



FOR SALE
302-308 W 4th Street, Santa Ana, CA

GILMAKER BLOCK BUILDING

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE: \$4,250,000

PROPERTY SF: 9,200

AVAILABLE SF: 9,200

LOT SIZE SF: 9,200

YEAR BUILT: 1920/1988



PROPERTY OVERVIEW

The Gilmaker Block is a rare historic commercial asset located in the heart of Downtown Santa Ana along the highly active Calle Cuatro corridor. Originally tied to early Santa Ana merchant Levi Gilmaker, the property reflects the rich architectural and commercial history that helped shape the city's urban core. Surrounded by restaurants, nightlife, creative office users, and the Federal Courthouse, the property benefits from strong pedestrian activity and a vibrant downtown atmosphere. The building offers exceptional potential for an investor, owner-user, hospitality concept, or creative repositioning opportunity seeking an irreplaceable location with historic character. As Downtown Santa Ana continues to evolve through adaptive reuse and urban revitalization, The Gilmaker Block stands as a unique opportunity to own a piece of the city's historic fabric.

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

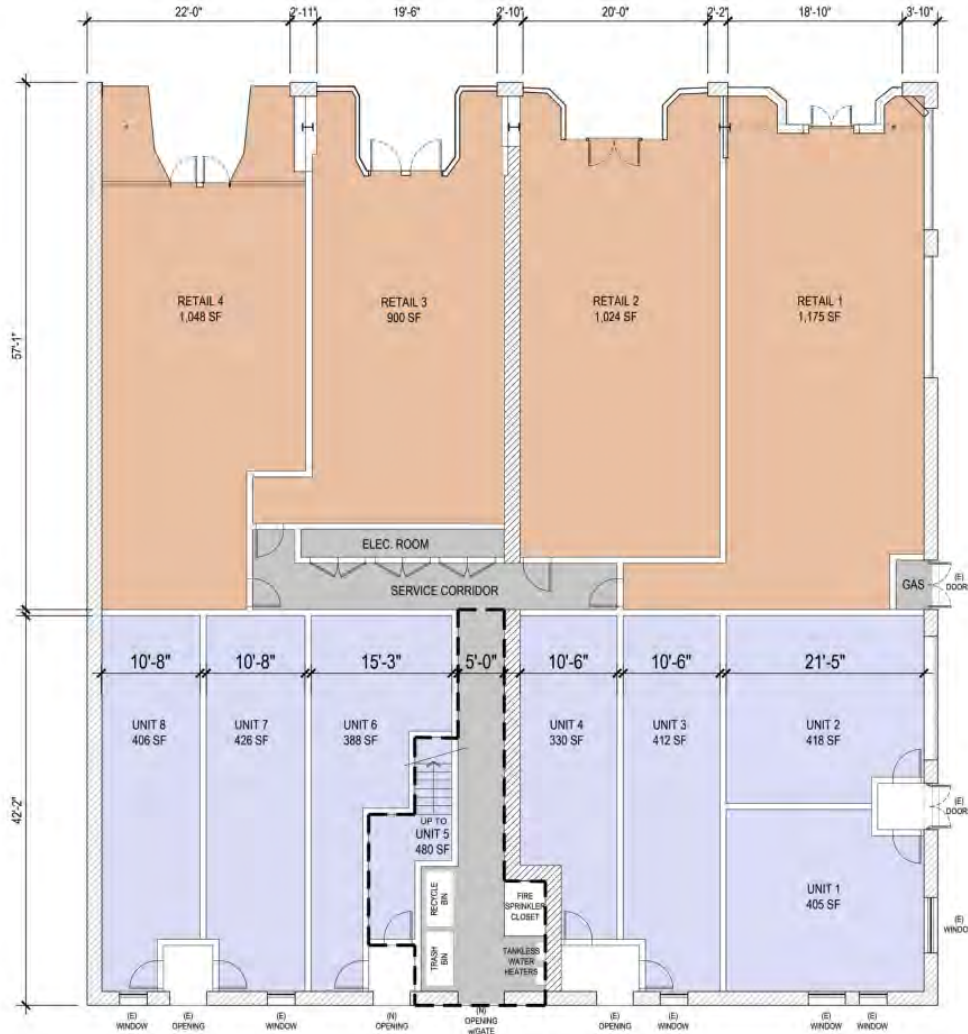
POTENTIAL OPPORTUNITIES

- **PCREATIVE OFFICE CONVERSION**
- **RESTAURANT OR HOSPITALITY CONCEPTS**
- **BOUTIQUE RETAIL ACTIVATION**
- **MIXED-USE REPOSITIONING**
- **ADAPTIVE REUSE REDEVELOPMENT**

The surrounding district continues to experience substantial public and private investment driven by adaptive reuse projects, residential growth, nightlife expansion, food and beverage concepts, and increasing regional consumer draw throughout Orange County.

The Gilmaker Block presents the opportunity to acquire not simply a commercial building — but a piece of Downtown Santa Ana’s historic fabric positioned for its next chapter of revitalization.

PROPERTY PHOTOS



CONCEPTUAL MIXED-USE FLOOR PLAN



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



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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.





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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

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