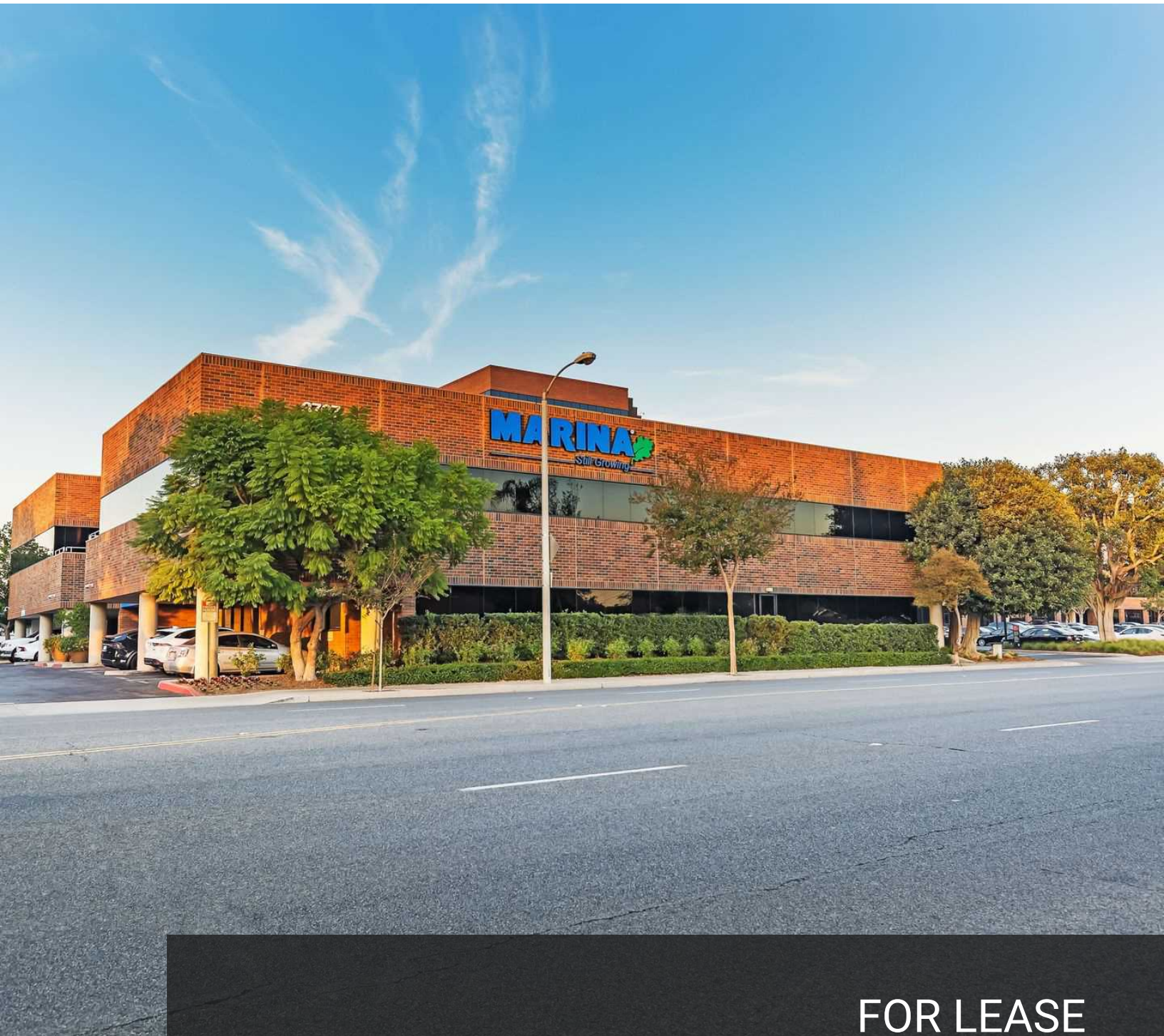


OFFICE FOR LEASE

3707 W. GARDEN GROVE BLVD

ORANGE, CA 92868



FOR LEASE

**DARVISHIAN GROUP**  
120 E. 3rd St. Suite 101  
Long Beach, CA 90802



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# TABLE OF CONTENTS

3707 W. GARDEN GROVE BLVD



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Disclaimer	3
Property Summary	4

## 1 - PHOTOS

Property Photos	6
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## 2 - MAPS / DEMOGRAPHICS

Location Maps	8
Business Map	9
Demographics	10
Floor Plan	11
	12

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# PROPERTY SUMMARY

3707 W. GARDEN GROVE BLVD



## Property Summary

Building SF:	25,270
Space Available:	+/- 7,000
Location:	1st Floor
Rent PSF/mo	\$2.00
Floors:	2
Lot Size:	61,113 SF
Signage:	Yes
Building Class:	B
Access:	22 Freeway
Parking Ratio:	5:1,000

## Property Overview

The Marina Building is a +/-25,270 square foot Class B office building, located in Orange, CA. The property consist of two floors with ownership on-site on the second floor.

