

FOR SALE

THE EMPIRE BUILDING

200 N. BROADWAY
SANTA ANA



Jones Lang LaSalle Brokerage, Inc., Real estate license #01856260

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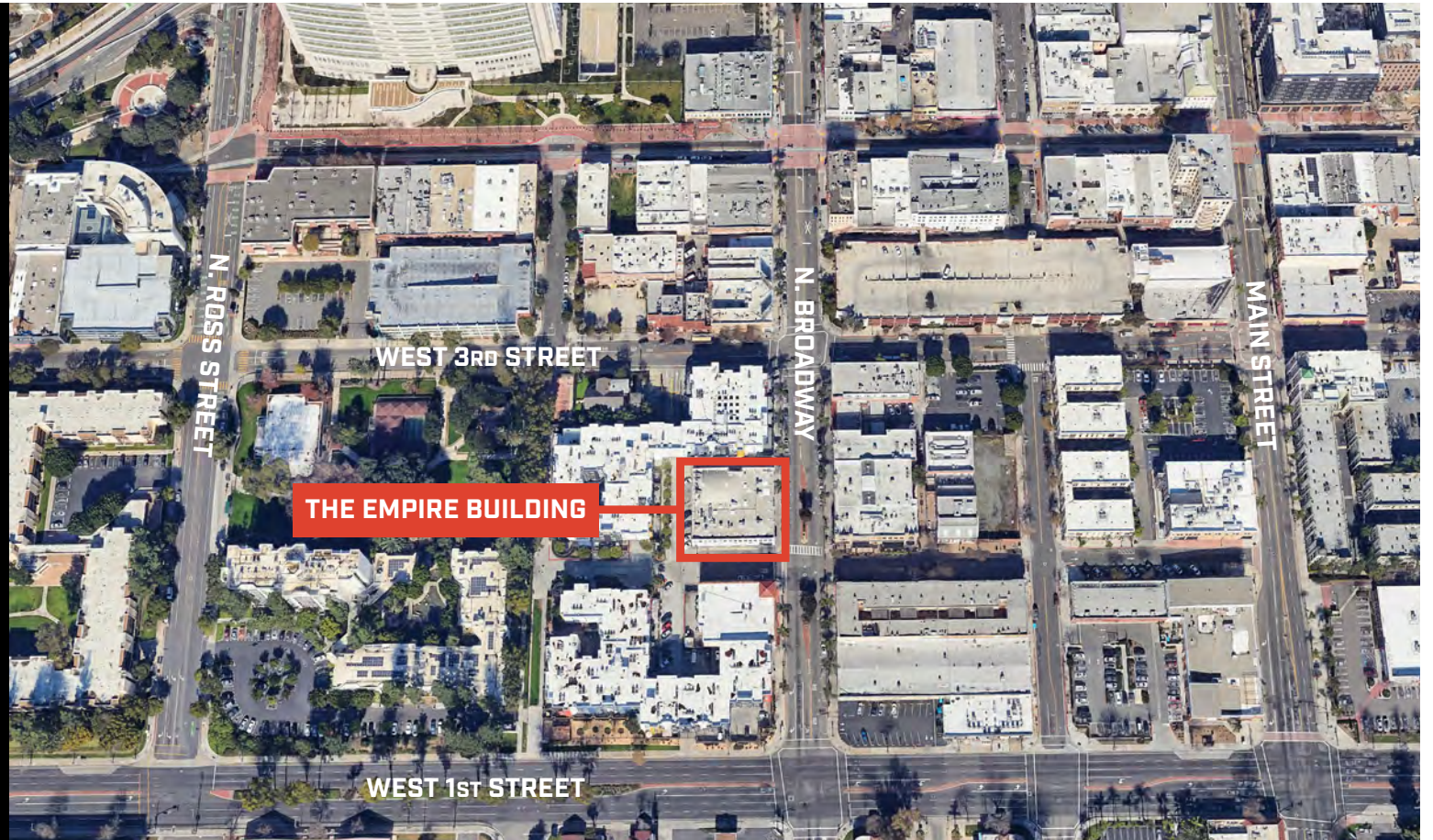


