

DOWNTOWN SANTA ANA · LACY DISTRICT

710 E. 4th Street

Santa Ana, CA 92701 · APN 398-481-11 · Sale or Lease

A ±3,920 SF multi-tenant building on a ±25,700 SF (0.59 AC) infill redevelopment parcel — walking distance to the Santa Ana Regional Transportation Center and the OC Streetcar.

BUILDING

±3,920 SF
Multi-tenant

LAND

±25,700 SF
0.59 acres

ZONING

SD-84
UN-2 · Transit Code

GENERAL PLAN

UN-30
30 du/ac · 1.5 FAR

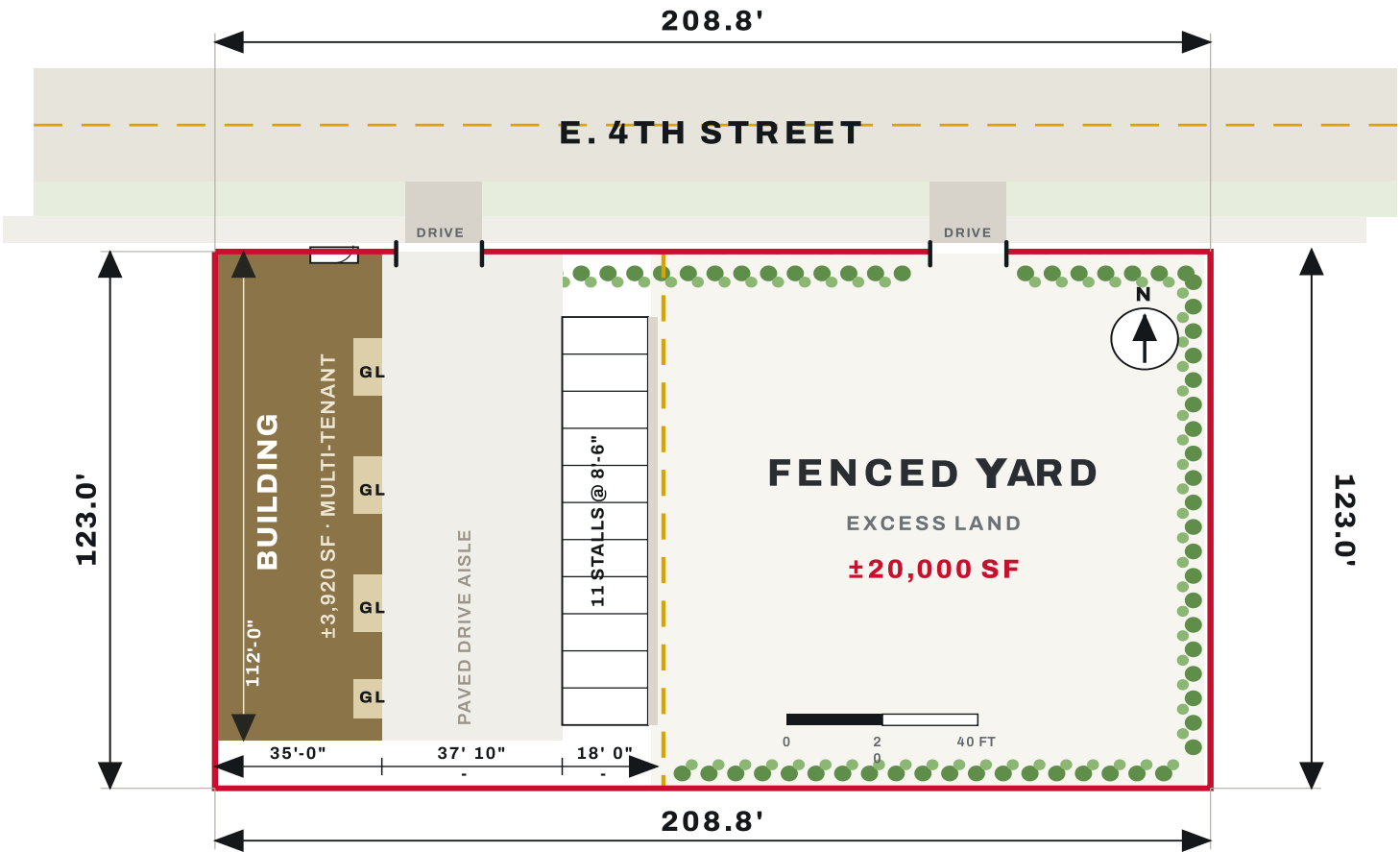
PRICE

\$2,500,000

PARCEL & IMPROVEMENTS

Site Plan

±25,700 SF (0.59 AC) parcel — 208.8' of frontage on E. 4th Street by 123.0' deep. Existing ±3,920 SF building, 11 striped stalls, two curb-cut driveways, and a fully fenced ±20,000 SF rear yard.



PARCEL

208.8' × 123.0' · ±25,700 SF (0.59 AC)
APN 398-481-11 · Zoning SD-84 / UN-2

BUILDING

±3,920 SF · 112' × 35' · Single-story
±20,000 SF fenced rear yard

PARKING & ACCESS

11 stalls @ 8'-6" · 18' deep ·
Two curb-cut driveways · 6' rolling gate

LEGEND

- Property line
- Building
- Parking (11)
- Block wall / gate
- Fenced yard
- Landscaping



STREET FRONTAGE · E. 4TH ST



YARD — REPAVED & STRIPED (CONCEPT)



PERIMETER GATE & BLOCK WALL

— VALUE & ENTITLEMENT

A redevelopment-ready infill site

PROPERTY HIGHLIGHTS

- 

Half-Acre Infill — Steps to Transit

Lacy District parcel within walking distance of the Regional Transportation Center and OC Streetcar.
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Residential Redevelopment Ready

UN-30 supports up to 30 du/ac — roughly 17 units by-right, more with state density bonus.
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AB 130 CEQA Exemption

