

1516

BROOKHOLLOW DRIVE

Santa Ana, California



100% LEASED INVESTMENT
±13,084 SF Freestanding Building

CBRE

1516 Brookhollow Drive is a 100% leased investment available for sale. Suites A&B are leased thru 3/2026, Suite C is leased thru 5/2029 & Suite D is leased thru 9/2025.

The offering of Brookhollow Drive presents an excellent opportunity for an investor to acquire property in a highly sought after submarket in Southern California. With all suites fully leased, the investment ensures a stable rental income stream. Additionally, this offering provides flexibility for investors to collect income or for owner/users to purchase and wait for the Suite D lease to expire in 9/2025, allowing for future occupancy.

The property's location in Santa Ana further enhances its appeal, as it resides within a vibrant business district that offers convenient access to amenities and transportation. Positioned directly off the Costa Mesa (55) Freeway, 1516 Brookhollow Drive offers excellent visibility and easy accessibility for both potential tenants and customers.



**55 FREEWAY
VISIBILITY**



**WELL-MAINTAINED
PREMISES**



**INCOME
PRODUCING
PROPERTY**

\$4,999,999 (\$382/SF)
ASKING PRICE

\$253,054
2024 NET OPERATING INCOME

5%
CAP RATE

Current Operating Expenses

Property Taxes	\$28,980/Yr.
Insurance	\$4,009/Yr.
CC&R's	\$20,832/Yr.

PROPERTY OVERVIEW



SQUARE FEET
±13,084 SF
FREESTANDING BUILDING



LOT SIZE
0.52 ACRES



APN
016-221-32



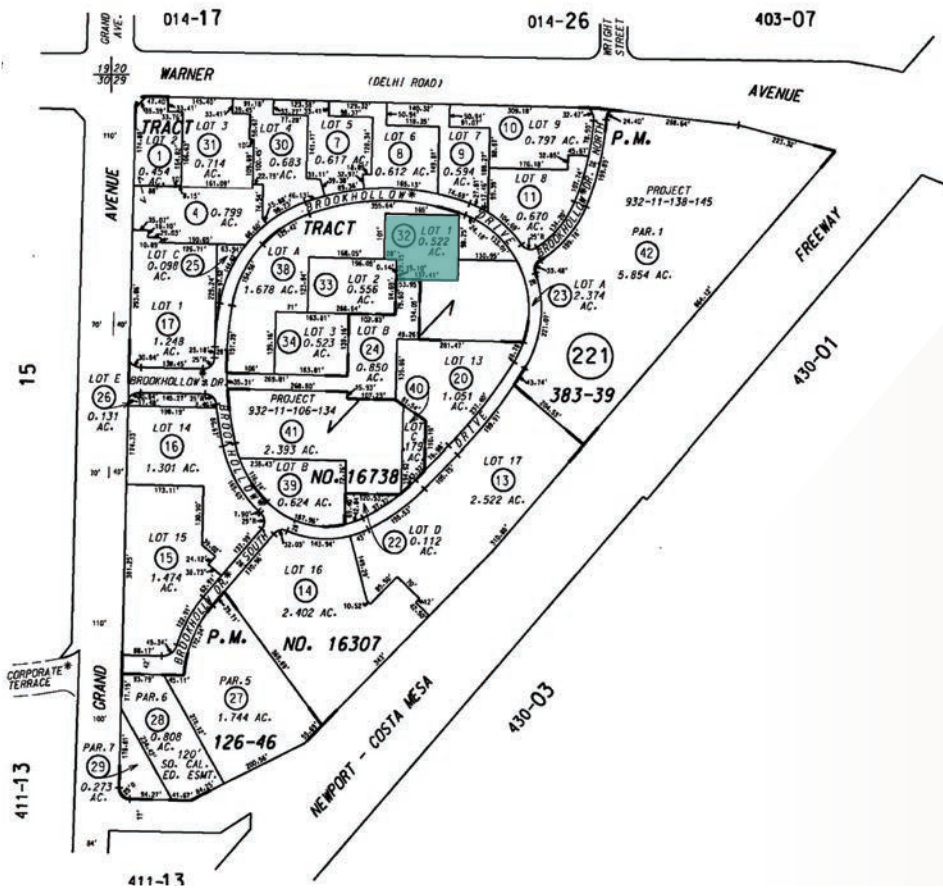
ZONING
SPECIFIC
DEVELOPEMENT 8



YEAR BUILT
1979



PARKING RATIO
3.5:1 (ADDITIONAL
PARKING AVAILABLE)