## Location Overview

The Marina Building features an impressive location, steps away from the entrance of the 22 freeway, giving you immediate access additionally to the 5 and 57 freeways nearby.

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# PHOTOS

PROPERTY PHOTOS 6

1

# PROPERTY PHOTOS

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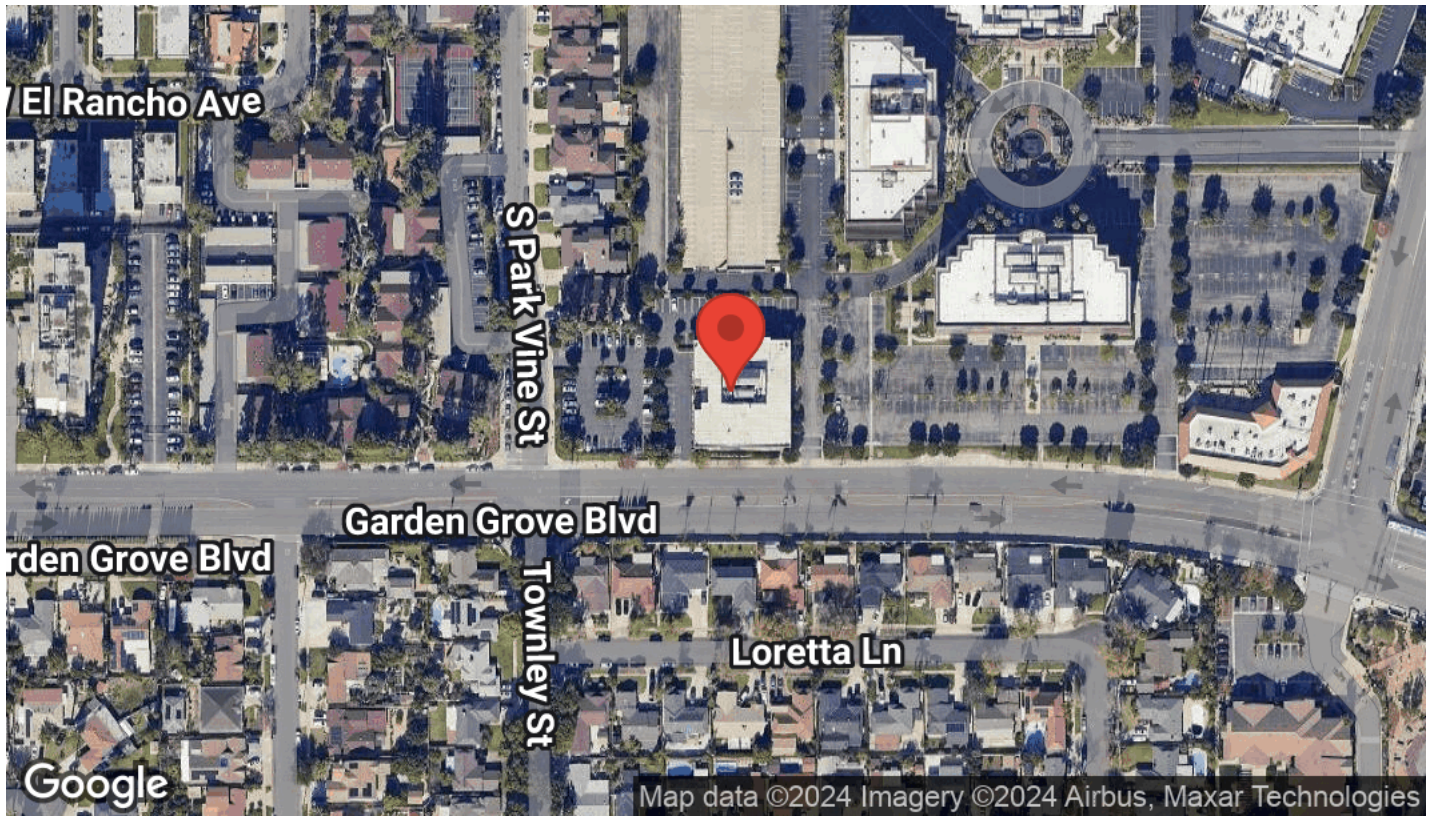
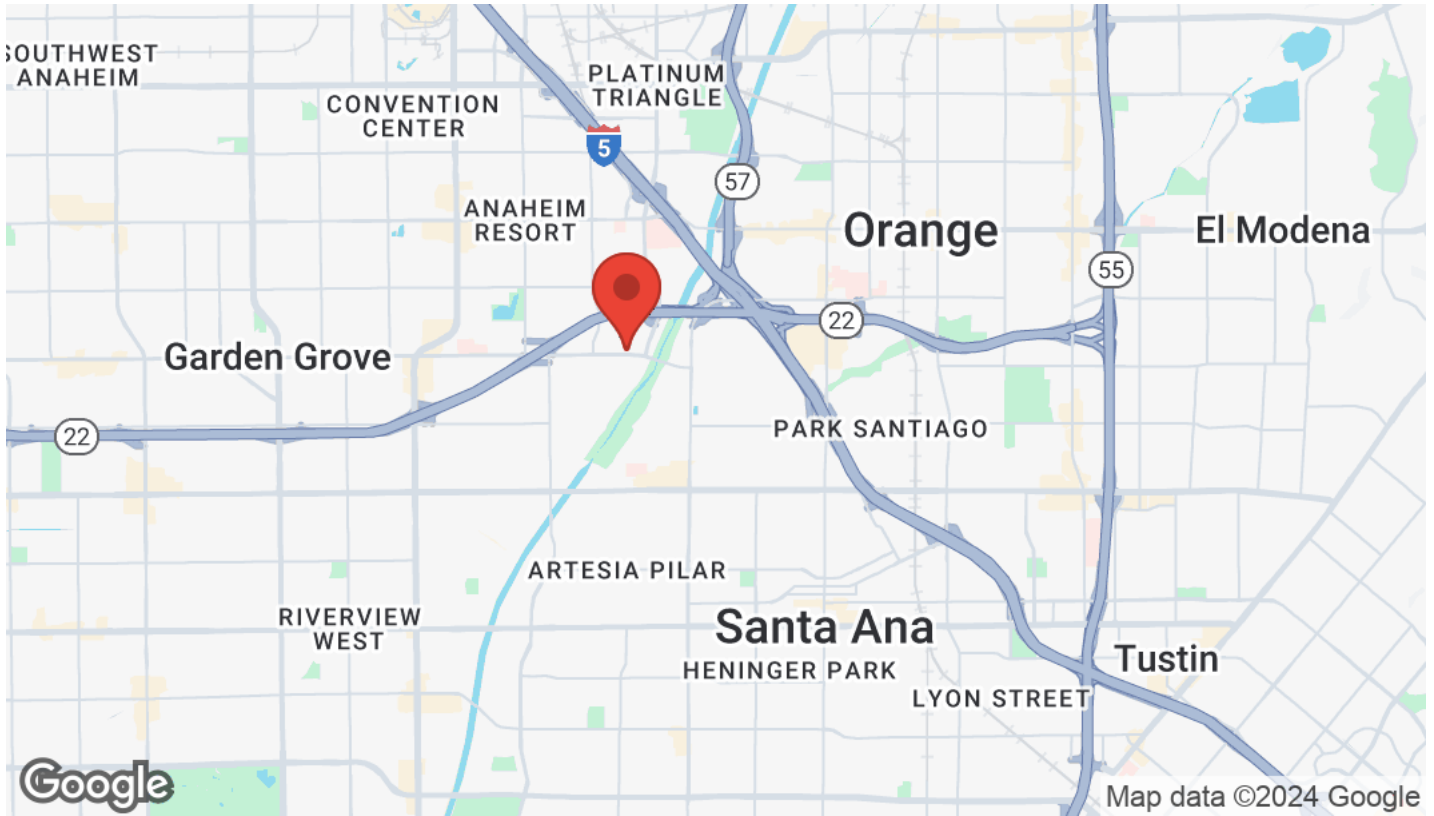
# MAPS / DEMOGRAPHICS

