



PROPOSED RENOVATION OF SITE, INCLUDING NORTH & WEST BUILDING FAÇADE

Santa Ana Medical Arts
ENTIRE 5 STORY NORTH BUILDING AVAILABE (75,000 RSF)



1125 E. 17th Street, Santa Ana, California 92701

Existing



Proposed North Building



Proposed West Building

For More Information Contact:

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Santa Ana Medical Arts Complex

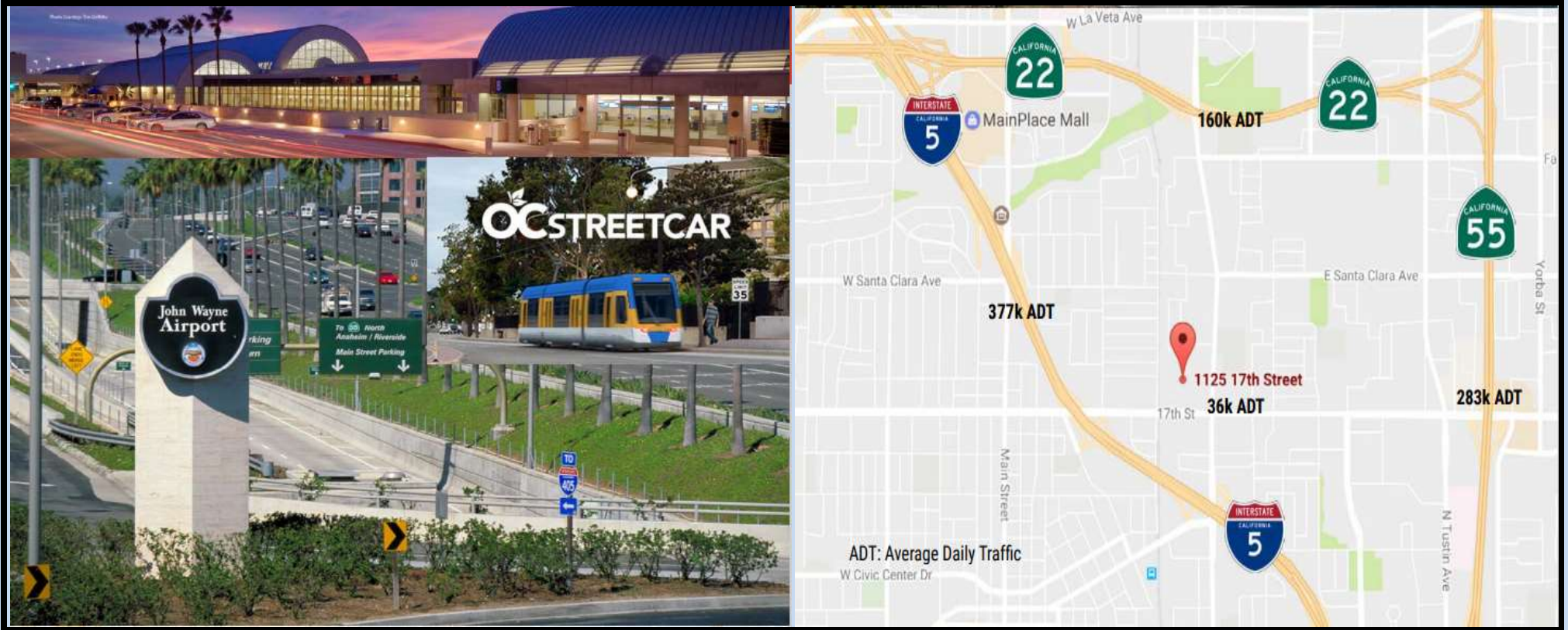
1125 E. 17th Street, Santa Ana, California 92701

The Santa Ana Medical Arts Complex is a professional and medical campus that currently consists of North Building, West Building, East Building and future perspective of mixed use residential/commercial buildings in front. Located in the heart of Santa Ana, the site offers easy access to 3 major Southern California Freeways, 5, 22, 55; and is within a short distance to the 57 Freeway-with accessible public transportation. The campus is within a very short distance to the Santa Ana Civic Center and other attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin.

