

FOR SALE  
±20,170 SF  
Multi-Tenant Office Building

888 W SANTA ANA BLVD  
SANTA ANA, CA 92701



MEDICAL / OFFICE



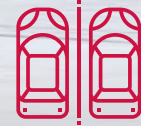
PRIME CIVIC CENTER  
LOCATION



WALKING  
DISTANCE TO THE  
COURT HOUSE



EXCELLENT  
OWNER / USER  
OPPORTUNITY



SURFACE & COVERED  
PARKING AVAILABLE

**PRICING SUMMARY:**

**SALE PRICE ► \$6,353,550 (\$315.00 PSF)**

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COMMERCIAL REAL ESTATE SERVICES



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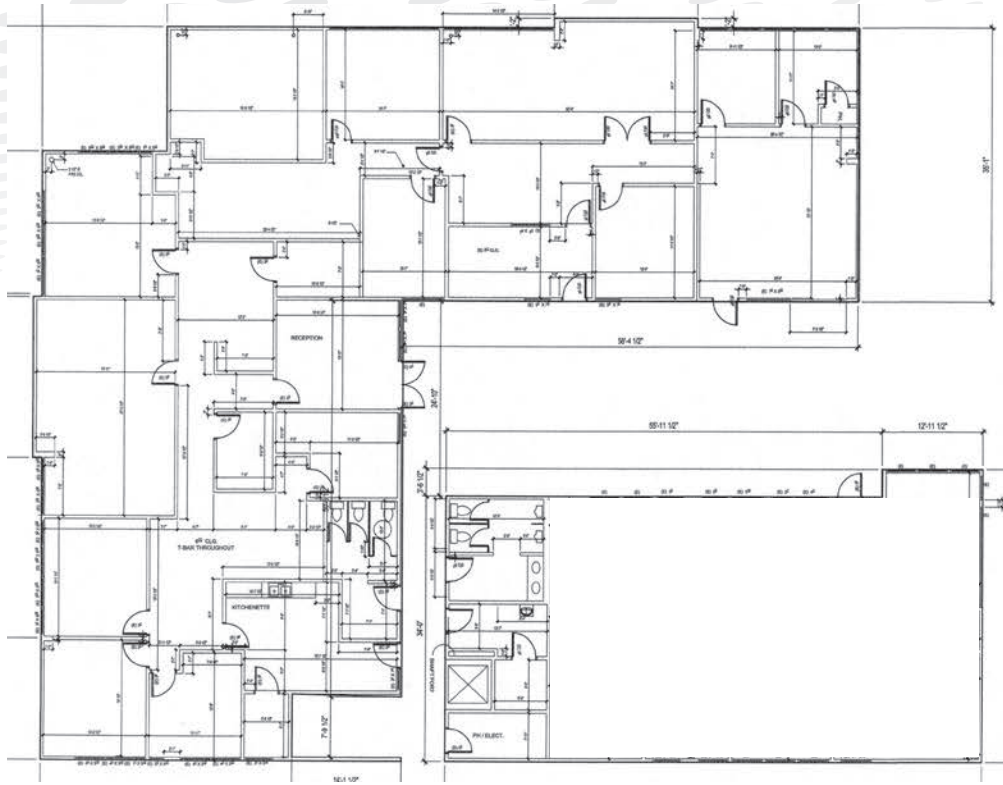
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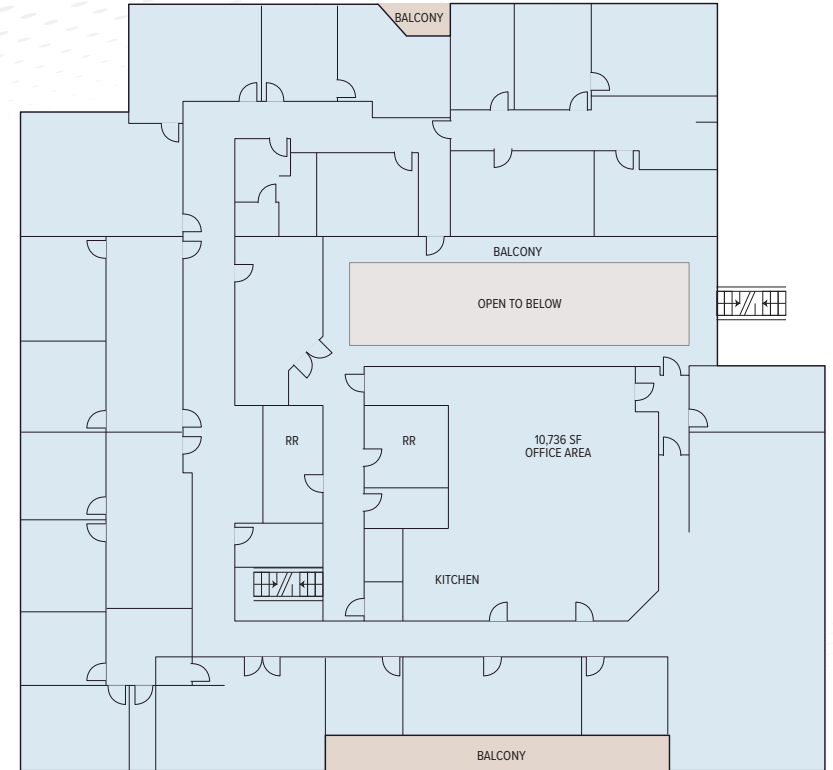
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## SITE PLAN