# 2

LOCATION MAPS	8
BUSINESS MAP	9
DEMOGRAPHICS	10
FLOOR PLAN	11

# LOCATION MAPS

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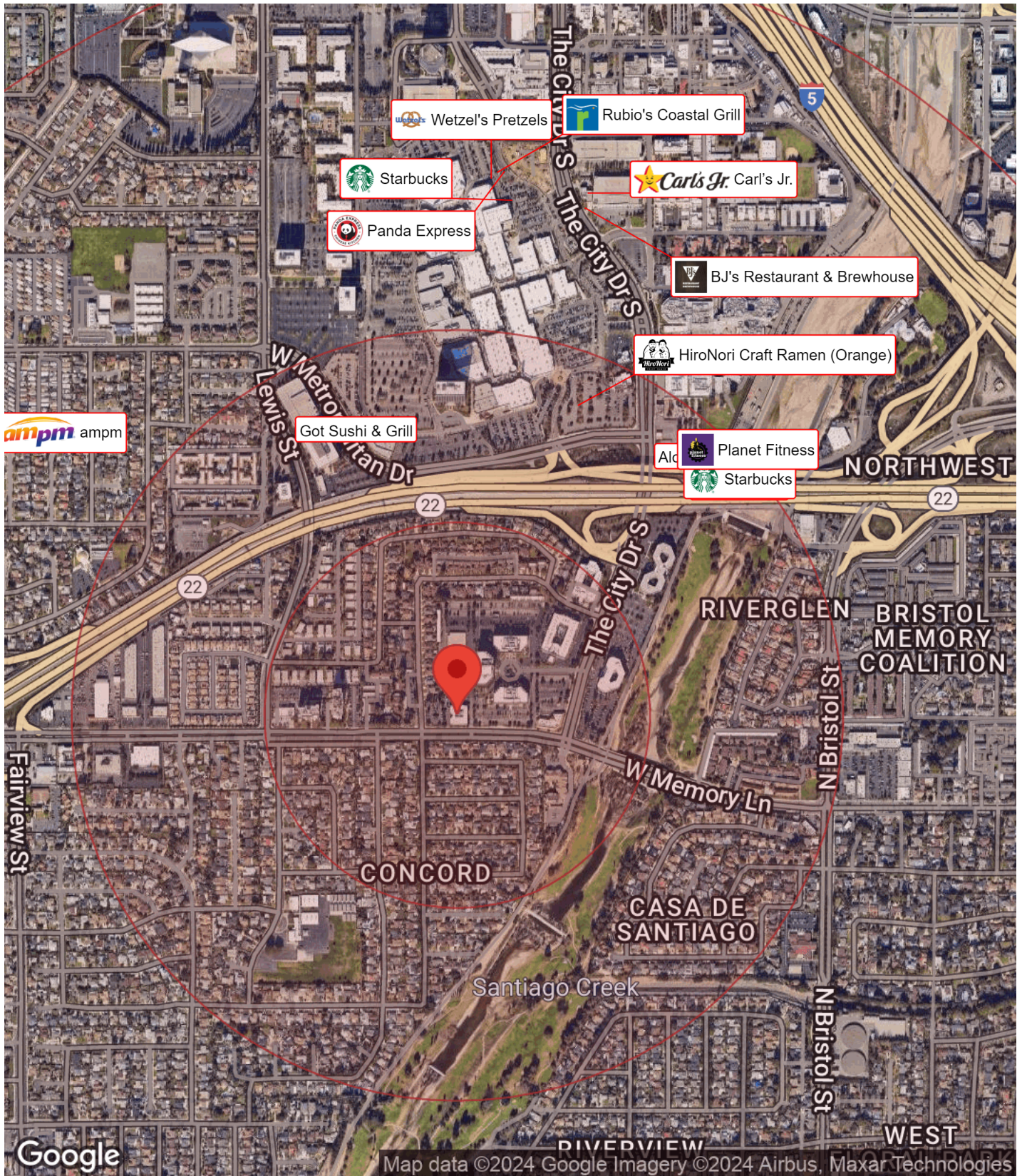
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# BUSINESS MAP