Statutory exemption for qualifying infill housing compresses the post-close entitlement timeline.
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Adaptive Reuse Incentives

Incentive Area overlay delivers streamlined entitlement and reduced parking requirements.
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Clean Trust Ownership

Single-signatory disposition (Rosa Lynette Bolanos Trust) — straightforward, low-friction close.
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Flagship Transit Zone — SD-84

Sits within the City's premier transit-oriented redevelopment district.

TOP 6 HIGHEST & BEST USES

- 1

Infill Multifamily Development

20–26 unit stick-frame under UN-30 + state density bonus — the realistic highest-value path.
- 2

Mixed-Use / Live-Work

Ground-floor commercial with residential above, consistent with SD-84 intent.
- 3

Owner-User Commercial / Office

Reuse of the existing 3,920 SF building under a CUP path near transit.
- 4

Multi-Tenant Lease-Up

Two points of entry support demising the building and yard into suites.
- 5

Entity-Continuity Hold / Land Bank

Interim income from the existing legal nonconforming use while entitlements are pursued.
- 6

Senior Center / Senior Housing

Suited to the transit-adjacent location — *subject to confirmation under SD-84.*

ZONING SUMMARY

↗ [LINKS TO CITY OF SANTA ANA SOURCE](#)

SPECIFIC PLAN SD-84 · Transit Zoning Code	↗
BASE ZONE UN-2 · Urban Nbhd 2	↗
GENERAL PLAN UN-30 · 30 du/ac	↗
MAX FAR 1.5	↗
OVERLAY Adaptive Reuse Area	↗
EXISTING USE Legal nonconf. (VAR-65-2180)	↗

