

THE RAMONA BUILDING

FOR SALE OR LEASE



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OPPORTUNITY SUMMARY

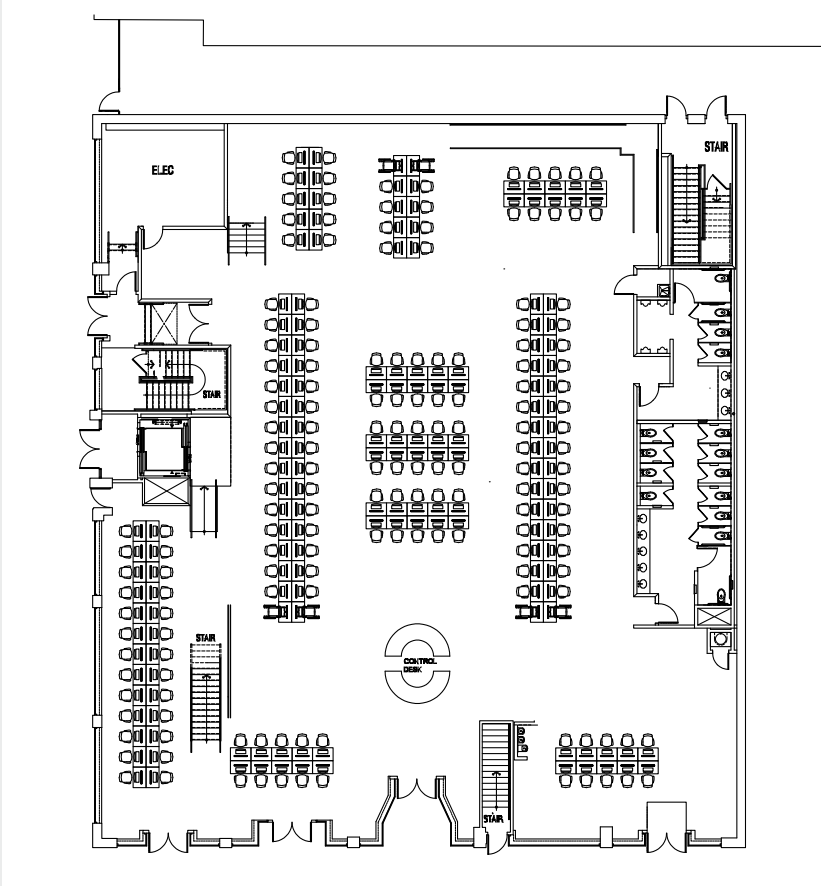
Located in the heart of Santa Ana (#DTSA), The Ramona Building is a historic opportunity perfectly suited for e-sports, gaming, entertainment, office and/or retail.

HIGHLIGHTS

- The Ramona Building
- 120 W 5th Ave, Santa Ana, CA 92701
- ±34,000 SF office/retail building
- ±12,000 – 25,000 SF available to occupy
- Permitted uses: office and retail (e.g. fitness, event space, restaurant, etc.)
- In the heart of #DTSA with a WalkScore of 97
- Qualified Opportunity Zone – major tax incentive