OPPORTUNITY SUMMARY

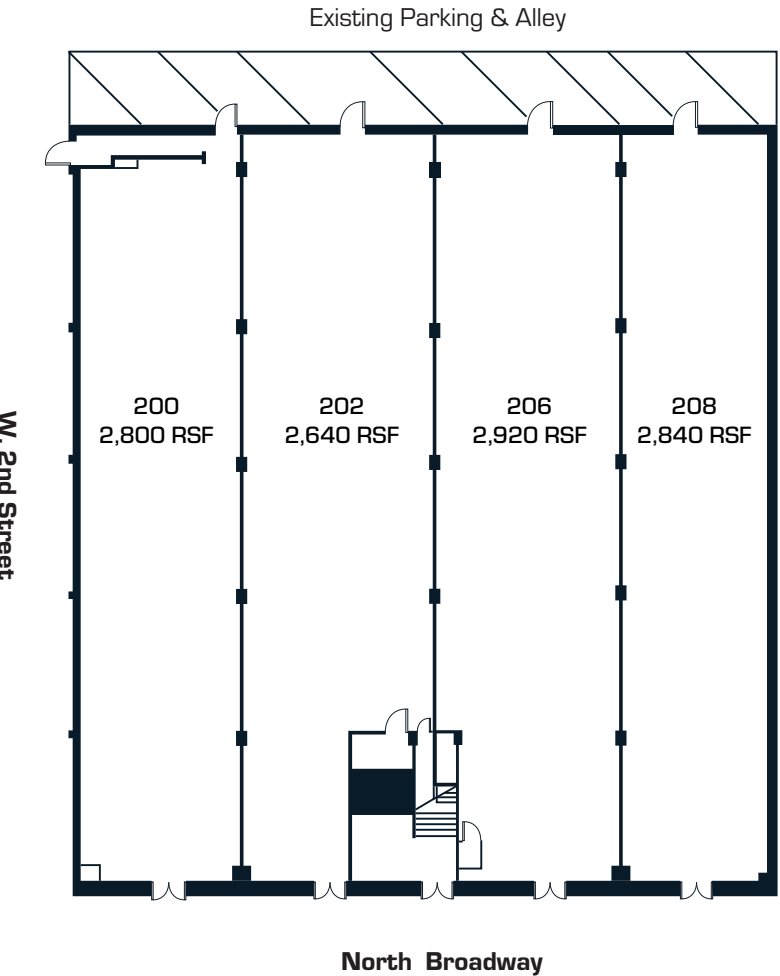
Located in the heart of downtown Santa Ana [#DTSA], The Empire Building is a historic opportunity perfectly suited for e-sports, gaming, entertainment, office and retail.

HIGHLIGHTS

- The Empire Building
- 200 N Broadway, Santa Ana, CA 92701
- ±22,000 SF office/retail building
- Two stories with prime corner location
- Permitted office and retail uses (e.g. fitness, event space, restaurant, etc.)
- In the heart of downtown Santa Ana with a WalkScore of 97
- Located in a qualified 'Opportunity Zone' for major tax incentives



