

615

CIVIC CENTER

SANTA ANA, CALIFORNIA

CIVIC CENTER OFFICE FOR LEASE



4 STORY BUILDING | 53 SUBTERRANEAN PARKING SPACES | ACROSS FROM COURT HOUSE

UP TO 6 MONTHS FREE RENT
\$1.00 PSF BROKER BONUS



DARVISHIAN GROUP

Real Estate Investment Services

LOCATION OVERVIEW



Across from
Court House

W Civic Center Drive

615 W. Civic Center

**THE SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE**

The Superior Court of California, County of Orange serves a growing population of **3.2 million** and handles an average of **516,000 filings** each year.

PROPERTY OVERVIEW

LOCATION

Address 615 W Civic Center Dr.
City, State, Zip Santa Ana, CA 92701
County Orange County
Sub Market Civic Center

BUILDING

Year Built/Renovated 1966 / 2018
Building Size 24,363 appx sf
No. of Stories 4

Parking 53 Subterranean

LAND

Lot Size 14,923 appx sf
Assessor's Parcel Number 005-143-32
Zoning Professional (P) - City of Santa Ana

[**CLICK HERE FOR ZONE INFO**](#)



FOR LEASE

BUILDING HIGHLIGHTS



Secure Gated
Parking

ADA handicap
Ramp

BUILDING SUMMARY

LOCATION HIGHLIGHTS

- Located in the heart of **Downtown Santa Ana**
- Sits at the corner of West Civic Center Drive and Parton Street-Directly across the **Orange County Superior Court**
- **Heavy government tenant mix** surrounding building including- Federal Courthouse, FBI, Orange County District Attorney's Office, Internal Revenue Service, U.S. Citizenship and Immigration Office, Orange County Sheriff's Department, Employment Development Department (EDD), California Franchise Tax Board, City of Santa Ana Civic Center
- Corner Location with **Extremely High Visibility** from Orange County Courthouse for **Great Signage**
- **On-Site Parking**-Rare subterranean **gate guarded parking** with 53 spaces, 27 designated for the 3rd floor
- **Bus Stop** directly across the street
- **Excellent location** for law firms, government tenants and non-profit organizations with On-site parking

TENANT IMPROVEMENTS

- 3rd Floor was renovated in 2018
- Renovations include **new carpet, new ceilings** and **new fixtures**
- Bright and light with **freshly painted**
- 15 Thermostats for **zoned temperature control**
- **Upgraded kitchen** area on 3rd Floor
- Elevator
- **Secure gated** subterranean parking
- **Beautiful private courtyard** located on second floor
- Private balconies throughout suites
- **Secured gate guarded parking** on 1st floor and subterranean level
- **High Ceilings** throughout the entire office common areas, lobby and suites
- 2nd floor Suites have **built-in tenant improvements** including wood floors, private offices, lobbies and reception areas
- **Open common area lobby** on each floor including 1st, 2nd and 3rd floors
- **ADA handicap accessible** entrance ramp

RENT ROLL



TELECARE CORPORATION

	Suite Number	Tenant Name	Rentable Sq. Feet	% of Bldg	Commencement	Expiration	Monthly Rent	Per Sq. Foot	Annual Rent
SECOND FLOOR	1st Floor Lobby		477	2.05%					
	200	Telecare Corporation, Inc.	11,122	47.84%					
		Rent Increases							
THIRD FLOOR	300A/300B [Executive suites]		100-11,204	48.20%					
	3rd Floor Storage		444	1.91%					
	Grand Total		23,247						

THIRD FLOOR FOR LEASE



LEASE RATE:\$1.75-\$1.85 per sf
RENTABLE SPACE:11,322 appx sf
LEASE TYPE:Full Service Gross
LEASE TERM:Negotiable
DATE AVAILABLE:Immediate

