

The SPURGEON 1913



LEASING BROCHURE

SANTA ANA (DOWNTOWN), CALIFORNIA

LOCATION

W.H. Spurgeon Building (*The Spurgeon 1913*)

202-212 West 4th Street
318-320 Sycamore Street
Santa Ana, CA 92701

RETAIL UNIT(S) AVAILABLE

| Suite | SF | Rate |
|-----------------------|---------|--------------|
| 202 - 4th Street | ± 1,330 | Occupied |
| 204 - 4th Street | ± 3,590 | Occupied |
| 208 - 4th Street | ± 1,811 | \$2.95 Gross |
| 210 - 4th Street | ± 1,808 | \$2.95 Gross |
| 212 - 4th Street | ± 2,200 | Occupied |
| 318 - Sycamore Street | ± 1,000 | Occupied |
| 320 - Sycamore Street | ± 800 | Occupied |

LEASING CONTACT

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INVESTMENT HIGHLIGHTS

THE SPURGEON 1913



- **Downtown Santa Ana (DTSA) Location:** 1,808 to 3,619 square feet of retail space available within the historic and vibrant shopping, entertainment, business, and civic district of Santa Ana. Neighboring building tenants include two area favorites Hopper & Burr Coffee Shop and Vacation Bar & Restaurant.
- **Hard Corner Intersection Location:** The Spurgeon 1913 is located in on the corner of 4th Street and Sycamore Street; the heart of the DTSA Civic Center.
- **Zoning:** Space is zoned for retail, restaurant, and/or service.
- **2018 Building Renovations:** In 2018, the Spurgeon was reborn with a complete renovation from top to bottom.
- **Ample Parking:** There is convenient and low-cost street, surface lots, and structure parking throughout downtown, with a 3-story parking structure directly adjacent to the property.
- **Top Walkability Neighborhood:** Downtown Santa Ana has a walk score of 88, deeming it a "Very Walkable" city that allows you to accomplish most errands by foot and live a car-lite lifestyle.
- **Freeway Proximity:** Only 1 to 2 miles to three on/off ramps of the 5 Freeway which include 17th Street, Santa Ana Boulevard, and 1st Street exits. The 5 Freeway provides convenient access to the 55, 57, and 22 Freeways which are all less than 3 miles from the subject property.
- **MetroLink/Amtrak Light Rail Proximity:** Less than 1 mile from the Santa Ana Regional Transportation Center (SARTC) station which provides services for Amtrak's Pacific Surfliner, MetroLink Trains, Greyhound Bus, Orange County Transportation Authority (OCTA) bus system, as well as a terminal for several international bus tour companies.
- **Dense Infill Location:** 68,150 people live within a 1-mile radius of the subject property, having experienced a 5.2% growth since 2010. The current daytime population within a 1-mile radius is 67,500 and projected to grow 4.4% by 2023.

