

Phillips Block Building

400 Broadway, Santa Ana

Former Restaurant Space For Lease



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

301 W 4th Street | Santa Ana

Lee & Associates, as exclusive advisors, is pleased to present the exciting opportunity to lease a ground floor space within the Phillips Block Building, located at 301 W 4th Street, Santa Ana. This historic building is a creative, mixed-use property totaling approximately 14,769 square feet and its anchor tenant is Starbucks.



Offering Details

Availability:	400 Broadway (Ground Floor Restaurant)
Square Footage:	+/-1,936 square feet, additional basement/storage space available
Lease Rate:	Withheld, Call for Details
Existing Buildout:	Former bar/restaurant featuring a full kitchen buildout with grease trap, vent hood, and existing cooking equipment.
Historic Property:	Yes, Category: Contributive Link to List of Properties
Tenants:	Starbucks Corp (1 st Floor retail) Real Estate Office (2 nd Floor Office)
Elevator:	One Passenger Elevator
Walk Score:	93 out of 100
Parking:	Four Structures in Close Proximity + Street Parking
Zoning:	SD84 (UC - Urban Center) Link to Zoning Code
APN:	398-255-19

Downtown Amenities

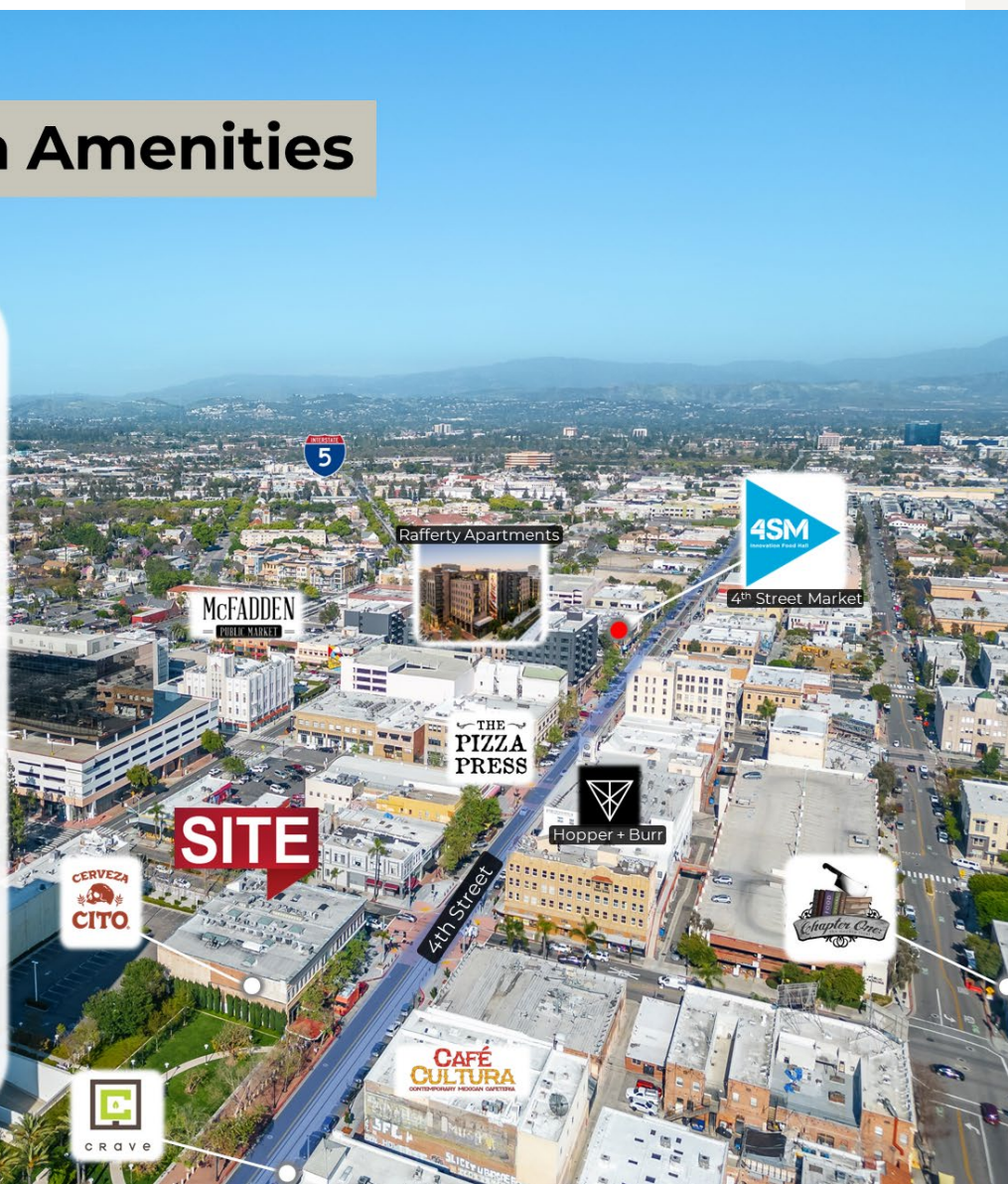
Over 50 Walkable Amenities!!



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VACATION SANTA ANA



On Site Tenants

(In Place Leases)



Starbucks Coffee

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves founded in 1971 and is currently the world's largest coffeehouse chain.

Explore Santa Ana Restaurants and more!

[Click Link Here to Learn More!](#)

Getting Around

The Phillips Block Building sits along the direct path of the much-anticipated OC Streetcar. There are two stops within one block of the property (4th/Ross + 4th/Sycamore). “When the 4.15 mile OC Streetcar makes its debut in 2025, a new horizon of mobility will be revealed” – OCTA. There are four (4) structured parking options within a short walk to the Property. The Property owner has secured 6 reserved parking stalls at the Birch/3rd parking garage which can be made available to a tenant or Buyer. The Property sits ~2.1 miles from the 5 Freeway (via 4th Street) providing quick access to other major freeways, surrounding cities and employee pools.



Learn More About the OC Streetcar

<https://www.octa.net/programs-projects/projects/rail-projects/oc-streetcar/overview/>



SITE

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