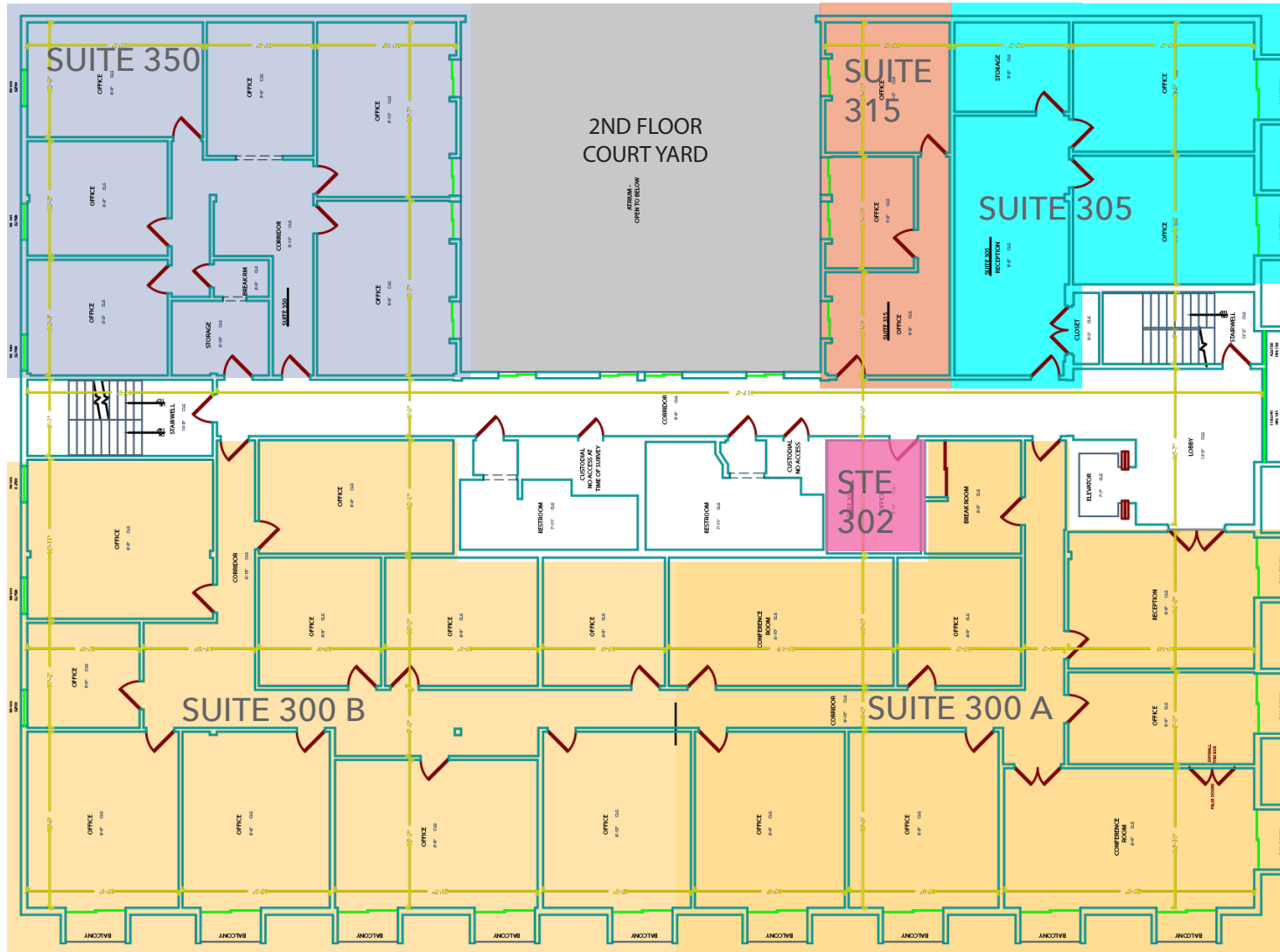
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- Elevator
- Secure gated subterranean parking

3RD FLOOR KITCHEN

FOR LEASE

THIRD FLOOR FLOOR PLAN



N PARTON STREET

W CIVIC CENTER DRIVE

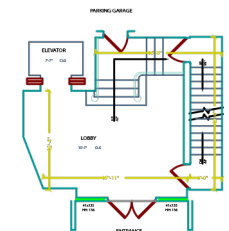


WALKINTOUR

TAKE A VIRTUAL TOUR

For a 3D interactive tour of the Office Space for Lease
 CLICK THE 3D VIRTUAL TOUR above or go to our website at darvishiangroup.com

1st Floor Entrance Lobby



Suite 300 is currently one unit but can be subdivided. **Common area** is in white. **Court yard** is only accessible to the 2nd floor tenants and is included in the 2nd floor square footage.



3RD FLOOR

FOR LEASE



3RD FLOOR SUITE 300



3RD FLOOR SUITE 350

FOR LEASE



SUBTERRANEAN GATED PARKING



3RD FLOOR VIEW OF COURTYARD

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AREA HIGHLIGHTS



Property Location



Close to some of OC's Best Restaurants**

From eclectic ethnic eats to elevated dining, DTSA is OC's favorite food neighborhood. Check out www.EatDTSA.com for a guide to downtown's favorite food establishments.

DOWNTOWN SANTA ANA

- Surrounded by many Government buildings
- Close to a wide variety of restaurants
- Bus stop across the street
- Less than half of a mile to Santa Ana Commuter Rail
- Close to approved OC Streetcar route www.octa.net
- 9 mi to John Wayne Airport
- 21.6 mi to Long Beach-Daugherty Field Airport
- 41 min to Ontario International Airport
- Walking Score of 80 (very good)*
- Transit score of 53 (Good transit)



Parking meters are enforced **Monday - Saturday from 8am - 10pm**. Meters accept nickels, dimes, quarters, or you can pay with credit card.