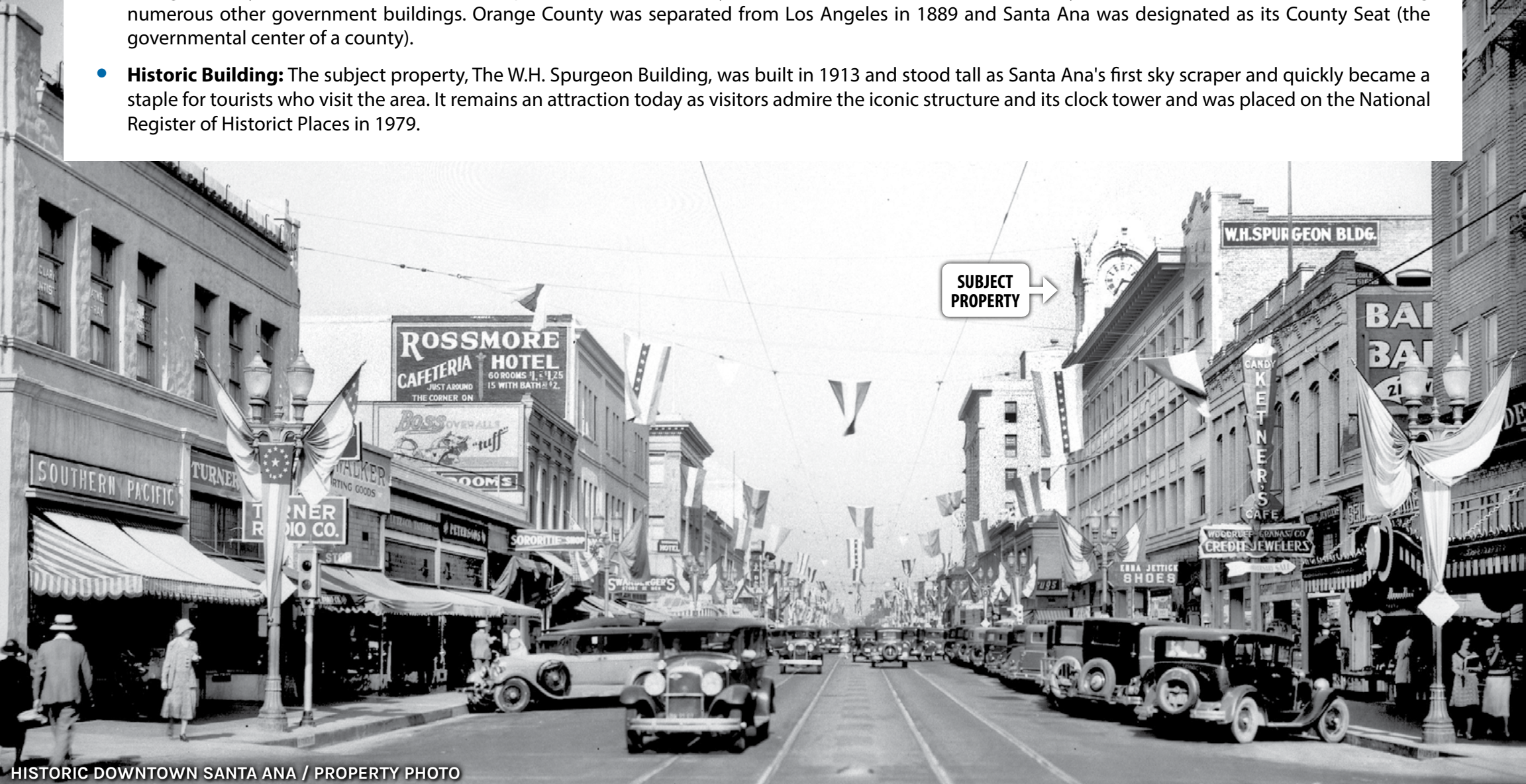


HISTORY OF THE BUILDING

THE SPURGEON 1913

The
SPURGEON
1913

- **City Founding:** The city of Santa Ana was founded in 1889 by William Spurgeon and has witnessed over 100 years of growth and development. It currently is the 2nd largest city in Orange County and 11th largest in California.
- **Orange County's Financial & Governmental Center:** History is an important part of Santa Ana's character with it being the home to the original "Old Orange County Courthouse," which was completed in 1901. Currently, Santa Ana is the location of the county's State and Federal courthouses, among numerous other government buildings. Orange County was separated from Los Angeles in 1889 and Santa Ana was designated as its County Seat (the governmental center of a county).
- **Historic Building:** The subject property, The W.H. Spurgeon Building, was built in 1913 and stood tall as Santa Ana's first sky scraper and quickly became a staple for tourists who visit the area. It remains an attraction today as visitors admire the iconic structure and its clock tower and was placed on the National Register of Historic Places in 1979.



