



Offering Memorandum

830 S MAIN ST,
SANTA ANA

Prime Retail & Office Opportunity

Total Space Available: 16,771 SF

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 22,323 SF

Year Built: 1946

Parking Ratio: 1.3/1,000 SF

A sunlit Main Street storefront —
3,946 SF of freestanding retail
where every sign tells a story.
High-visibility signage and
transit-ready access. Your Main
Street canvas — Perfectly poised
for discovery.

Add more text



- 3,946 SF available retail space
- Freestanding retail building
- Built in 1946 with character and charm
- Prime Main Street location in Santa Ana
- Excellent visibility and signage opportunities

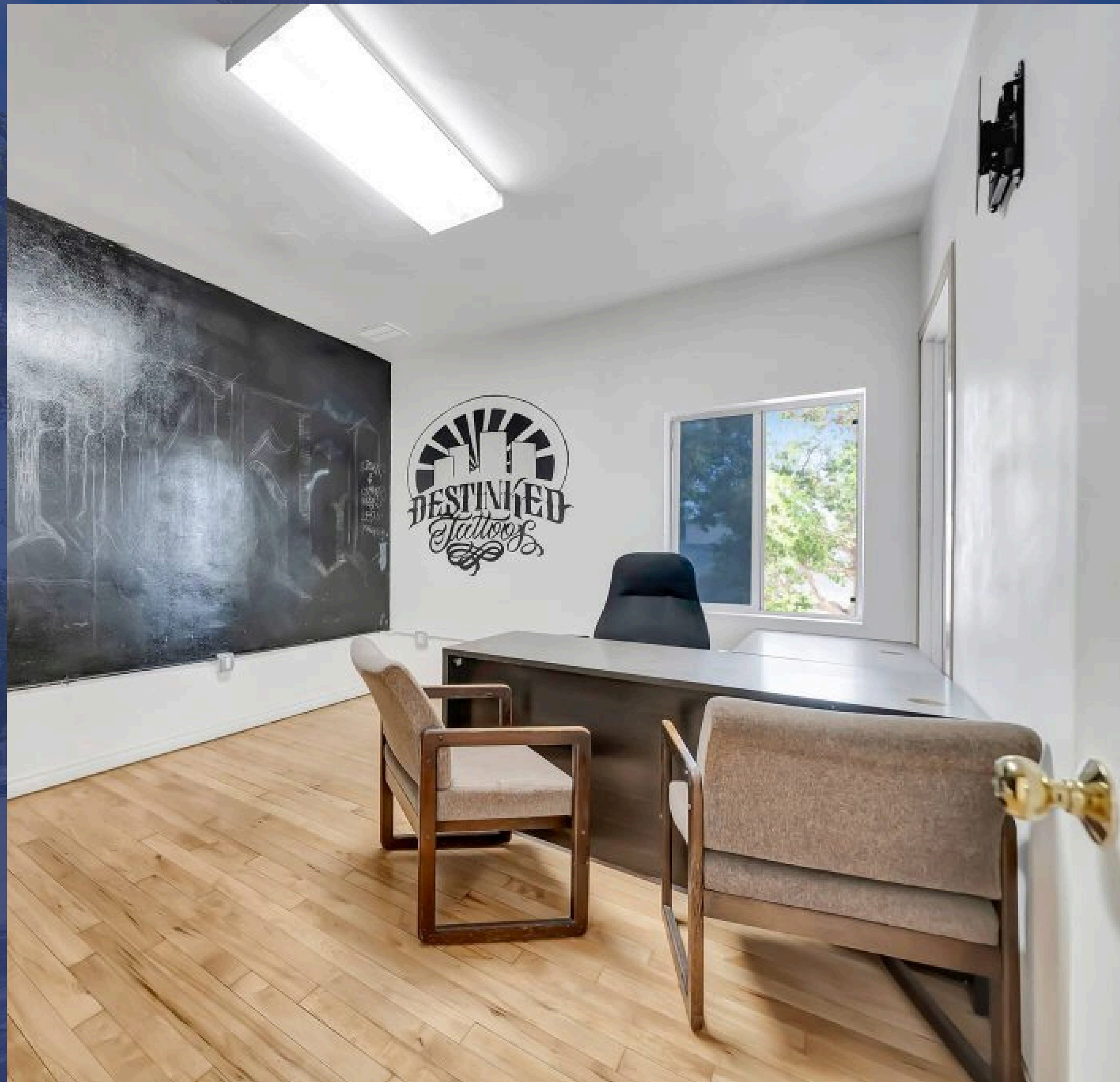
Property Highlights