HIGHLIGHTS

- **Major renovation in progress:**
 - **Façade of North & West Buildings renovation, including enhancing existing signs, adding greenery to the façade for the updated modern look.**
 - **Adding New elevator to west Building and introducing elevator lobby.**
 - **Adding sitting areas in the main court, with new landscaping, new asphalt, new paint on west, east and circle building.**
 - **Updating the Exiting Monument sign by raising the height and changing the panels and adding solar LED lighting.**
 - **Enhancing the landscaping in the front and main court.**
- North Building is approximately 75,000 RSF, the floor plates are approx. 15,000 RSF. Currently the entire 5th, 4th & 2nd floors are available.
- First Class medical and dental tenant improvements available with quick turnaround
- **Visible from the 5 Freeway and immediate access to 3 major Southern California Freeway (5, 22, 55) and close proximity to 57 freeway**
- Surface parking with ratio of up to 5 per 1,000
- On-site medical lab, state of the art medical imaging, radiology
- Access to public transportation.
- **Located next to the hard corner of 17th Street and Grand Avenue with a car count of approximately 300,000 cars per day.**
- Lot Size of Approximately 14 Acres with Future Perspective of Mixed Use Residential/Commercial Buildings.
- Over 30 Different Medical and Dental Practices

TRANSPORTATION



The Santa Ana Regional Transportation Center (SARTC), also known as The Depot, is located 1 mile from the site and is the focal point of transportation in Orange County. It combines Amtrak, Metro link, Orange County Transit Authority, intercity and interstate bus transportation, and airport and taxi services all in one location. The SARTC provides easy access to cities across the county, state, and country. The SARTC has a commuter bicycle locker program with a solar powered bike hut where monthly and annual members can store their bikes in an enclosed and secure room for the day or a short duration. John Wayne Airport is located 7.8 miles (approximately 10-minute drive) from the site and is Orange County's international airport. It is the only commercial airport in Orange County serving over 10 million passengers in 2016. John Wayne Airport plays a unique and crucial role in the Orange County community.

North Building

Units Available In North Building*

- 2nd Floor (15,000 RSF) Min. 5,000 RSF, former ATI College, trade school ready for occupancy.
- 4th Floor (15,000 RSF each), various medical spaces can be combined as contiguous space, Partially occupied. All current tenants have moving clause under their respective leases.
- 5th Floor (15,000 RSF), various medical spaces can be combined as contiguous space.

*Some units currently occupied in the 3rd and 4th floors

IMMEDIATE OPENINGS:

Dental
ENT Doctor
Surgery Center
General Practice

Optometry
Cardiology
Physical Therapy
Pediatrics

Podiatry
Nephrology
Ophthalmologists
Trade Schools

Urology
Dialysis
ER/Urgent Care

The Santa Ana Medical Arts Complex is a 14 acre medical campus that consists of a 5-story building (North Building), Two Wings (West Building and East Building), a 2-Story Center Building (South Building) and a Retail Plaza. The complex is located in the heart of Santa Ana with easy access to 3 major Southern California Freeways (5, 22, 55 Freeways) and within a short distance to 57 Freeway. The campus is within a short distance to the Santa Ana Civic Center, attractions such as the Bowers Museum, Discovery Science Center, Santa Ana Zoo, Galaxy Concert Theatre, Historical Downtown Orange, Downtown Tustin, as well as several restaurants and shops.

APPROXIMATE DISTANCE & INCOMES (as of 2017)

COMMUNITY	DISTANCE FROM SITE*	HOUSEHOLD INCOME**
Orange	2 miles	\$87,000
Tustin	4 miles	\$74,000
Garden Grove	7 miles	\$63,000
Irvine	9 miles	\$96,000
Placentia	9 miles	\$89,000
Costa Mesa	10 miles	\$75,000
Westminster	10 miles	\$58,000
Fullerton	11 miles	\$72,000
Brea	13 miles	\$90,000
Newport Beach	14 miles	\$119,000
Huntington Beach	16 miles	\$88,000
Lake Forest	16 miles	\$169,000
Mission Viejo	18 miles	\$108,000

** Source: Google Maps*

***Source: www.point2homes.com*

Trade Area Map



1. Rounder's MMA and Boxing
2. Metropolitan Veterinary Hospital
3. CVS
4. Walgreens
5. AutoZone
6. Grand Pet Care Center
7. Target
8. Express logistics
9. American Tire Depot
10. Wells Fargo
11. Albertson's
12. Bank of America
13. Staples
14. Abercrombie and Fitch
15. AeroPostale
16. Aldo
17. AT&T
18. Best Buy Mobile
19. Champs Sporting Goods
20. Claire's
21. Coach
22. Disney Store
23. Foot Locker
24. Forever 21
25. Guess
26. Gymboree
27. H&M
28. Hallmark
29. JC Penney
30. Kay Jewelers
31. Kevin Jewelers
32. Macy's
33. Payless
34. Victoria's Secret PINK
35. Puppy Store
36. See's Candies
37. Sprint
38. Sunglass Hut
39. T Mobile
40. Zumiez
41. St. Joseph Hospital
42. Children's Hospital of Orange County
43. Blend Barbershop
44. Hood Cake
45. Dunkin Donuts
46. Star Bucks
47. El Gavilan
48. Popeye's

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Tenant must verify the information and bears all risk for any inaccuracies.