HISTORIC DOWNTOWN SANTA ANA / PROPERTY PHOTO

OC STREETCAR (LIGHT RAIL)

THE SPURGEON 1913



- **OC Streetcar Project:** \$408 million trolley system project that will link the Santa Ana Regional Transportation Center (SARTC), which provides regional rail, OCTA bus, and intercity/international bus services, to a new multimodal hub at Harbor Boulevard/Westminster Avenue in Garden Grove.
- **Planned 4th Street & Sycamore Stop:** The OC Streetcar is planned to stop at the same intersection as the subject property.
- **Areas Served:** The OC Streetcar will serve the historic downtown Santa Ana and Civic Center which includes government offices, federal, state and local courthouses, unique restaurants and shops, an artists' village, several schools and a variety of community enrichment organizations. The streetcar will go along the former path of the Old Pacific Electric streetcars and connect to the new Garden Grove transit hub.
- **Benefits:** The streetcar will increase transportation options and will connect directly with 18 OCTA bus routes along the 4.15-mile route (in each direction).
- **Construction:** The OC Streetcar project broke ground on November 30, 2018 and is scheduled to be completed by 2021.



270
SPOT

3-STORY
PARKING
STRUCTURE

AVAILABLE UNITS



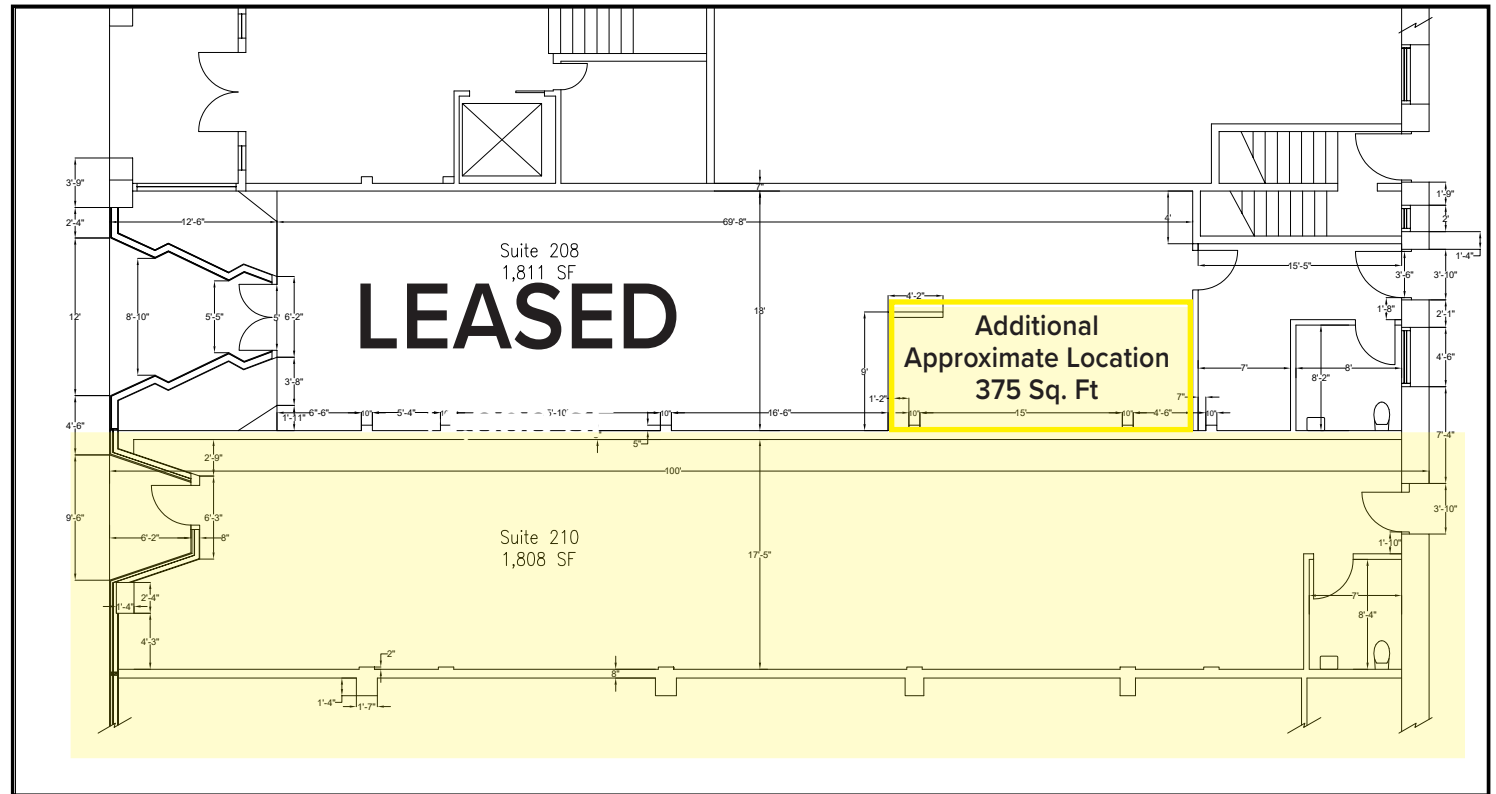
**THE
HISTORIC
SPURGEON
BUILDING
RETAIL
SPACE
FOR LEASE**

±1,808 SF

210

W. 4TH STREET
GROUND FLOOR RETAIL
SANTA ANA,
CALIFORNIA

FLOOR PLAN • RETAIL SPACE

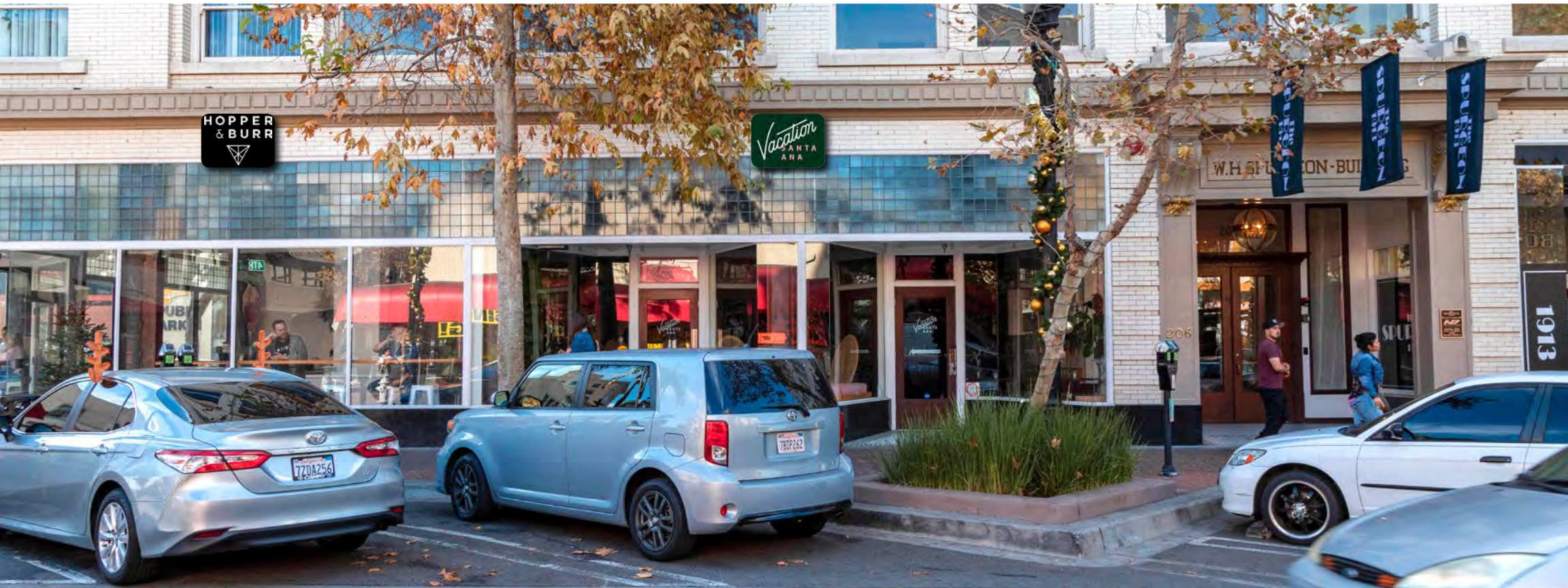


Available Space and Pricing

| SUITE | SF | PRICE |
|-------|--------|------------------|
| 210 | ±1,808 | \$2.95 G |
| 210 | ±2,183 | Call for Pricing |

Please Visit www.spurgeon1913.com for More Information

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



AERIAL OVERVIEW

THE SPURGEON 1913



OC STREETCAR ROUTE/STOPS

PS PARKING STRUCTURES

PL PARKING LOTS

MCFADDEN PUBLIC MARKET
- 2 RESTAURANTS, 2 BARS, & RETRO ARCADE -

4TH STREET MARKET
- "BEST FOOD HALL IN ORANGE COUNTY" -
- 20K SF; 15 RESTAURANTS, COFFEE, & BAR -

SUBJECT PROPERTY

DTSA RESTAURANT, BAR, & COFFEE SCENE

- | | | |
|---------------------------|----------------------------|----------------------------|
| 1. Dante's Coffee & Tea | 15. C4 Deli | 29. Eat Chow |