Discover an exceptional opportunity at 830 S Main St, Santa Ana—a distinguished freestanding retail building offering 3,946 square feet of prime commercial space in the heart of Santa Ana's vibrant Main Street corridor. This historic 1946 property combines timeless character with modern functionality, featuring excellent street visibility, professional signage opportunities, and convenient bus line access.

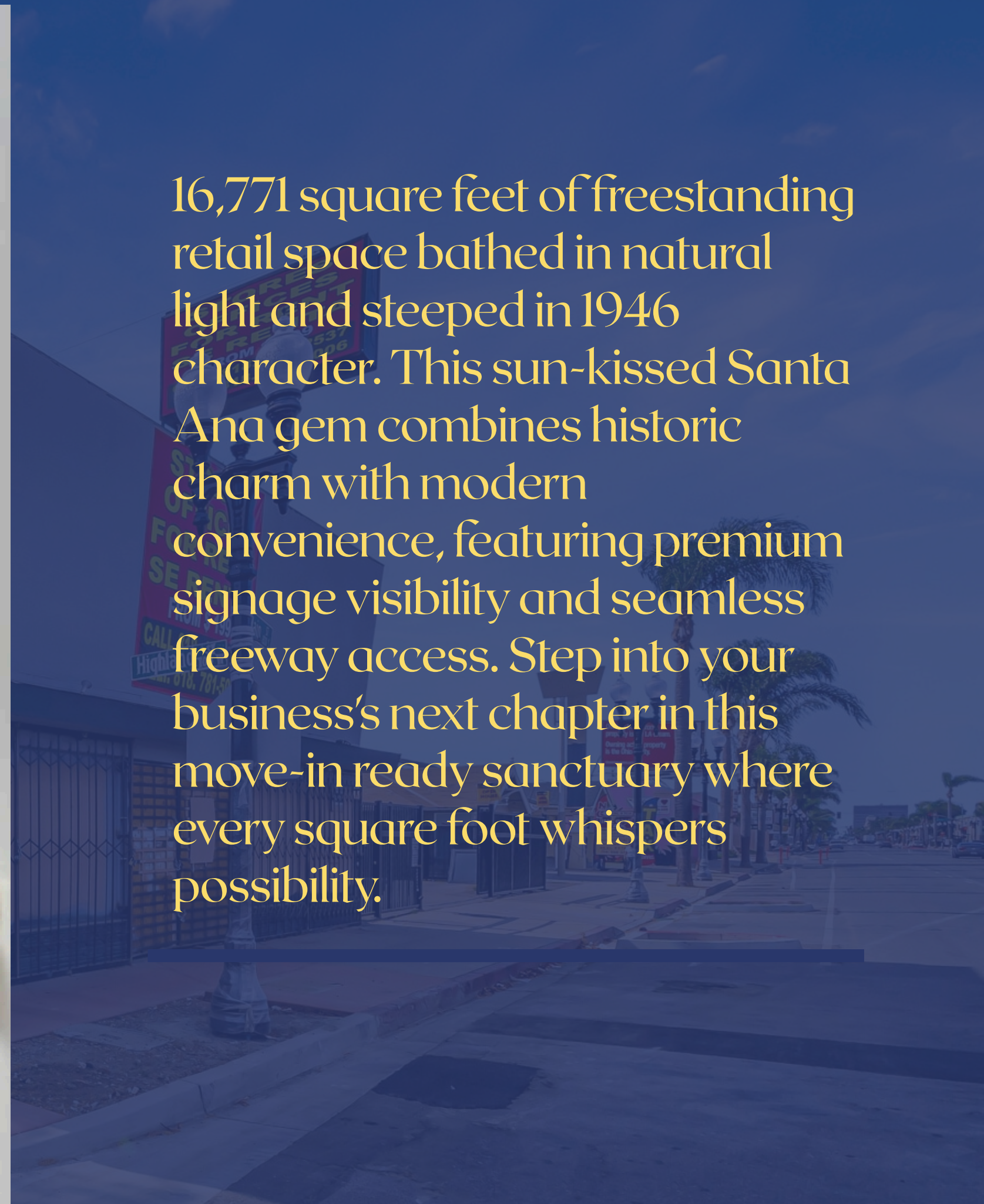
The building includes move-in ready office space with central air and heating, abundant natural light, and 24-hour access, all with utilities included. With a generous parking ratio of 1.3 spaces per 1,000 SF and strategic proximity to both I-5 and CA-55 freeways, this versatile property is perfectly positioned for retail operations, professional services, or mixed-use applications.