First Floor



Second Floor

NOTE: Drawing not to scale. All measurements and sizes are approximate.

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PROPERTY PHOTOS



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## PROPERTY PHOTOS



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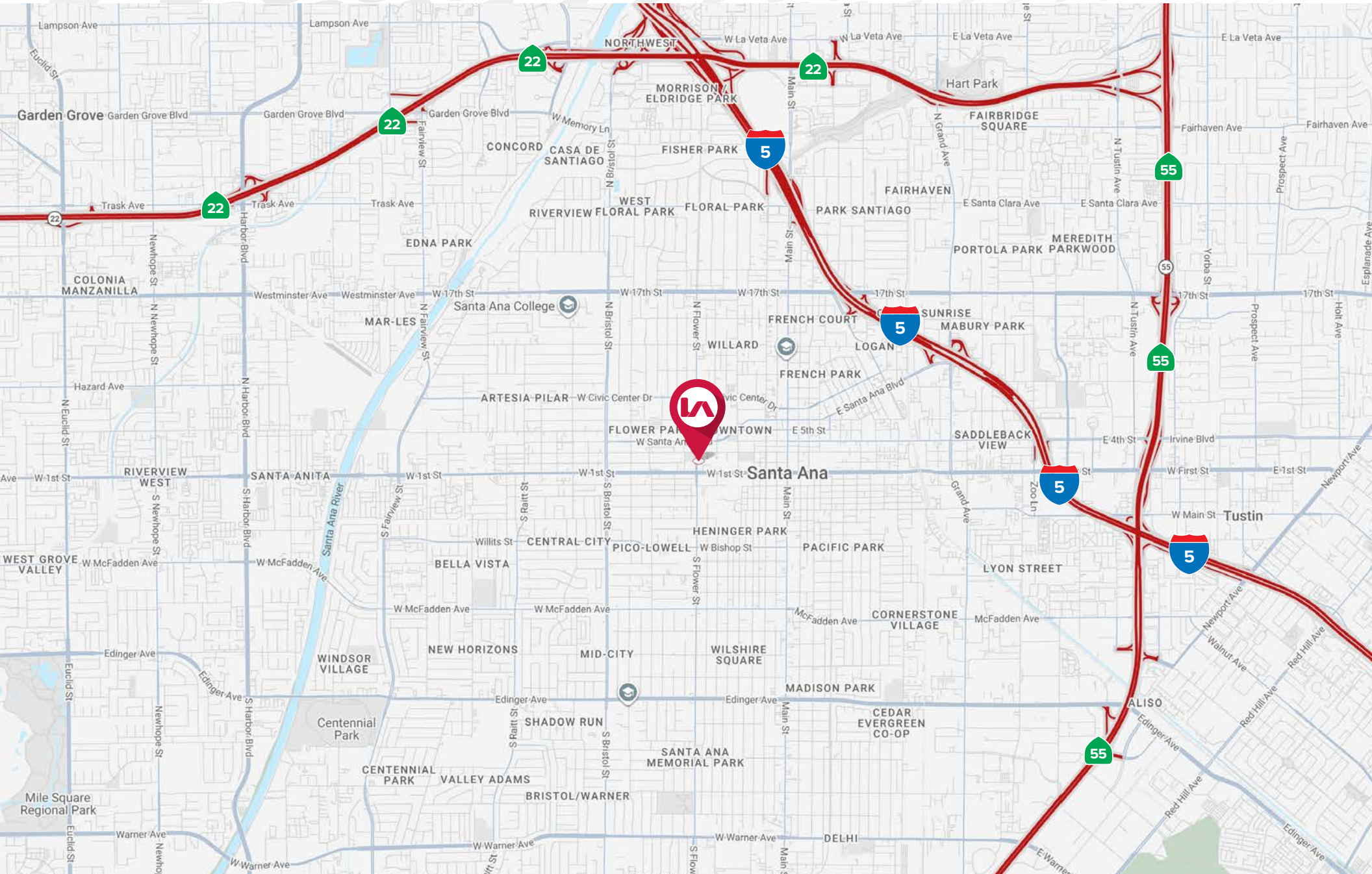
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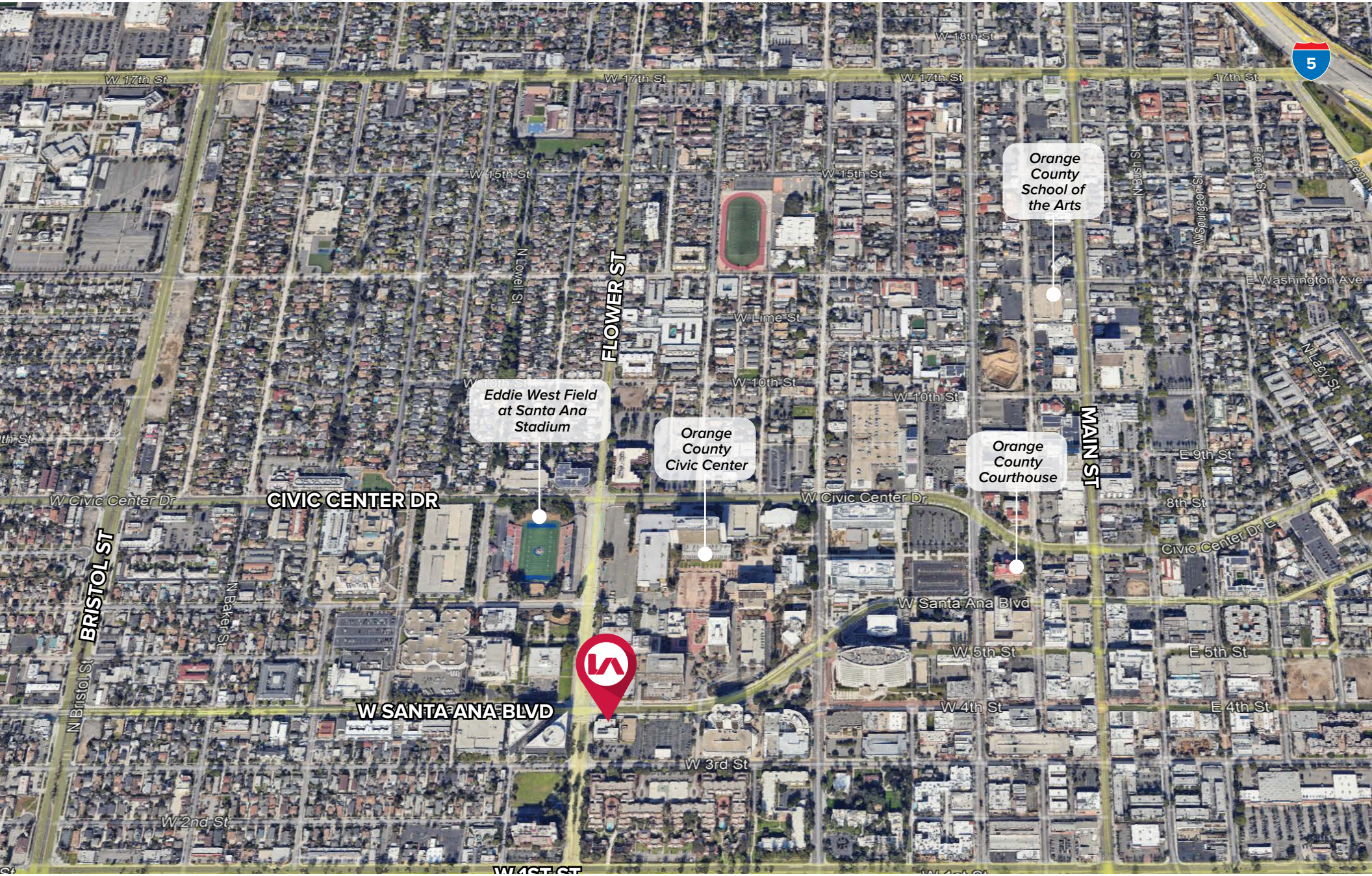
## LOCATION MAP