| 2. VLV Lounge | 16. Chapter One | 30. Playground / 2.0 |
| 3. Crave | 17. The Copper Door | 31. 4th Street Market |
| 4. Fleenor's Restaurant | 18. Proof Bar | 32. Taqueria Guadalajara |
| 5. Mil Jugos | 19. Blackmarket Bakery | 33. Native Son / Ember BBQ |
| 6. Ninjas with Appetite | 20. Congregation Ale House | 34. Wursthau |
| 7. La Rinconada | 21. Lola Gaspar | 35. Coffee Muse |
| 8. Hector's on Broadway | 22. Gypsy Den | 36. Kaizen Shabu |
| 9. Irenia | 23. Vacation Bar | 37. El Mercado |
| 10. The Good Beer Company | 24. Hopper & Burr | 38. Cevicheria Nais |
| 11. Cafe Calacas | 25. Mission Bar | 39. McFadden Public Market |
| 12. The Barrel Room | 26. Mix Mix Kitchen Bar | 40. Hiden House Coffee |
| 13. Kebab Place | 27. Original Mike's | 41. Dear Lacy |
| 14. El Indio Botanas | 28. Las Cazuelas | 42. Loaded Cafe |

The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.



2018 DEMOGRAPHICS

| | Population | AHHI |
|---------------|------------|----------|
| 1-Mile Radius | 68,150 | \$58,057 |
| 3-Mile Radius | 348,837 | \$76,732 |
| 5-Mile Radius | 690,242 | \$90,287 |