- + Zoning allows for a number of opportunities including office, retail, medical, specialty, religious, etc.
- + Wood frame construction
- + Owner professionally maintained roof-mounted HVAC units
- + Common area restrooms (Suite B has restroom in suite)
- + Brookhollow Office Park is a professionally managed association

The Grove Recovery Community
www.thegroverecovery.com

At The Grove, they are dedicated to empowering individuals on their journey towards lasting well-being. Through the integration of cutting-edge advancements in behavioral science and evidence-based care, they minimize setbacks and promote sustained recovery. As pioneers in their field, they proudly offer proven Medication Assisted Treatment for individuals facing challenges. Their personalized approach recognizes the uniqueness of each person, taking into account the individual's genetic makeup, upbringing, and life experiences. With tailored treatment plans designed by expert clinicians, they aim to guide individuals towards personal growth, allowing them to reclaim a sense of well-being and thrive in their future endeavors.

SDS Property Services LLC
www.sdspropertyservices.com

SDS specializes in assisting homeowners with remodeling, repairing, and reselling their homes to maximize their value. With expertise in property design for optimal resale or rental value, SDS also helps with distress situations like foreclosures, Deed in Lieu, or NOD filings. Acting as project managers, SDS prepares properties for resale or rental and offers financing and real estate broker services for various situations. They provide a cash offer within 24 hours, buy properties as-is, and ensure a quick and easy selling process without the need for repairs or home visits. With over 40 years of experience since 2017, SDS is committed to helping homeowners.

Praise Chapel

Praise Chapel is a family church with a vision to transform community one life at a time through the process of discipleship, the teaching and preaching of the Word of God and through unconditional love to the glory of God.

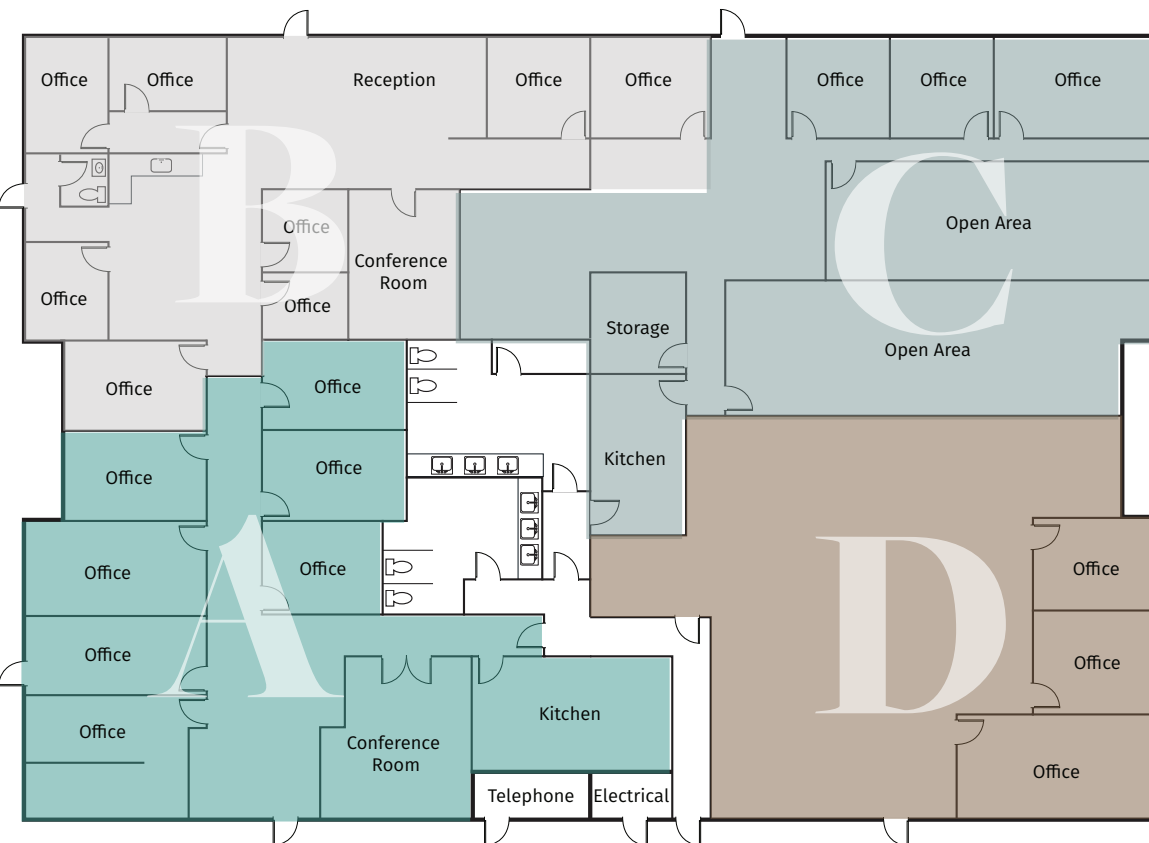
Ministero Pentecostes Alto Refugio Inc.
www.facebook.com/AltoRefugioSantaAna/