NORTH BUILDING

NORTH BUILDING



FIRST FLOOR ENTRANCE



FIRST FLOOR ELEVATORS



FIRST FLOOR



FIFTH FLOOR ELEVATOR LOBBY



TYPICAL WAITING ROOM AREA



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Proposed
North Building



Proposed West Building



NORTH BUILDING

Suite N453



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SAMPLES OF TYPICAL TENEANT IMPROVEMENT



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EAST BUILDING



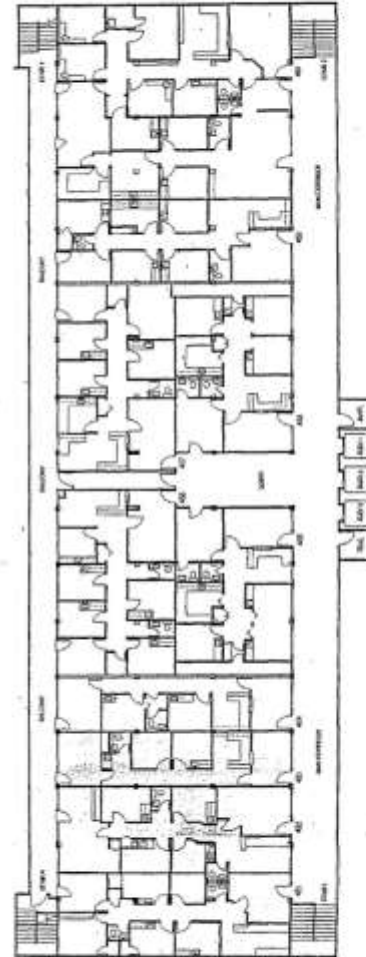
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EXHIBIT B

**FLOOR PLAN OF THE PREMISES
NOT IN SCALE**



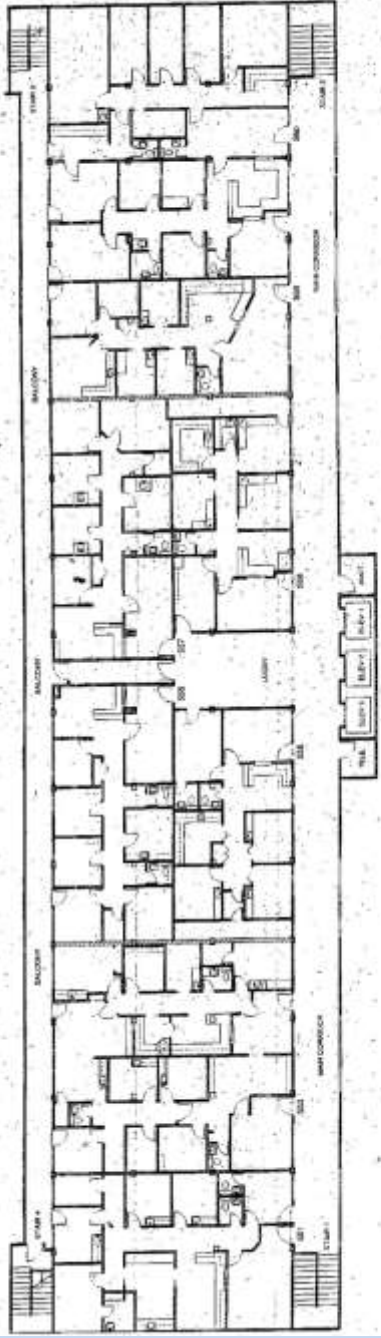
NORTH PARK MEDICAL PLAZA
SANTA ANA MEDICAL ART CENTER



FOURTH FLOOR PLAN, NORTH BLDG.

B-1

NORTH PARK MEDICAL PLAZA
SANTA ANA MEDICAL ART CENTER



FIFTH FLOOR PLAN, NORTH BLDG.
North Park Medical Plaza
125 East Commonwealth Street
Santa Ana, California 92701

prepared and certified by
D.B.S.

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