FLOOR PLANS



1ST FLOOR RETAIL
±11,200 RSF



2ND FLOOR OFFICE
±10,811 RSF TOTAL

1ST FLOOR RETAIL

UNIT	SIZE
200	2,800 RSF
202 *	2,640 RSF
206 *	2,920 RSF
208	2,840 RSF

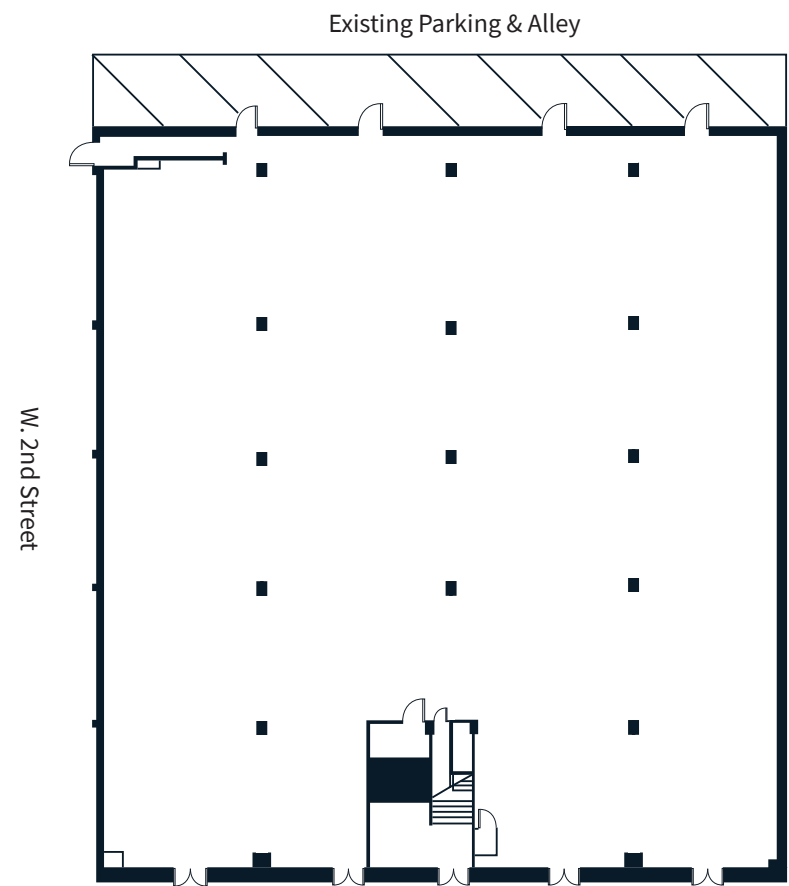
2ND FLOOR OFFICE

UNIT	SIZE
2A *	275 RSF
2C	1,064 RSF
2D	338 RSF
2E	653 RSF
2F *	564 RSF
2G *	571 RSF
2H *	550 RSF
2J *	552 RSF
2K *	505 RSF
2M	454 RSF
2N *	3,629 RSF