SUBJECT PROPERTY

PROPOSED ONE BROADWAY PLAZA
- \$500M; OC'S TALLEST OFFICE BUILDING BY 2020 -



CIVIC CENTER DR

CIVIC CENTER

FIRST AMERICAN DEVELOPMENT

MIXED-USE DEVELOPMENT

MAIN ST

YOST THEATER

PROPOSED MIXED-USE DEVELOPMENT

SANTA ANA BLVD

SANTA ANA REGIONAL TRANSPORTATION CENTER

PROPOSED DEVELOPMENT

Food4Less

Marshalls

4TH ST

5,100 CPD

OC STREETCAR ROUTE/STOPS



SUBJECT
PROPERTY →

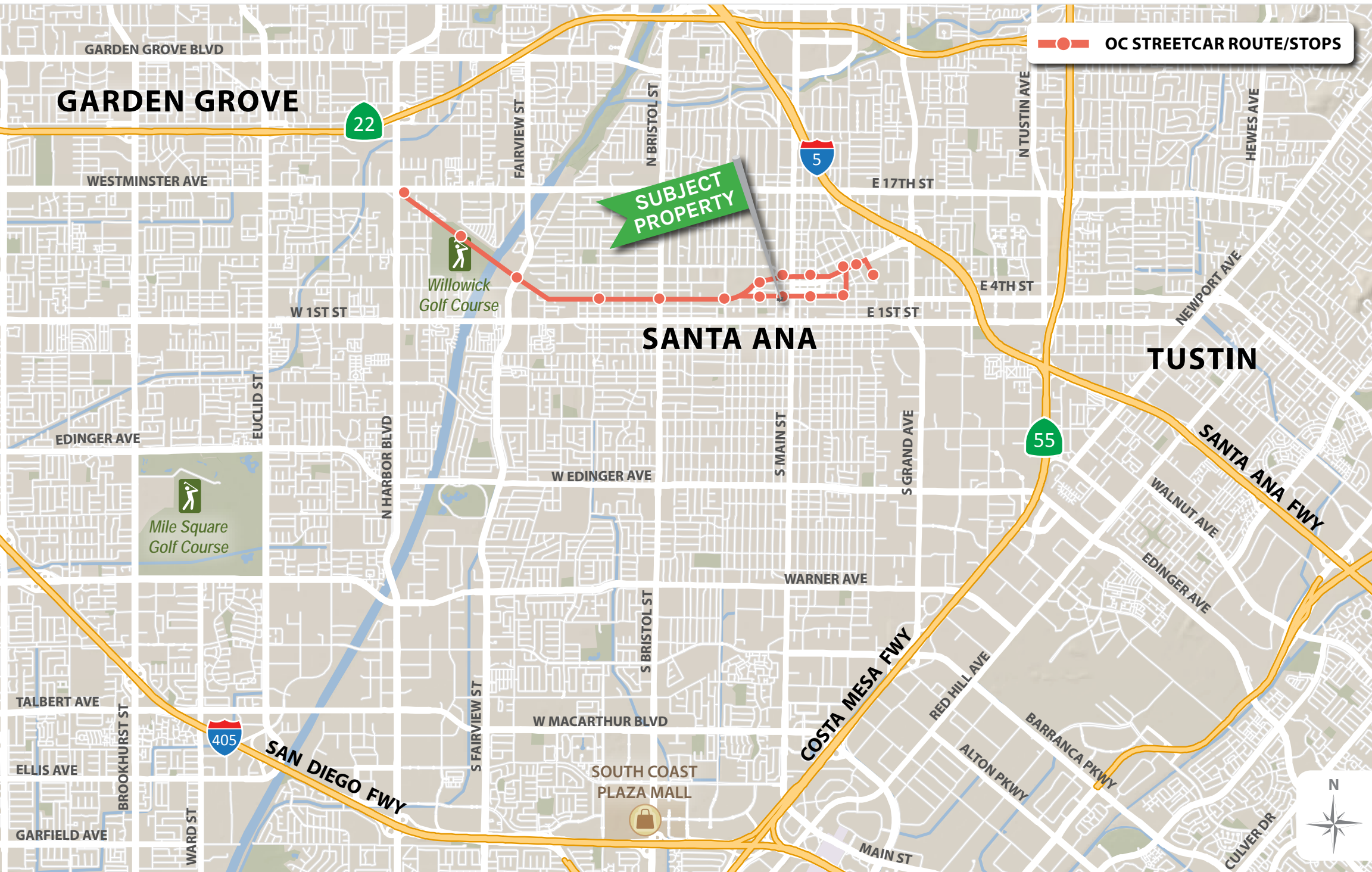
Broadway 300 N

18.3K
CARS PER DAY

AT 4TH STREET
& BROADWAY
INTERSECTION

REGIONAL MAP

THE SPURGEON 1913



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Santa Ana is the 11th largest city in California and fourth densest in the U.S. and one of southern California's trendiest destinations for those looking for a creative urban vibe. The city's culturally diverse roots have made it an attraction for foodies, nightlife fans, and entrepreneurs.