Whether you're seeking a flagship retail location or premium office space, 830 S Main St delivers the visibility, accessibility, and professional environment your business deserves.





16,771 square feet of freestanding retail space bathed in natural light and steeped in 1946 character. This sun-kissed Santa Ana gem combines historic charm with modern convenience, featuring premium signage visibility and seamless freeway access. Step into your business's next chapter in this move-in ready sanctuary where every square foot whispers possibility.







Total Units	Unit	SF	Rent PSF	Status	Current Rent	Projection	Move-in Date
Front Stores	A	410		Active	\$2,000.00	\$2,500.00	Mar 13, 2025
	B	360		Active	\$1,600.00	\$2,300.00	Feb 10, 2024
	C	368		Active	\$1,800.00	\$2,300.00	Jan 1, 2024
				Total:	\$5,400.00	\$7,100.00	
Total Units	Basement	SF	Rent PSF	Status	Current Rent	Projection	Move-in Date
	1			VACANT		\$99.00	
	2			VACANT		\$99.00	

Basement Units	3			VACANT		\$99.00	
9	4			VACANT		\$99.00	
	5			VACANT		\$99.00	
	6	180		VACANT		\$500.00	
	7	220		VACANT		\$650.00	
	8	2851		VACANT		\$4,000.00	
	9	689		VACANT		\$1,800.00	
				Total:	\$0.00	\$7,445.00	

Total Units	Unit	SF	Rent PSF	Status	Current Rent	Projection	Move-in Date
	201	99		Active	\$250.00	\$550.00	Jul 8, 2022
	202	150		Active	\$485.00	\$550.00	Jul 8, 2022
	203	123		Active	\$375.00	\$650.00	Jul 8, 2022
	204	150		Active	\$350.00	\$700.00	Jul 8, 2022
	205	205		Active	\$375.00	\$650.00	Apr 15, 2024
	206	150		VACANT		\$650.00	Aug 5, 2024
	207	157		Active	\$375.00	\$850.00	Jul 8, 2022
	208	231		VACANT		\$550.00	
	209	147		VACANT		\$550.00	
	210	135		VACANT		\$650.00	
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	204	150		Active	\$350.00	\$700.00	Jul 8, 2022
	205	205		Active	\$375.00	\$650.00	Apr 15, 2024
	206	150		VACANT		\$650.00	Aug 5, 2024
	207	157		Active	\$375.00	\$850.00	Jul 8, 2022
	208	231		VACANT		\$550.00	
	209	147		VACANT		\$550.00	
	210	135		VACANT		\$650.00	
Total Units	Unit	SF	Rent PSF	Status	Current Rent	Projection	Move-in Date

2nd Fl. Units	211	135		VACANT		\$650.00	
27	212	135		Active	\$400.00	\$650.00	Jan 30, 2025
	213	135		VACANT		\$650.00	
	214	277		Active		\$850.00	May 18, 2023
	215	156		VACANT		\$550.00	
	216	216		VACANT		\$650.00	
	217	109		Active	\$99.00	\$99.00	Jul 8, 2022
	218	150		VACANT		\$550.00	
	219	333		VACANT		\$1,300.00	
	220			VACANT		\$250.00	
	221			Active	\$99.00	\$99.00	May 28, 2025
	222			VACANT		\$195.00	
	223			VACANT		\$195.00	
	224			VACANT		\$195.00	
	225			VACANT		\$99.00	
	226			Active	\$250.00	\$250.00	May 28, 2025
	227			Vacant		\$700.00	
				Total:	\$3,058.00	\$14,282.00	
				Total Income:	\$12,083.00	\$37,632.00	



BROKER

CONTACT LISTING
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DETAILS

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