



FOR SALE
120 E 4th Street, Santa Ana, CA

CALIFORNIA NATIONAL BANK BUILDING

Fernando Crisantos
fc@ftgure.com
714.604.5175
DRE # 01972227

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE: \$2,999,999

PROPERTY SF: 5,122

AVAILABLE SF: 5,122

LOT SIZE SF: 2,500

YEAR BUILT: 1988



PROPERTY OVERVIEW

Offered for sale is 120 E 4th Street in the heart of Downtown Santa Ana (DTSA), a prime commercial property positioned along the highly trafficked 4th Street corridor surrounded by restaurants, bars, retailers, and ongoing public and private investment, with excellent walkability and convenient access to the 5, 55, and 57 freeways; constructed in 1988 per title records, the property benefits from strong street presence and central Orange County visibility, and the address sits within the broader Downtown Santa Ana historic district area with historical ties to early downtown commercial development—making it a compelling opportunity for an owner-user, investor, or creative operator seeking a DTSA foothold with long-term upside.

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

- Prime location on E 4th Street in Downtown Santa Ana
- Strong walkability and street presence in an active commercial corridor
- Mixed-use configuration with flexible use potential (buyer to verify)
- Attractive value-add upside via leasing, upgrades, or redevelopment (buyer to verify)
- Convenient access to CA-55, I-5, and SR-57, and nearby parking options

PROPERTY PHOTOS



MAJOR DEVELOPMENT PROJECTS

3RD AND BROADWAY MIXED-USE DEVELOPMENT

201 W 3RD STREET, SANTA ANA, CA



On September 16, 2014, the City Council directed the Planning and Building Agency to release a Request for Qualifications (RFQ) for the Third and Broadway Development Project. The RFQ outlined several project components desired by the City Council. Among the components of the new projects was a desire to include a hotel/hospitality component. Five proposals were received and only the Caribou Industries, Inc. proposal included a hotel. The City has entered into an Exclusive Negotiation Agreement with Caribou Industries, Inc.

The applicant, Caribou Industries, Inc., is proposing to construct a mixed-use development project including two buildings 171-unit residential building with 14,816 square feet of retail (Building A) and a 75-room hotel (Building B). Building A will include the construction of public parking spaces (211 spaces) to replace the existing public parking and on-site inclusionary housing units. Sycamore Street is proposed to be reconnected to 3rd & 4th Streets. The project will require environmental review, Site Plan Review, a Tentative Parcel Map, Density Bonus Agreement and Development Agreement.

ONE BROADWAY PLAZA

201 W 3RD STREET, SANTA ANA, CA



On September 16, 2014, the City Council directed the Planning and Building Agency to release a Request for Qualifications (RFQ) for the Third and Broadway Development Project. The RFQ outlined several project components desired by the City Council. Among the components of the new projects was a desire to include a hotel/hospitality component. Five proposals were received and only the Caribou Industries, Inc. proposal included a hotel. The City has entered into an Exclusive Negotiation Agreement with Caribou Industries, Inc.

The applicant, Caribou Industries, Inc., is proposing to construct a mixed-use development project including two buildings 171-unit residential building with 14,816 square feet of retail (Building A) and a 75-room hotel (Building B). Building A will include the construction of public parking spaces (211 spaces) to replace the existing public parking and on-site inclusionary housing units. Sycamore Street is proposed to be reconnected to 3rd & 4th Streets. The project will require environmental review, Site Plan Review, a Tentative Parcel Map, Density Bonus Agreement and Development Agreement.

MAJOR DEVELOPMENT PROJECTS

4TH AND MORTIMER MIXED-USE DEVELOPMENT



409 AND 509 E FOURTH STREET

Applicant proposes to construct a new commercial/residential mixed-use development consisting of 11,361 square feet of commercial space and 169 residential units on two city blocks, 409 E. 4th Street (Block A) and 509 E. 4th Street (Block B). The project will require Site Plan Approval, a Variance Application, an amendment to the Transit Zoning Code, and an addendum to the Transit Zoning Code Environmental Impact Report (EIR).

FX RESIDENCES



801-809 E SANTA ANA BLVD

Marketed as the FX Residences, the apartment complex consists of a two-story building featuring seventeen apartments. The complex will have approximately 1,100 square feet of central courtyard space and a small community room. The project will also offer well-landscaped areas and other on-site amenities to its residents. The architectural expression of the building facade is in coherence with other residential developments near Santa Ana Station. The FX Residences features a Colonial-era Mission Revival Style exterior.



FERNANDO CRISANTOS

Principal
fc@ftgure.com
Cell: 714.604.5175



CalDRE #01972227

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

FTGU | REAL

FERNANDO CRISANTOS

O: 714.604.5175
fc@ftgure.com
CalDRE #01972227