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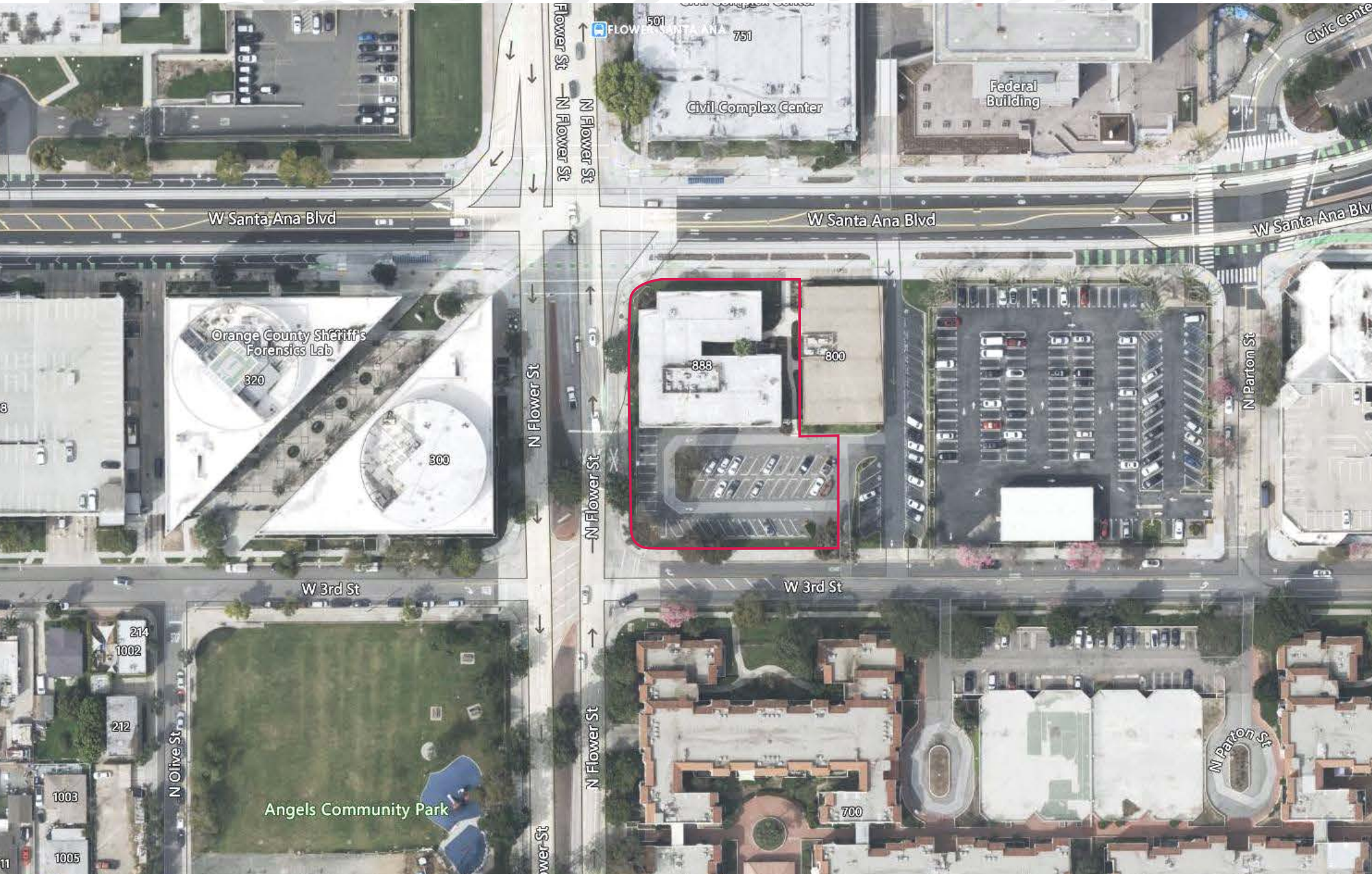
AERIAL



