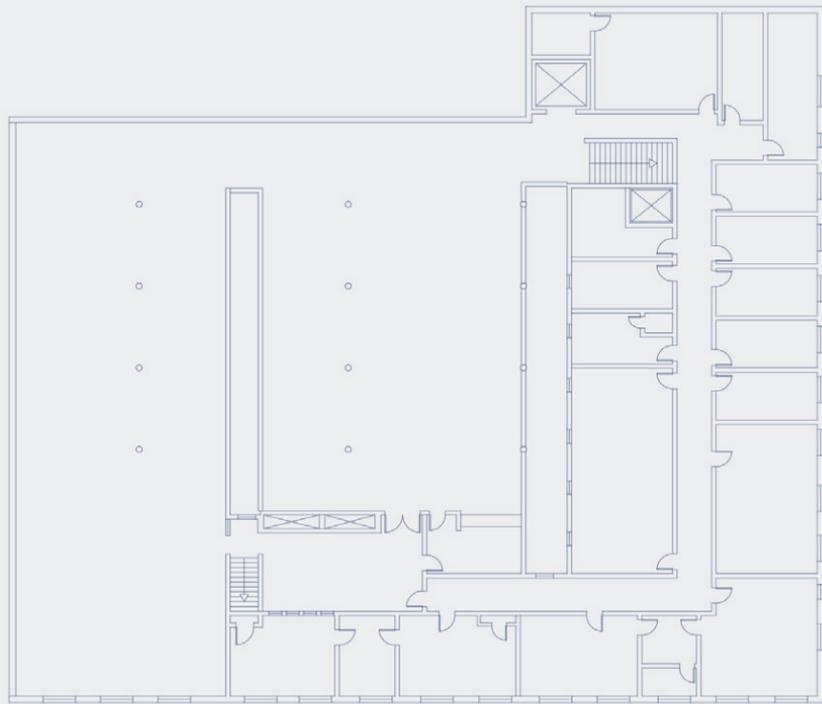
±29,550 SF in the Heart of Downtown Santa Ana

400 E 4TH STREET, SANTA ANA, CA 92701



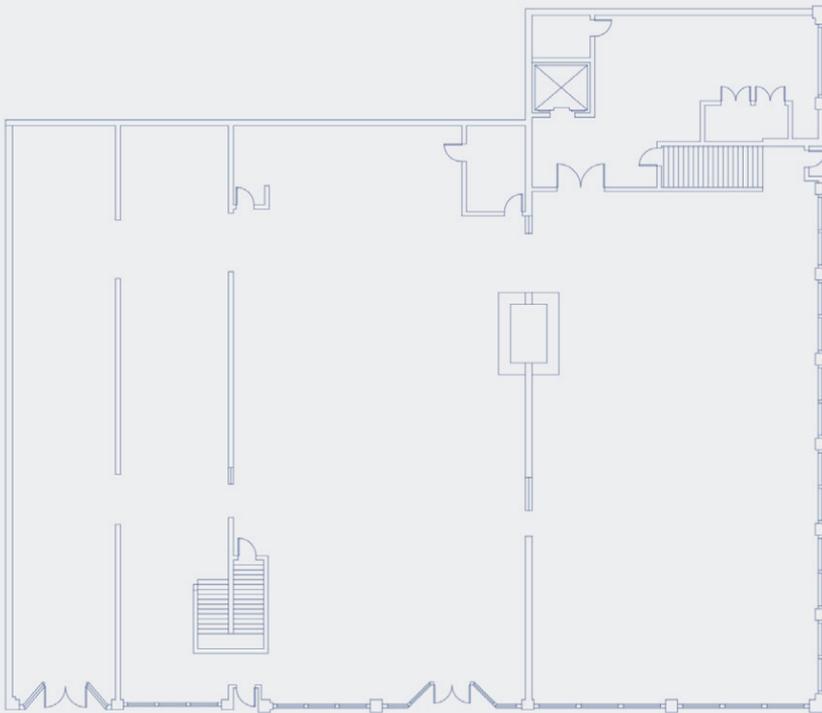
SECOND FLOOR

14,775 SF



FIRST FLOOR

14,775 SF



The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

4TH STREET 🚗 **±15,000 CPD**

FOR SALE / FOR LEASE

400 E. 4TH STREET, SANTA ANA, CA 92701

Highlights

- Excellent owner/user opportunity in the heart of Downtown Santa Ana
- Strong daytime and residential population within 1, 3, 5 mile radius - Urban market with surrounding dense office, residential, and retail
- 2-story building with wrap around window line and elevator access - Great showroom retail, creative office and medical Ops
- Convenient urban parking within immediate proximity to public parking structure and surrounding street parking

Trade Area Overview

- 400 E 4th Street is a prominent corner property located in the heart of Downtown Santa Ana, one of Orange County's most active urban corridors. The building benefits from excellent visibility at a signalized intersection. With dense employment Downtown Santa Ana support a wide range of retail, restaurant, showroom, and creative office uses.

DEMOGRAPHICS

*Source: Esri

2025 POPULATION	one mile	three miles	five miles
Population	57,632	311,101	663,680
2030 Population	59,330	313,298	670,768
Median Age	59,330	313,298	670,768
Average Family Size	3.47	3.58	3.65
Total Daytime Population	52,902	316,330	759,500
Workers	23,400	162,909	438,530
Residents	29,502	153,421	320,970

2025 INCOME	one mile	three miles	five miles
Median Household Income	\$67,350	\$91,832	\$100,878
Average Household Income	\$88,946	\$117,793	\$129,425

RACE & ETHNICITY	one mile	three miles	five miles
White Alone	15.5%	21.2%	26.0%
Black Alone	1.0%	1.4%	1.6%
American Indian/Alaska Native Alone	4.5%	3.4%	2.3%
Asian Alone	3.9%	9.2%	19.5%
Pacific Islander Alone	0.2%	0.3%	0.3%
Hispanic Origin (Any Race)	89.1%	76.1%	57.8%





FOR MORE INFORMATION CONTACT

Adam Handfield 949 698 1109

adam.handfield@srsre.com | CA License No. 01959419

Tony Vuona 949 270 8211

tony.vuona@srsre.com | CA License No. 02046746



680 Newport Center Drive, Suite 300, Newport Beach, CA 92660 | SRSRE.com

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.