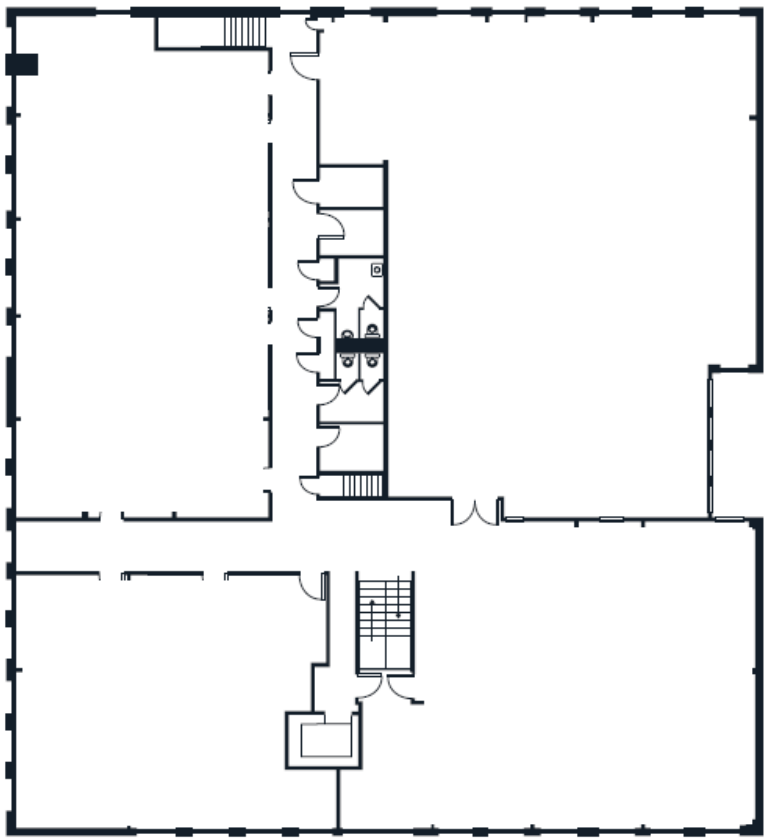
*Vacant



HYPOTHETICAL FLOOR PLANS



1ST FLOOR RETAIL
±11,200 RSF



2ND FLOOR OFFICE
±10,811 RSF TOTAL

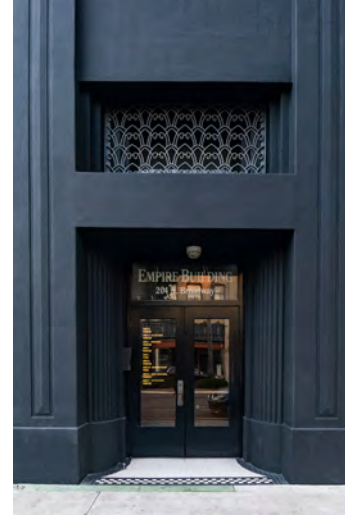
RENT ROLL

Property Name	Unit	Status	Tenant	Sq. Ft.	Deposit	Lease From	Lease To	Minimum Rent	CAM Estimate	Insurance Estimate	Property Tax Estimate	Total	Next Rent Increase Date	Next Rent Increase Amount
Empire SA, LLC	ADO	Vacant-Unrented		275	0.00									
Empire SA, LLC	COO	Current	Michael Garcia	1,064	\$,325.00	12/15/21	12/31/24	\$2,258.00	0.00	0.00	0.00	\$2,258.00	1/1/25	2,325.00
Empire SA, LLC	DOO	Current	Joy Rufener	338	\$676.00	7/1/22	6/30/25	\$717.00	0.00	0.00	0.00	\$717.00		
Empire SA, LLC	EOO	Current	Ill Division LLC	653	\$1,490.00	3/1/24	2/28/25	\$1,490.00	0.00	0.00	0.00	\$1,490.00		
Empire SA, LLC	FOO	Vacant-Unrented		564	\$0.00									
Empire SA, LLC	GOO	Vacant-Unrented		571	\$0.00									
Empire SA, LLC	HOO	Vacant-Unrented		550	\$0.00									
Empire SA, LLC	JOO	Vacant-Unrented		552	\$0.00									
Empire SA, LLC	KOO	Vacant-Unrented		505	\$0.00									
Empire SA, LLC	MOO	Current	Hal Briscoe	454	\$300.00	3/15/05		\$300.00	0.00	0.00	0.00	\$325.00		
Empire SA, LLC	NOO	Vacant-Unrented		3,629	\$0.00									
Empire SA, LLC	POO	Current	The Frida Cinema	1,656	\$3,146.00	2/15/23	2/28/25	\$3,146.00	0.00	0.00	0.00	\$3,146.00		
Empire SA, LLC	200	Current	Next Round Bar & Grill	2,800	\$5,740.00	1/3/19	1/31/24	\$6,762.00	0.00	0.00	0.00	\$6,762.00	2/1/25	7,100.00
Empire SA, LLC	202	Vacant-Unrented		2,640	\$0.00									
Empire SA, LLC	206	Vacant-Unrented		2,920	\$0.00									
Empire SA, LLC	208	Current	Classified Buyers	2,840	\$3,500.00	8/1/20	7/31/25	\$3,700.00	0.00	0.00	0.00	\$3,700.00		
16 Units		43.8% Occupied		22,011	\$17,177.00			\$18,373.00	0.00	0.00	0.00	\$18,398.00		