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AERIAL



DEMOGRAPHIC MAP

# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
684,903	2,113,644	3,032,748	4,558,620



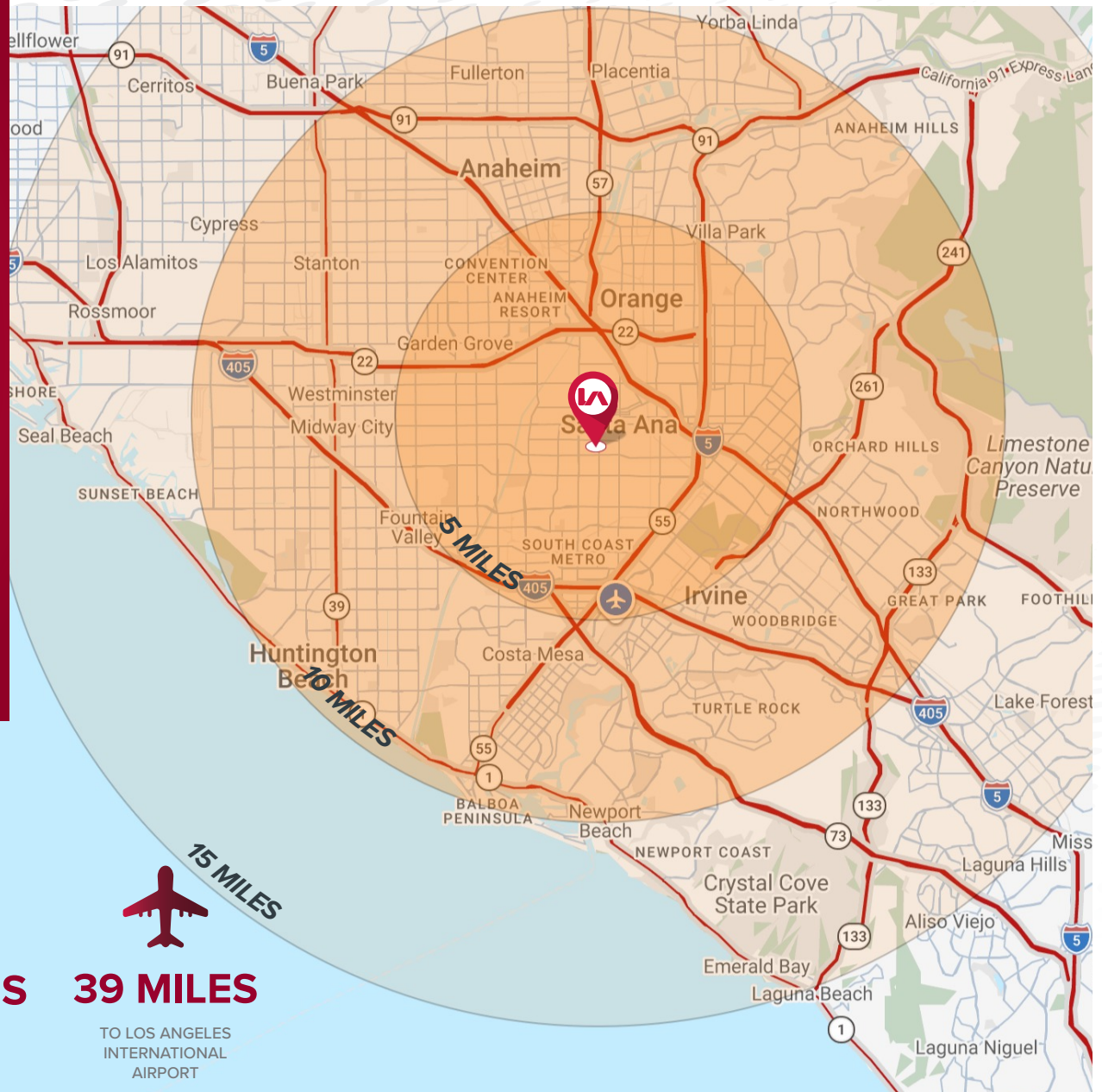
## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$126,429	\$149,142	\$155,038	\$151,025



## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
463,635	1,130,558	1,587,439	2,163,064



**6 MILES**

TO JOHN WAYNE AIRPORT



**20 MILES**

TO LONG BEACH AIRPORT



**32 MILES**

TO DOWNTOWN LOS ANGELES



**39 MILES**

TO LOS ANGELES INTERNATIONAL AIRPORT