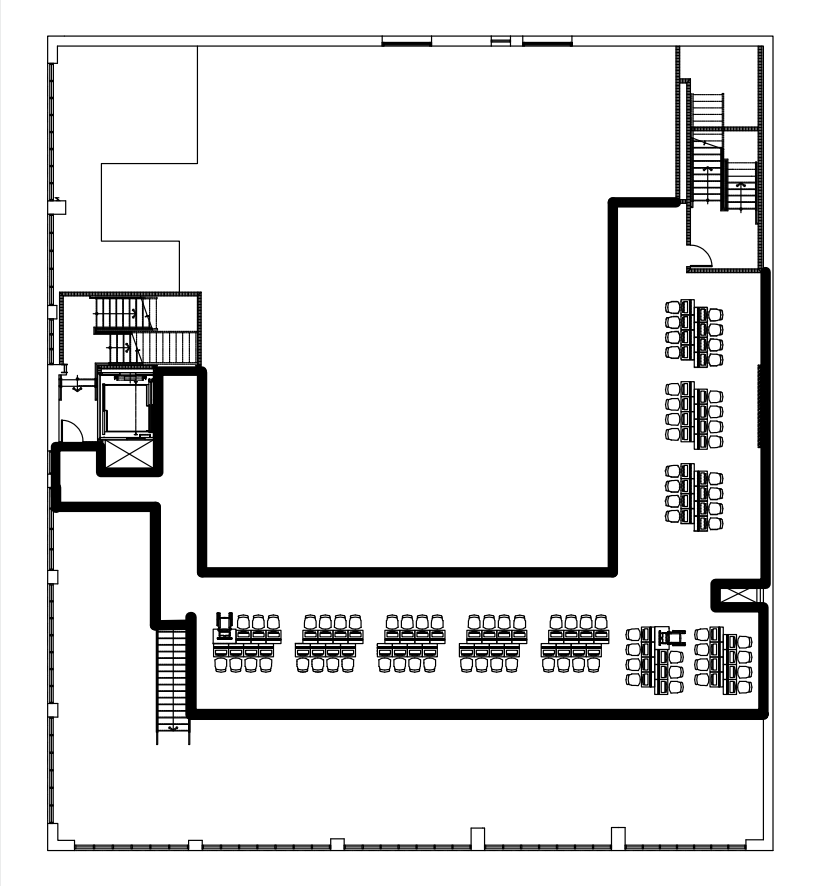


FLOORPLANS



**FIRST FLOOR: ±11,100 RSF
(VACANT)**

Virtual tour

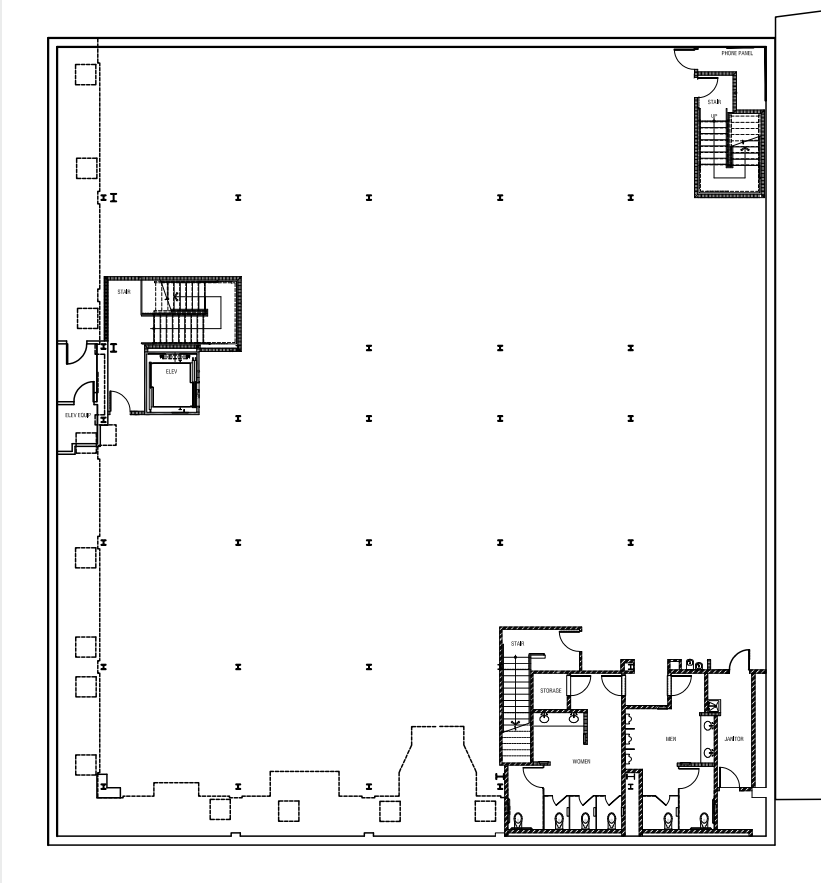


**MEZZANINE: ±2,322 RSF
(AVAILABLE)**

Virtual tour

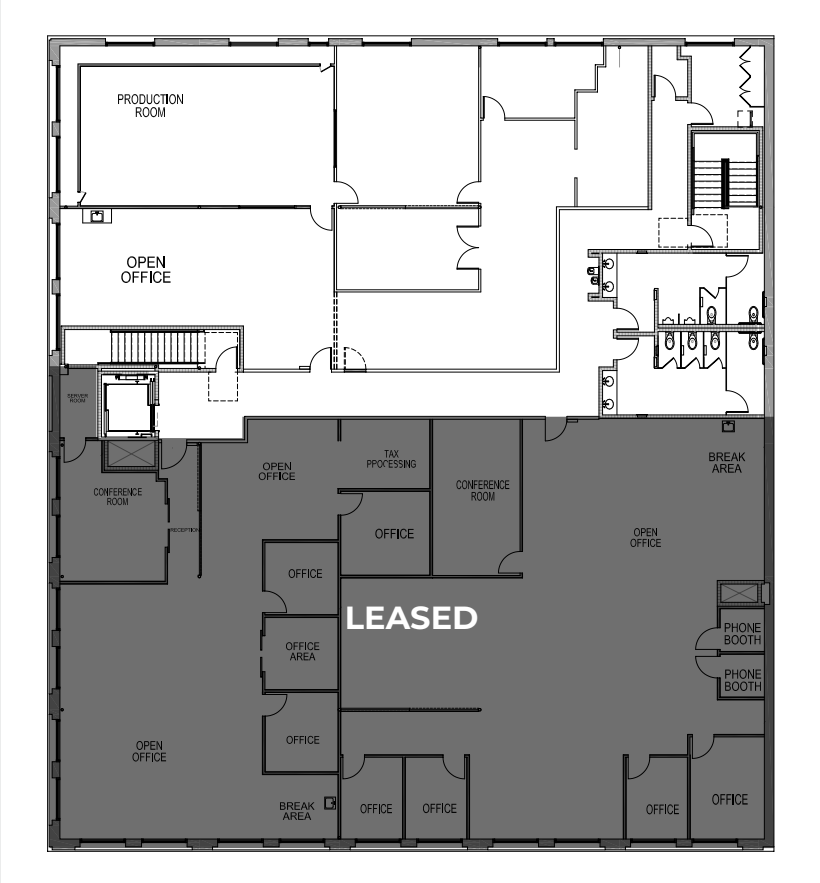


FLOORPLANS



**BASEMENT: ±12,199 RSF
(AVAILABLE)**

Virtual tour



**SECOND FLOOR: ±10,334 RSF
(±3,767 RSF AVAILABLE)**

Virtual tour



GALLERY INTERIOR



GALLERY EXTERIOR



IT'S ALL RIGHT HERE



ORANGE COUNTY SCHOOL OF ARTS

RONALD REAGAN FEDERAL BUILDING

MCFADDEN PUBLIC MARKET

N BROADWAY

MAIN STREET

5TH STREET

4TH STREET MARKET

PLAYGROUND RESTAURANT

4TH STREET

WEST END THEATER

SANTORA BUILDING

MIX MIX KITCHEN BAR

YOST THEATRE

CHAPTER ONE: THE MODERN LOCAL

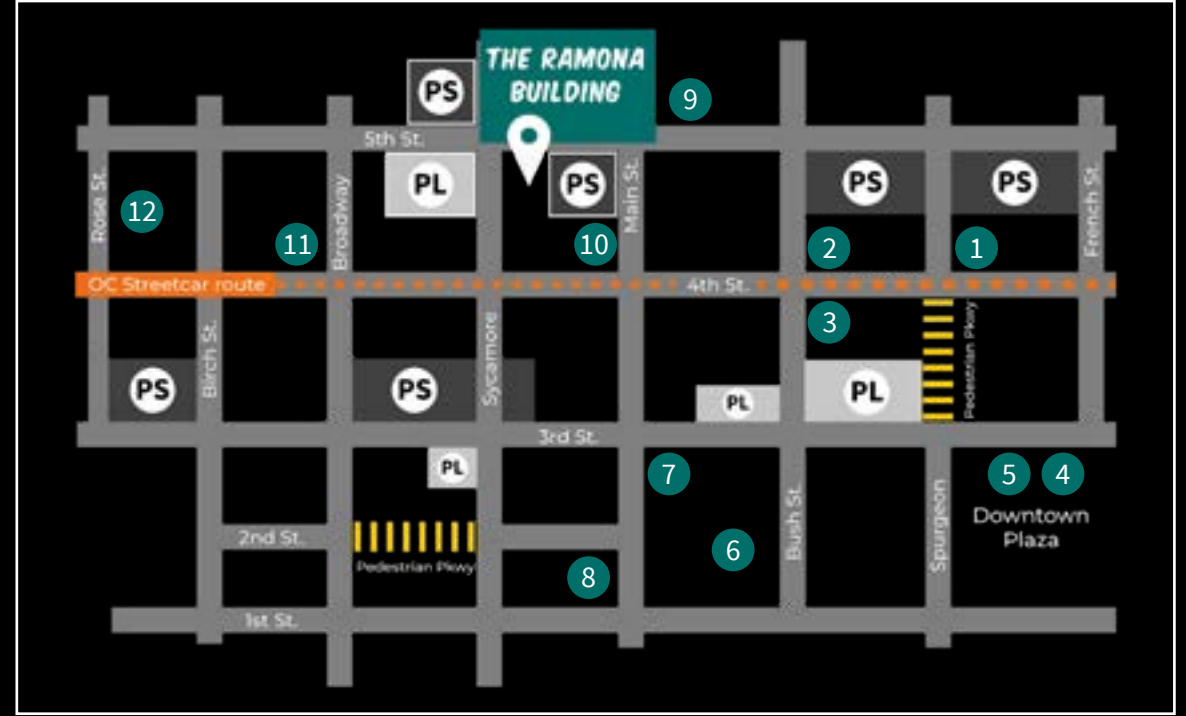
3RD STREET

BUSH STREET

SYCAMORE STREET

GRAND CENTRAL ART CENTER

LOCATION



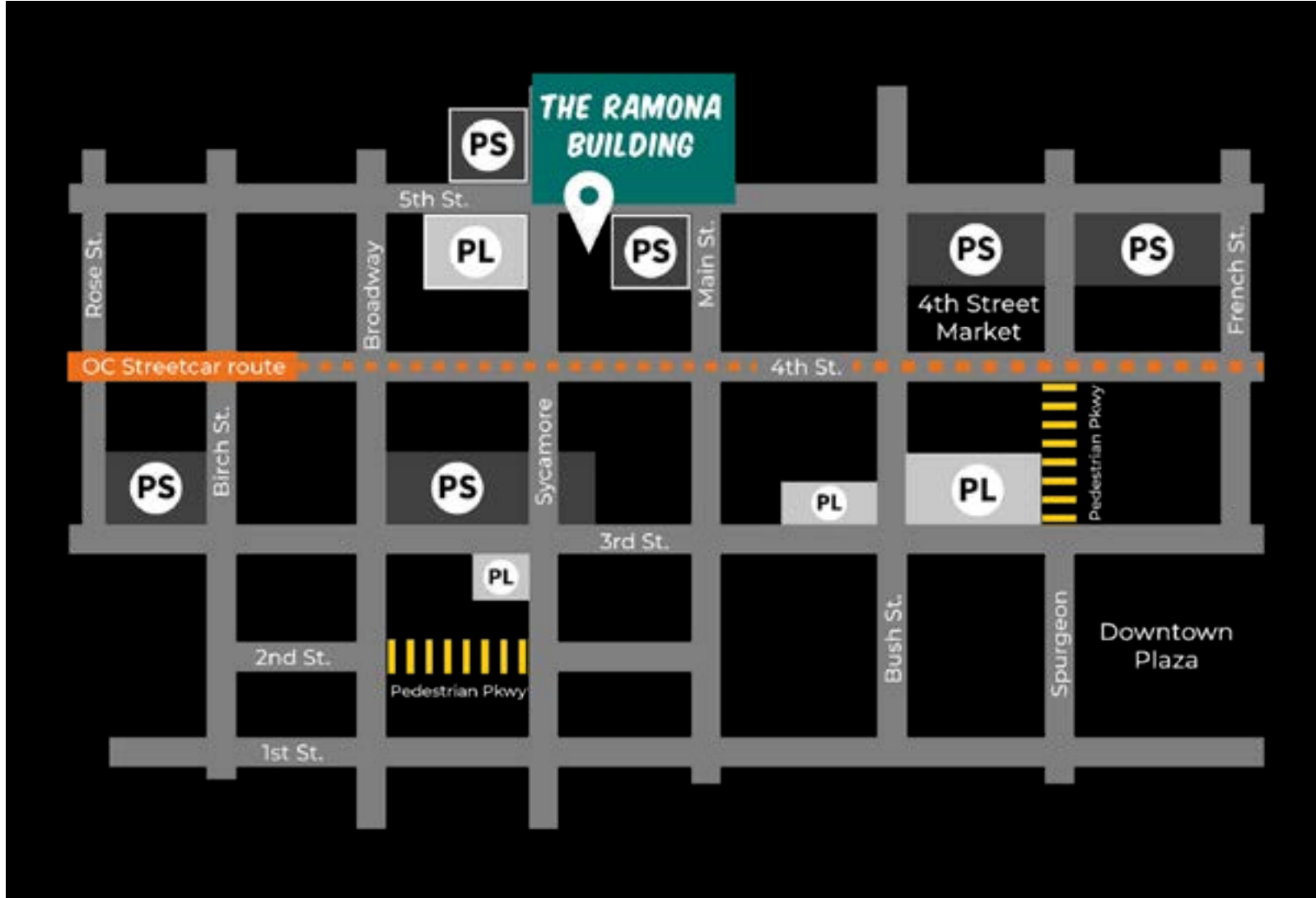
DRIVE TIMES

- 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)