GALLERY INTERIOR



GALLERY EXTERIOR



DOWNTOWN SANTA ANA



OCSA

RONALD REAGAN FEDERAL BUILDING

OC STREET CAR ROUTE

WEST END THEATER

3RD & BROADWAY PLANNED
MIXED USE DEVELOPMENT

MIX MIX KITCHEN BAR

WEST 3RD STREET

CHAPTER ONE: THE MODERN LOCAL

BIRCH PARK

THE EMPIRE BUILDING

SANTORA ARTS BUILDING

ARTISTS VILLAGE APARTMENTS

GRAND CENTRAL ART CENTER

WEST 1ST STREET

LOCATION



DRIVE TIMES

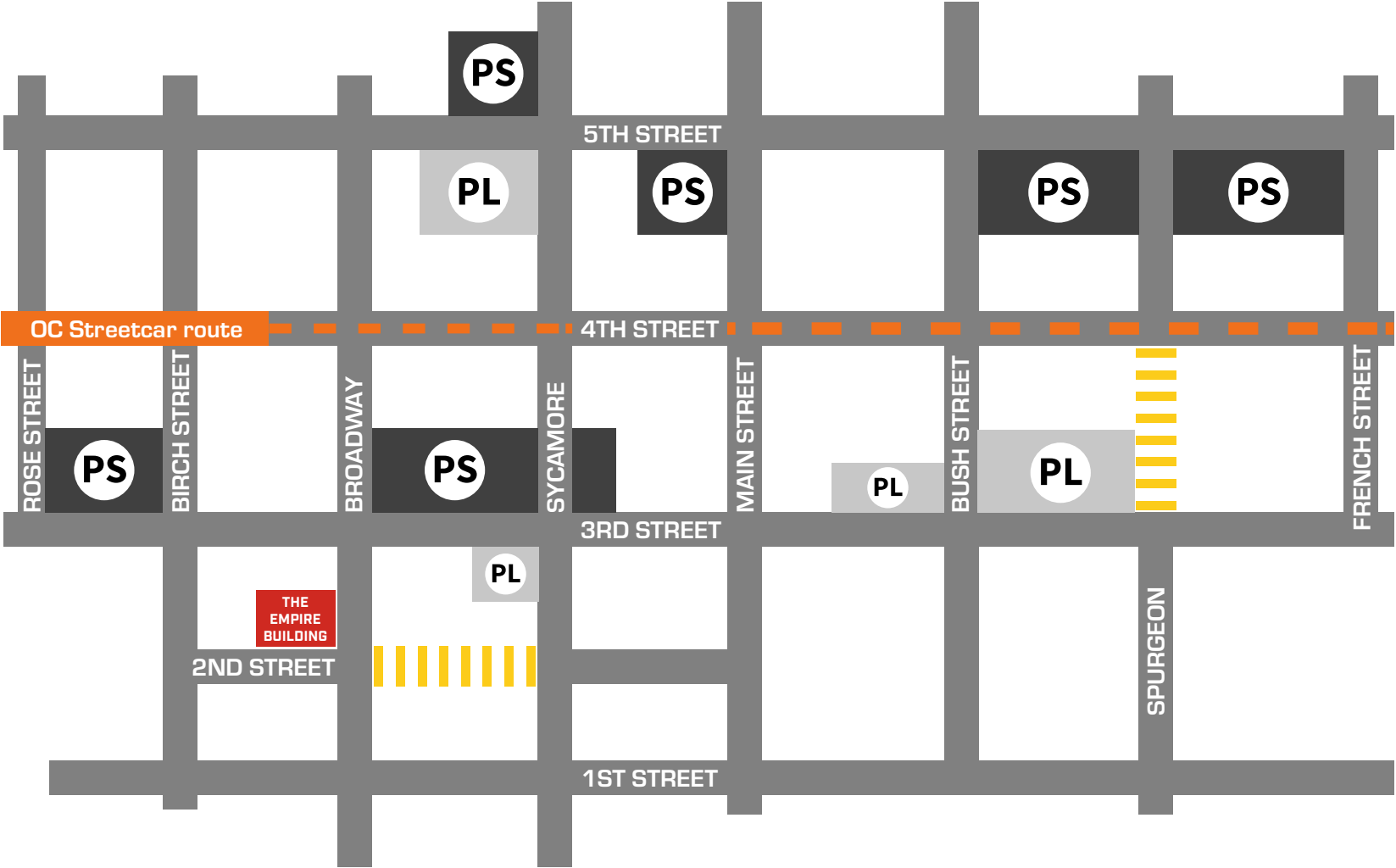
- Honda Center [9 minutes]
- Angel Stadium [10 minutes]
- John Wayne Airport [12 minutes]
- Disneyland [12 minutes]
- Cal State Fullerton [13 minutes]
- South Coast Plaza [14 minutes]
- University of California, Irvine [14 minutes]
- LAX [40 minutes]