FOOD SCENE

Santa Ana's diverse population is the inspiration for one of the region's most eclectic food scenes. In 2017, the LA Times described the city as "one of the most unlikely culinary neighborhoods in the state, dotted with cocktail bars, tapas joints and the sprawling 4th Street Market, which includes spaces for food-business start-ups".

Electric City, a butcher shop that draws some of its customers from 50 miles away, and Alta Baja, a store devoted to artisanal Mexican foods, have grown into popular mainstays on 4th Street. Playground, perhaps the most well-known of the many downtown eateries, has appeared on the LA Times' 101 Best Restaurants list numerous times.

DEVELOPMENT

Dozens of residential projects are in the process of bringing more than 3,400 affordable and luxury housing units to the city. Much of this activity is clustered in the creative downtown area or is adjacent to the Santa Ana Regional Transportation Center and proposed OC Streetcar. Among the highlights are the \$500 million One Broadway Plaza, on track to be Orange County's tallest office building by 2020, and \$1 billion 625IVE The Gateway, the proposed 2.3 million square-foot mixed-use makeover of the former Orange County Register site.

RETAIL

Interspersed among the quintessential Hispanic businesses are exclusive boutiques like Blends and Rif that are adding Santa Ana's 4th Street to their list of trend-driven addresses that include Beverly Drive in Beverly Hills, L.A.'s Larchmont Village and San Francisco's Post Street.

ARTISTS VILLAGE

The Artists Village is a thriving area of art galleries, studios, creative offices, as well as being home to several popular restaurants. Located on Second Street at Broadway, in the heart of historic downtown Santa Ana, the village extends from First Street to Fourth Street, surrounding the Second Street Mall between Broadway and Sycamore Street.