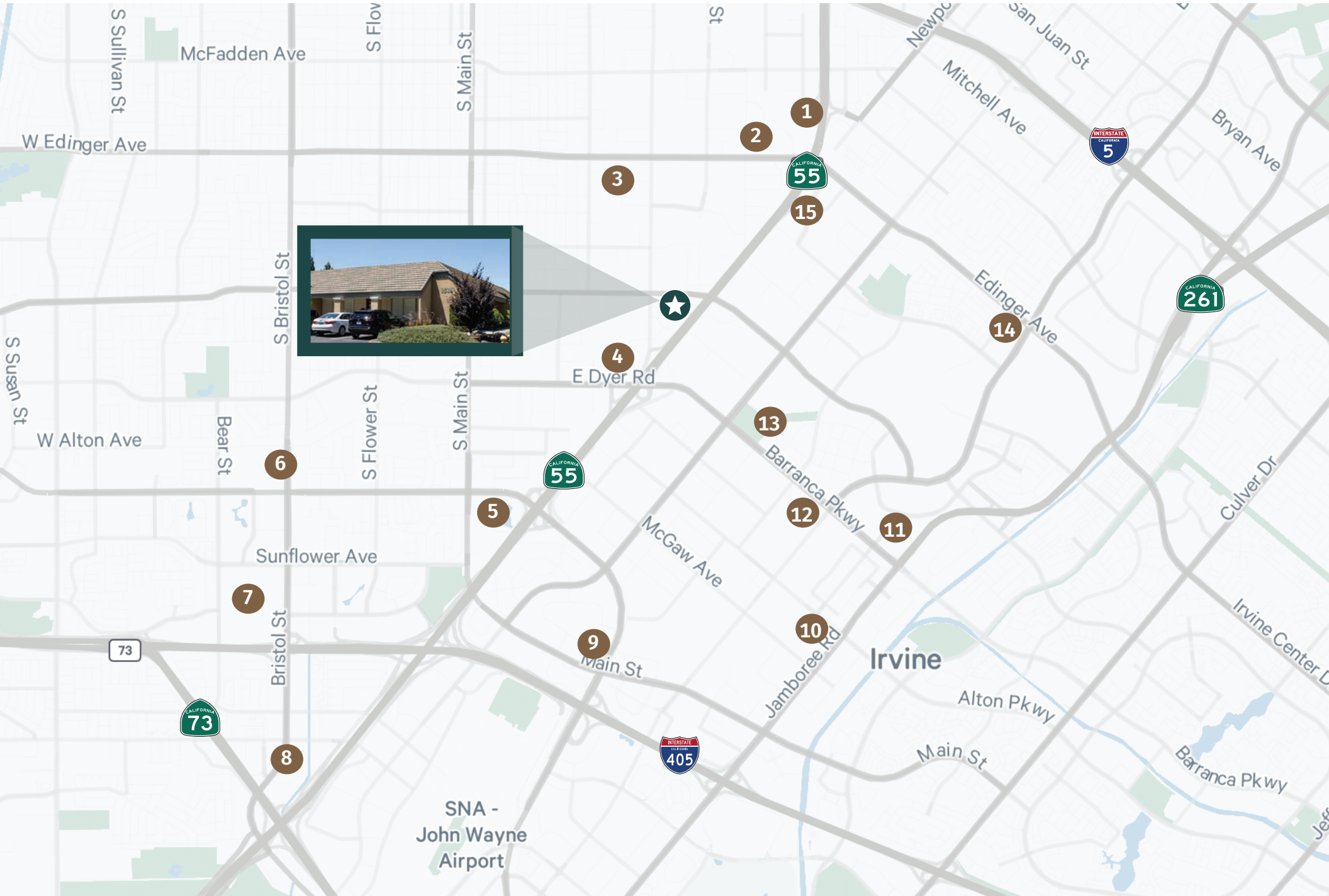
Ministero Pentecostes Alto Refugio is a Pentecostal church holding service on Sunday mornings to study the word of God and worship Him. They also help families in need of counseling.