WALKABLE RESTAURANTS & BARS

- | | |
|---------------------|--------------------------|
| 1. Lola Gaspar | 6. Perla Mexican Cuisine |
| 2. Omakase by Gino | 7. Trust DTSA |
| 3. Crave Restaurant | 8. And Broth |
| 4. Cafe Cultura | 9. Hammer Burger |
| 5. Den Cafe | 10. The Green Olive |

PARKING



PARKING STRUCTURES

- 3rd St & Birch St (400 spaces)
- 3rd St & Broadway (440 spaces)
- 5th St & Spurgeon (700 spaces)
- 5th St & Main St (400 spaces)

SURFACE PARKING LOTS

- 3rd St & Bush St (77 spaces)
- 3rd St & Sycamore (34 spaces)
- 5th St & Sycamore (52 spaces)

PARKING COSTS

- Monthly: \$50.00 Unreserved
\$60.00 Reserved
- Hourly: \$1.50

TRANSPORTATION



OC Streetcar is the first modern streetcar project to be built in Orange County and will serve Santa Ana's historic and thriving downtown, which includes federal, state and local courthouses, government offices, colleges, an artists' village and a thriving restaurant scene.

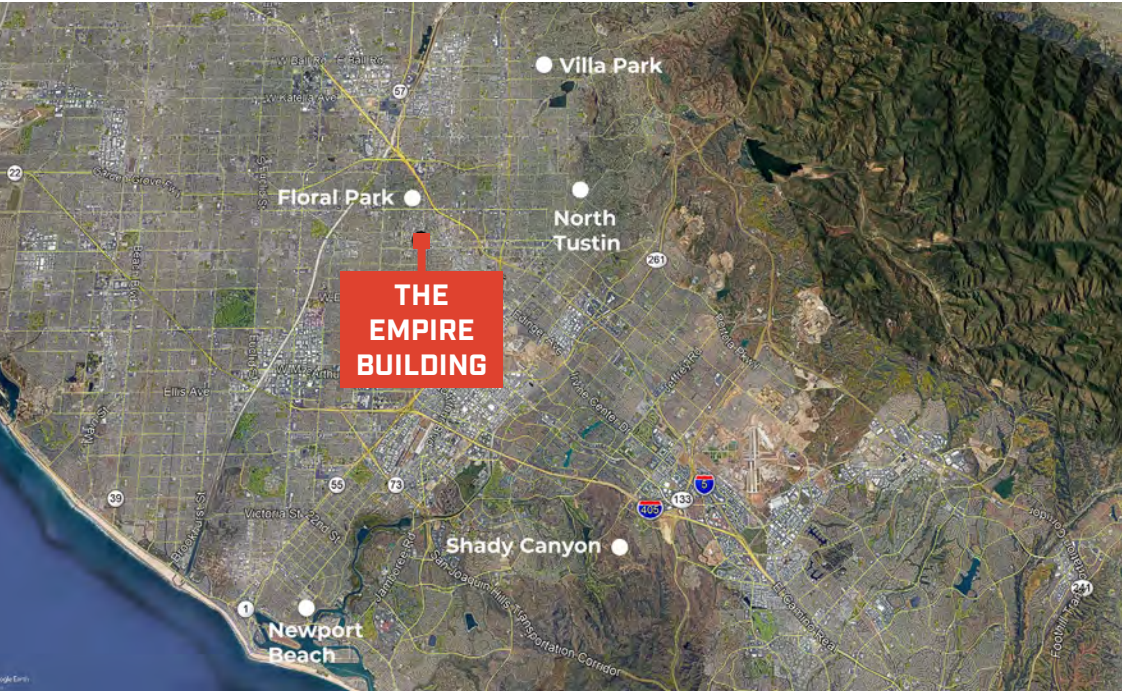
OC STREETCAR HIGHLIGHTS

- Opening August 2025
- 10 stops in each direction
- Connecting Santa Ana/Garden Grove
- 4.15 mile route
- 210 person capacity
- 14 OCTA bus connections
- 65+ daily train connections
- Frequency every 10-15 minutes

HOUSING

Centrally located, downtown Santa Ana offers the right blend of accessible housing ramping from entry-level to executive. Downtown has an existing core of live/work studios, with exciting multifamily development in the pipeline.

EXECUTIVE HOUSING



- Shady Canyon (9 minutes)
- North Tustin (10 minutes)
- Newport Beach (12 minutes)
- Villa Park (13 minutes)

MULTI-FAMILY HOUSING



- 4th & Main (1 minute)
- Artists Village (2 minutes)
- Garden Court (3 minutes)
- Hacienda Santa Ana (3 minutes)
- East Village Lofts (3 minutes)
- Plaza del Sol (3 minutes)
- Villa La Palma (4 minutes)

THE HISTORIC CITY OF SANTA ANA

The Empire Market Building is architecturally significant as one of the best examples of Art Deco commercial architecture in downtown Santa Ana. The building retains a high degree of integrity and displays the characteristics typical of the style including stucco walls, full-height piers separating bays on the first and second floors; ornamented window heads; decorative grillwork; and the zig-zag design at the parapet.