AMENITIES

- 1. The Frida Cinema
- 2. 4th Street Market
- 3. Stussy Clothing
- 4. Marshalls
- 5. Food 4 Less
- 6. Rite Aid
- 7. Old Santa Ana City Hall
- 8. CVS
- 9. CrossFit Downtown Santa Ana
- 10. Wells Fargo
- 11. Starbucks
- 12. Ronald Reagan Federal Building & US Courthouse

PARKING



PS PARKING STRUCTURES

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

PL 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

Santa Ana is accessible via many freeways, bus and train and is currently building a robust bicycle infrastructure.



PUBLIC TRANSIT & BICYCLING RESOURCES

- Anaheim Resort Transit (ART)
- Amtrak
- City of Santa Ana Complete Streets Plan
- OC Street Car (coming 2022)
- OC City Planner
- The Bicycle Tree



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 Ramona Building is located in the heart of #DTSA, a vibrant cultural and economic hub in Orange County. Santa Ana's rich history dates back to the 19th century, when citrus crops, avocados and oil dominated the early economy. Today, Santa Ana is home to over 10% of Orange County's 3.2M residents, and at its heart, has a strong Latino heritage. Emerging as the cultural, economic and gastronomic jewel of the city, #DTSA is home to famed restaurants like Playground and Playground 2.0 as well as local favorites such as Crave, Mix Mix, Chapter One and, of course, The 4th Street Market. With a Walkscore of 97, this is a rare opportunity in an urban-like setting where the amenities are in reach by foot, not car.

And as #DTSA continues to evolve, new residential projects are popping up across the city. Most recently, Toll Brothers acquired the former First American Title site, and recently received city approval to build a mix-used project. It will infuse multifamily, retail, office and additional parking into the area.



PROPERTY OVERVIEW

BUILDING

THE RAMONA BUILDING

120 West Fifth Street, Santa Ana CA

YEAR BUILT / RENOVATED

1922 / 2015

PARKING

Parking in adjacent Public Parking garage

NUMBER OF ELEVATORS

One (1)

CEILING HEIGHT

Basement - 9' to 1st floor deck

Mezzanine - 9'

1st floor open - 18'

2nd floor office - 13'6"

BUILDING AMENITIES

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

BUILDING HVAC

1st floor, Mezzanine, and 2nd floor conditioned, basement can be conditioned

STRUCTURAL

Structural upgrade in 2015, 1st floor includes a stage

SECURITY

24/7 access controlled entry

ELECTRICITY

1st floor has 1,200 amps of power, basement has 400 amps. Additional power can be provided to the building if needed.

FIRE / LIFE SAFETY

Fully sprinklered

OPERATING EXPENSES

1st floor operating expenses estimated at \$2,200 per month

TELECOM PROVIDERS

Cox Communications, other providers available as well

FLOOR COMMON FACTOR

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