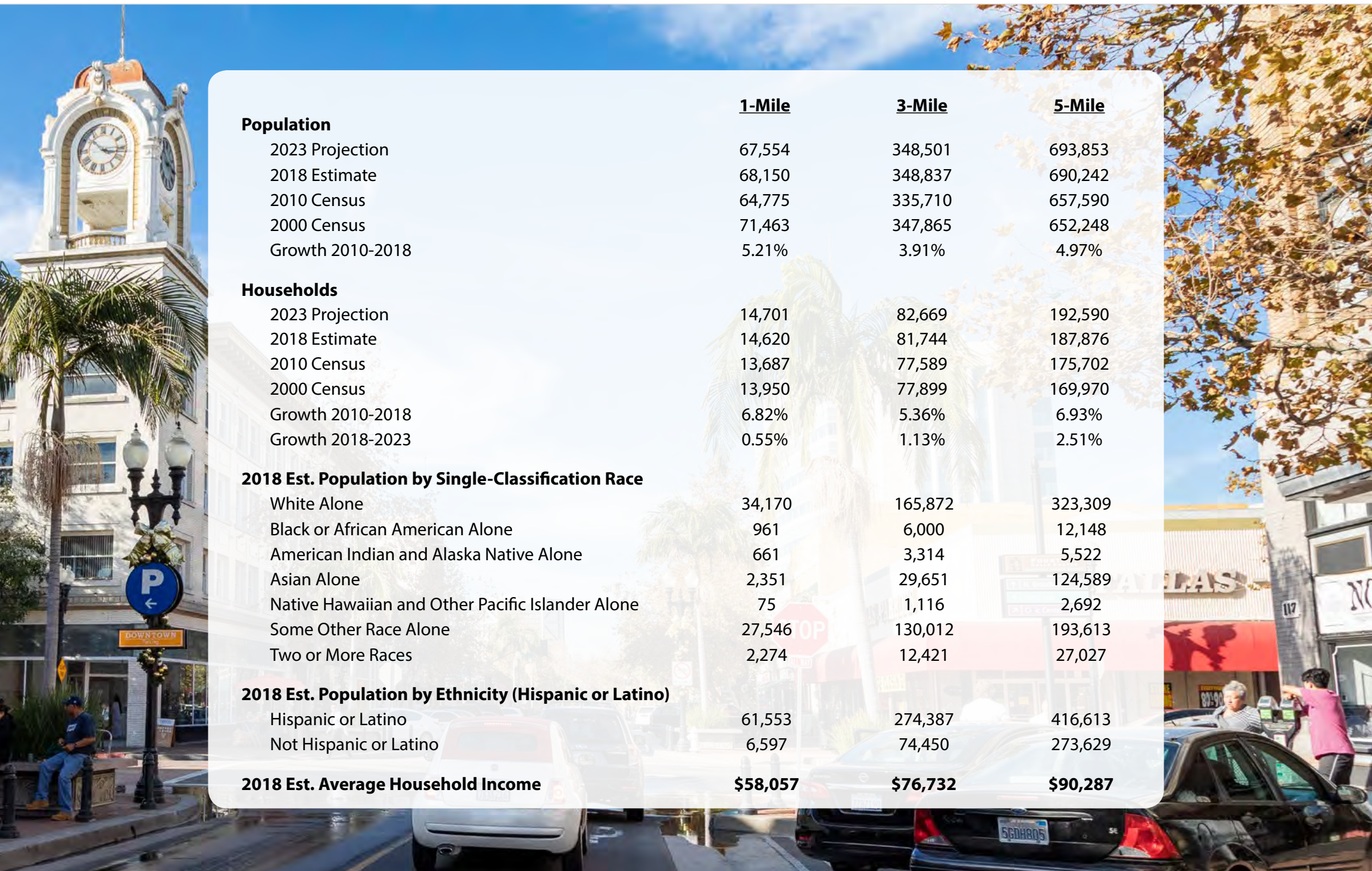
PLAYGROUND RESTAURANT



4TH STREET MARKET



SANTA ANA ARTISTS VILLAGE



| | 1-Mile | 3-Mile | 5-Mile |
|---|-----------------|-----------------|-----------------|
| Population | | | |
| 2023 Projection | 67,554 | 348,501 | 693,853 |
| 2018 Estimate | 68,150 | 348,837 | 690,242 |
| 2010 Census | 64,775 | 335,710 | 657,590 |
| 2000 Census | 71,463 | 347,865 | 652,248 |
| Growth 2010-2018 | 5.21% | 3.91% | 4.97% |
| Households | | | |
| 2023 Projection | 14,701 | 82,669 | 192,590 |
| 2018 Estimate | 14,620 | 81,744 | 187,876 |
| 2010 Census | 13,687 | 77,589 | 175,702 |
| 2000 Census | 13,950 | 77,899 | 169,970 |
| Growth 2010-2018 | 6.82% | 5.36% | 6.93% |
| Growth 2018-2023 | 0.55% | 1.13% | 2.51% |
| 2018 Est. Population by Single-Classification Race | | | |
| White Alone | 34,170 | 165,872 | 323,309 |
| Black or African American Alone | 961 | 6,000 | 12,148 |
| American Indian and Alaska Native Alone | 661 | 3,314 | 5,522 |
| Asian Alone | 2,351 | 29,651 | 124,589 |
| Native Hawaiian and Other Pacific Islander Alone | 75 | 1,116 | 2,692 |
| Some Other Race Alone | 27,546 | 130,012 | 193,613 |
| Two or More Races | 2,274 | 12,421 | 27,027 |
| 2018 Est. Population by Ethnicity (Hispanic or Latino) | | | |
| Hispanic or Latino | 61,553 | 274,387 | 416,613 |
| Not Hispanic or Latino | 6,597 | 74,450 | 273,629 |
| 2018 Est. Average Household Income | \$58,057 | \$76,732 | \$90,287 |