ASKING PRICE

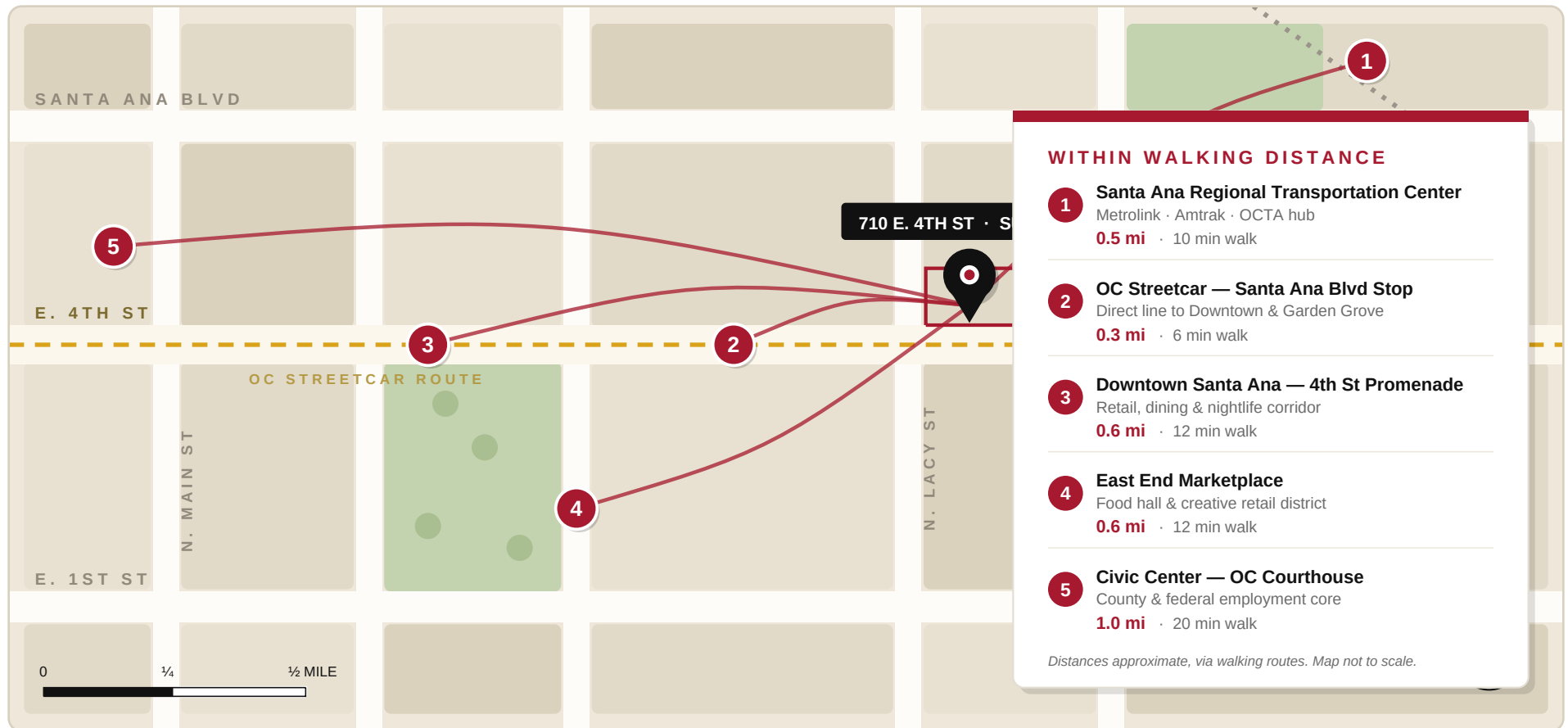
\$2,500,000

Contact Scott Seal for offering details and site tours.

CONNECTIVITY & WALKABILITY

Location & Proximity

Five destinations that drive residential demand — all within a 20-minute walk of the site.



CONTACT

Scott Seal

Principal · Lee & Associates — Orange

LEE &
ASSOCIATES

— SITE & CONTEXT

The Property in Photos