Clean & Safe phone number: (714) 818-9538

- PL Parking Lot
- PS Parking Structure
- ▬▬▬ Pedestrian Walkway

- | | |
|--|---|
| 1 828 Pho
220 W. 1st Street
(714) 568-0338 | 17 Las Cazuelas
312 N. Bush Street
(714) 835-9952 |
| 2 Blackmarket Bakery
211 N. Broadway
blackmarketbakery.com | 18 Lola Gaspar
211 W. 2nd Street
lolagaspar.com |
| 3 C4 Deli
200 N. Broadway
c4deli.com | 19 Mil Jugos
320 W. 5th Street
miljugos.com |
| 4 Cafe Calacas
324 W. 4th Street
cafecalacas.com | 20 Mix Mix Kitchen Bar
300 N Main Street
mixmixkitchenbar.com |
| 5 Chapter One
211 N. Broadway
chapteronetml.com | 21 Native Son Alehouse
305 E. 4th Street, #200
nativesonale.com |
| 6 Crave
410 W. 4th Street
crave410.com | 22 Ninjas With Appetite
318 W. 5th Street
ninjaswithappetite.com |
| 7 Eat Chow
313 N. Bush Street
eatchow.com | 23 Original Mike's
100 S. Main Street
originalmikes.com |
| 8 El Mercado
301 N Spurgeon Street
mercadomodern.com | 24 Pizza Loca
300 E. 4th Street
9.mypizzaloca.com |
| 9 Egeko
309 W. 3rd Street
egeko.com | 25 Playground
220 E. 4th Street, #100
playgrounddtsa.com |
| 10 Fiesta Juice
209 W. 4th Street
(714) 543-3124 | 26 Playground 2.0
220 E. 4th Street, #104
playgrounddtsa.com |
| 11 Gu Ramen
304 N. Main Street
(657) 212-5947 | 27 Robbins Nest
207 W. 2nd Street
robbinsnestwinebar.com |
| 12 Gypsy Den
125 N. Broadway
gypsyden.com | 28 Taquerias Guadalajara
305 E. 4th Street
(714) 953-1191 |
| 13 Hector's on Broadway
409 N Broadway
(714) 285-9896 | 29 The Barrel Room
324 W. 4th Street
thebarrelroomoc.com |
| 14 Irenia
400 N. Broadway
ireniarestaurant.com | 30 VLVT Lounge
416 W. 4th Street
velvetoc.com |
| 15 Kebab Place
306 W.4th Street
kebab-place.com | 31 Yoji Japanese Fondue
303 N Spurgeon Street
yojie.com |
| 16 La Rinconada
300 W. 5th Street
(714) 647-1517 | 32 Wursthaus
305 E. 4th Street, #105
wursthausdtsa.com |

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FOR LEASE

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SANTA ANA DEMOGRAPHICS



www.downtown-santaana.com

Santa Ana is the county seat and second most populous city in Orange County, California. The United States Census Bureau estimated its 2011 population at 329,427, making Santa Ana the 57th most-populous city in the United States. Santa Ana is also the 4th highest density in the nation per square mile.

CORPORATE HEADQUARTERS

Santa Ana is the corporate headquarters of several companies including Behr Paint, CoreLogic, Corinthian Colleges, First American Corporation, Greenwood & Hall, Ingram Micro, The Orange County Register, SchoolsFirst Federal Credit Union, STEC, TTM Technologies, beverage company Kern's, and Wahoo's Fish Taco. It also houses major regional headquarters for the Xerox corporation, Ultimate Software, and T-Mobile. Nonprofits based in Santa Ana include Open Doors.

ECONOMY

Santa Ana is part of a metropolitan area which includes Los Angeles and Long Beach. When it comes to gross metropolitan product of U.S. metro areas, Los Angeles-Long Beach-Santa Ana, CA is ranked number two in 2013 with a GMP of \$792.2 billion. When gross domestic product (GDP) and gross metropolitan product (GMP) for country or metro area were compared, Los Angeles-Long Beach-Santa Ana, CA ranked number 20 for their 2013 numbers. The ranking for Santa Ana was higher than both Saudi Arabia and Switzerland, which ranked 21 and 22 respectively. The estimated annual growth rate of United States metro area economies from 2013-2020 is 2.9 percent with \$686.5 billion in 2013 and an estimated \$838.2 billion in 2020.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	62,959	356,593	707,347
POPULATION 2021	65,444	370,367	736,042
MEDIAN HOUSEHOLD INCOME	\$39,344	\$53,396	\$60,351
POPULATION GROWTH	3.95%	3.86%	4.06%
MEDIAN HOME VALUE	\$384,296	\$377,058	\$451,360
AVG HOUSEHOLD SIZE	4.20	4.00	3.60

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POPULATION

356,593
3 MILE RADIUS

MEDIAN HH INCOME

\$53,396
3 MILE RADIUS

POPULATION GROWTH

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3 MILE RADIUS

FOR LEASE

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FOR MORE INFORMATION CONTACT:

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W Civic Center Drive

Subject
Property

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| Real Estate Investment Services