This building was constructed as a speculative venture, circa 1933 by the Santora Corporation, on the site of a used car lot (1927). Known as the Empire Market from 1933 to 1941, the building was occupied by a variety of retail businesses, including Gillets Café. This building was listed in the National Register of Historic Places in 1984 as a contributor to the Downtown Historic District. Under the regulations implementing the California Register of Historical Resources, the building is also listed in the California Register.

As an example of the Art Deco styling which was fashionable during the 1920s and 1930s, the building satisfies Criterion 1 for inclusion in the Santa Ana Register of Historic Property. Additionally, the property has been categorized as “Key” because it has a “distinctive architectural style and quality” and “is characteristic of a significant period in the history of the City of Santa Ana.”



PROPERTY OVERVIEW

BUILDING

THE EMPIRE BUILDING

200 N Broadway, Santa Ana CA

SIZE

RBA: +/-22,011 RSF

Land: +/-0.28 AC

PARCEL

APN: 398-592-07

YEAR BUILT / RENOVATED

1931

PARKING

17 dedicated stalls, plus numerous public lots within walking distance

NUMBER OF STORIES

Two (2)

CEILING HEIGHT

1st Floor ceiling height - 15'10"

2nd floor office - 10'-13'6"

BUILDING AMENITIES

Located in Downtown Santa Ana with food and entertainment within walking distance

BUILDING HVAC

100%

ELEVATOR

1 passenger cab (Otis)

SECURITY

24/7 access controlled entry

ELECTRICITY

800 amps

FIRE / LIFE SAFETY

Fully sprinklered

OPERATING EXPENSES

CAM & Insurance: \$2.42 PSF

Estimated Taxes: \$2.77 PSF (1.108%)

Total: \$5.19 PSF

Tenant contracts for utilities and janitorial directly

TELECOM PROVIDERS

AT&T and Spectrum

CONTACTS

SCOTT WETZEL

+1 949 885 2994

scott.wetzel@jll.com

RE lic. #01902360

SHARA FAMILI

+1 949 735 1460

shara.famili@jll.com

RE lic. #02197841



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