PROPERTY OVERVIEW

Suite	Tenant	Square Feet	Rent/SF/Mo.	Monthly Rent	Lease Expiration Date
A	The Grove Recovery Community Inc.	±3,541	\$2.10 Gross	\$7,438.16	March 30, 2026
B	SDS Property Services LLC	±2,100	\$1.90 Net	\$3,990.00	March 31, 2026
C	Praise Chapel	±3,502	\$1.95 Net	\$6,828.90	May 14, 2029
D	Ministerio Pentecostes Alto Refugio, Inc.	±2,721	\$1.83 Gross	\$4,988.25	September 30, 2025

*Common Areas = ±1,220 SF





- 1
- 2
- 3
- 15

3

4

13

12

11

10

9

5

6

7

8



SNA -
John Wayne
Airport

Irvine

Sullivan St
McFadden Ave
S Flov
S Main St
W Edinger Ave
San Juan St
Mitchell Ave
Bryan Ave
Edinger Ave
W Alton Ave
Bear St
S Flower St
S Main St
E Dyer Rd
Sunflower Ave
Barranca Pkwy
McGaw Ave
Jamboree Rd
Main St
Alton Pkwy
Main St
Barranca Pkwy
Irvine Center Dr
Cuiver Dr
Jett

1 McFadden Place
Golf Lab Academy
Rip Curl Outlets
Roger Dunn Golf Shops
Sender One Climbing
Sky Zone

2 Santa Ana Auto Mall
Audi South Coast
Crevier BMW
Freeway Honda
Lincoln South Coast
Subaru Orange Coast
Volkswagen South Coast
Volvo Cars OC

3 Edinger Plaza
El Pollo Loco
Home Depot
IHOP
Jack in the Box
Planet Fitness

4 Hotel Terrace Drive
Best Western Plus
Comfort Inn & Suites
Embassy Suites
Holiday Inn
La Quinta Inn & Suites
MainStay Suites
Spoons Bar & Grill

5 MacArthur Plaza
949 Grill Lounge
Courtyard Santa Ana
DoubleTree by Hilton
Gokumi Ramen & Yakitori
Hotel Zessa
Little Pan
Masala Craft
Rubio's Coastal Grill
Starbucks

6 Bristol Plaza/Bristol Center
AYCE Sushi
Baskin Robbins
Black Bear Diner
Buffalo Wild Wings
Cauldron Ice Cream
Chick-fil-a
Chipotle
Dave's Hot Chicken
Gong Cha
In-N-Out
Lee's Sandwiches
Trader Joe's
Von's
Wang Cho BBQ
Wienerschnitzel

7 South Coast Plaza
Apple Store
Bloomingdales
Corner Bakery
Din Tai Fung
Knife Pleat
Maggiano's Little Italy
Mochinut
MOULIN
Nordstroms
Ruby's Diner
The Capital Grille
Wahoo's Fish Tacos

8 The Lab Anti-Mall/Camp
Blackmarket Bakery
Bootleggers Brewery
Folks Pizza
Habana
Hana Re
Mesa
Milk & Honey
Seabirds Kitchen (Vegan)
Trim Fitness Studio
Vitaly

9 The Square
7-Eleven
Carl's Jr.
Cluck Kitchen
Croutons
Flame Broiler
Jersey Mike's Subs
Mediterrania Grill
Nekter Juice Bar
Poke Dot
Roll Em Up Taquitos
Starbucks

10 Diamond Jamboree
85C Bakery Cafe
BBQ Chicken
CoCo Ichibanya Curry
Kura Revolving Sushi Bar
Meet Fresh
Pepper Lunch
Seven Leaves
Somi Somi
Tim Ho Wan

11 District at Tustin Legacy
Aloha Hawaiian BBQ
AMC Theatres
Bowlero
Chick-fil-a
Costco
In-N-Out
Lowe's
Lucille's BBQ
Mendocino Warms
Nothing Bundt Cakes
Pei Wei
Petsmart
Red Robin
TJ Maxx Home Goods
Target
Whole Foods

12 Von Karman Plaza
Chase Bank
Jersey Mike's Subs
JOANN Fabric & Crafts
Seafood City
Staples
Taco Bell
The Habit Burger Grill
Walmart
Panda Express

13 Mess Hall at FLIGHT
Big Parm
Drink Bar
Fonda Moderna
The Little Greek
Slapfish
Sushiya
The Lost Bean

14 Village at Tustin Legacy
Bank of America
Board & Brew
Burger Boss
Chipotle Mexican Grill
CVS
Dunkin' Donuts
Hoag Health Center
Jamba Juice
Maui Poki
The Pizza Press
Yogurtland

15 Edinger/Newport Ave
EVgo Charging Station
Fairfield Inn & Suites
FedEx Office Print & Ship
Flame Broiler
Micro Ctr Computer Store
Mutual Gas Station
Residence Inn
Starbucks



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CBRE

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