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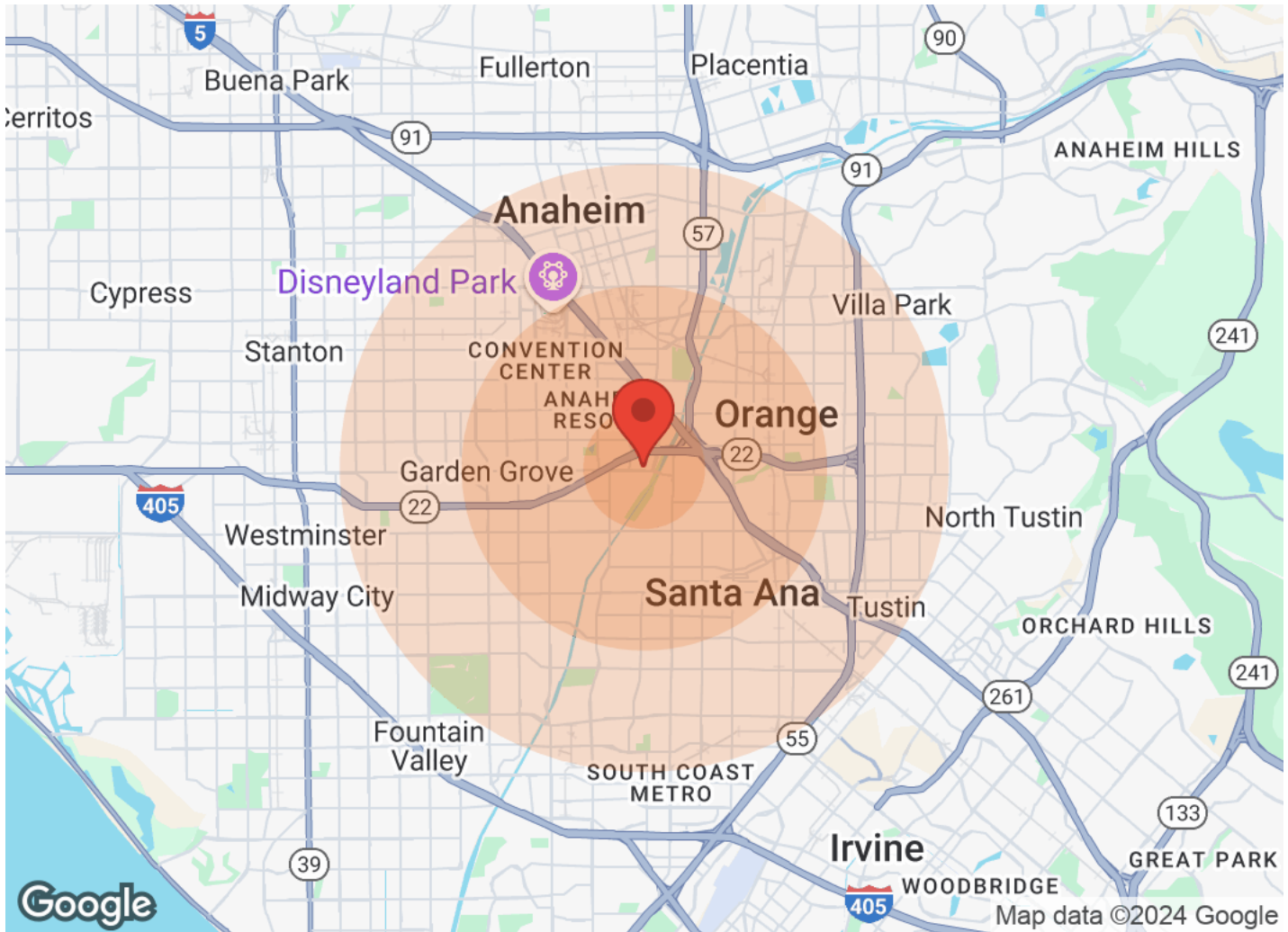


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	18,384	159,467	412,165
Female	14,796	148,215	395,662
Total Population	33,180	307,682	807,827

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,763	70,183	177,041
Ages 15-24	4,637	45,171	115,739
Ages 25-54	15,730	136,507	351,155
Ages 55-64	3,063	28,413	79,955
Ages 65+	2,987	27,408	83,937

Race	1 Mile	3 Miles	5 Miles
White	15,080	140,429	363,193
Black	537	3,092	7,193
Am In/AK Nat	92	1,136	2,489
Hawaiian	113	473	1,192
Hispanic	21,889	225,460	521,492
Multi-Racial	22,408	243,062	578,924

Income	1 Mile	3 Miles	5 Miles
Median	\$59,296	\$53,575	\$58,549
< \$15,000	796	7,606	18,046
\$15,000-\$24,999	526	7,317	19,799
\$25,000-\$34,999	900	8,586	20,882
\$35,000-\$49,999	838	12,039	29,713
\$50,000-\$74,999	1,739	15,657	43,787
\$75,000-\$99,999	1,260	10,624	29,570
\$100,000-\$149,999	1,019	10,125	29,118
\$150,000-\$199,999	439	2,750	9,679
> \$200,000	321	1,811	6,061

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,011	78,784	213,506
Occupied	7,724	74,771	202,964
Owner Occupied	3,463	31,679	101,789
Renter Occupied	4,261	43,092	101,175
Vacant	287	4,013	10,542

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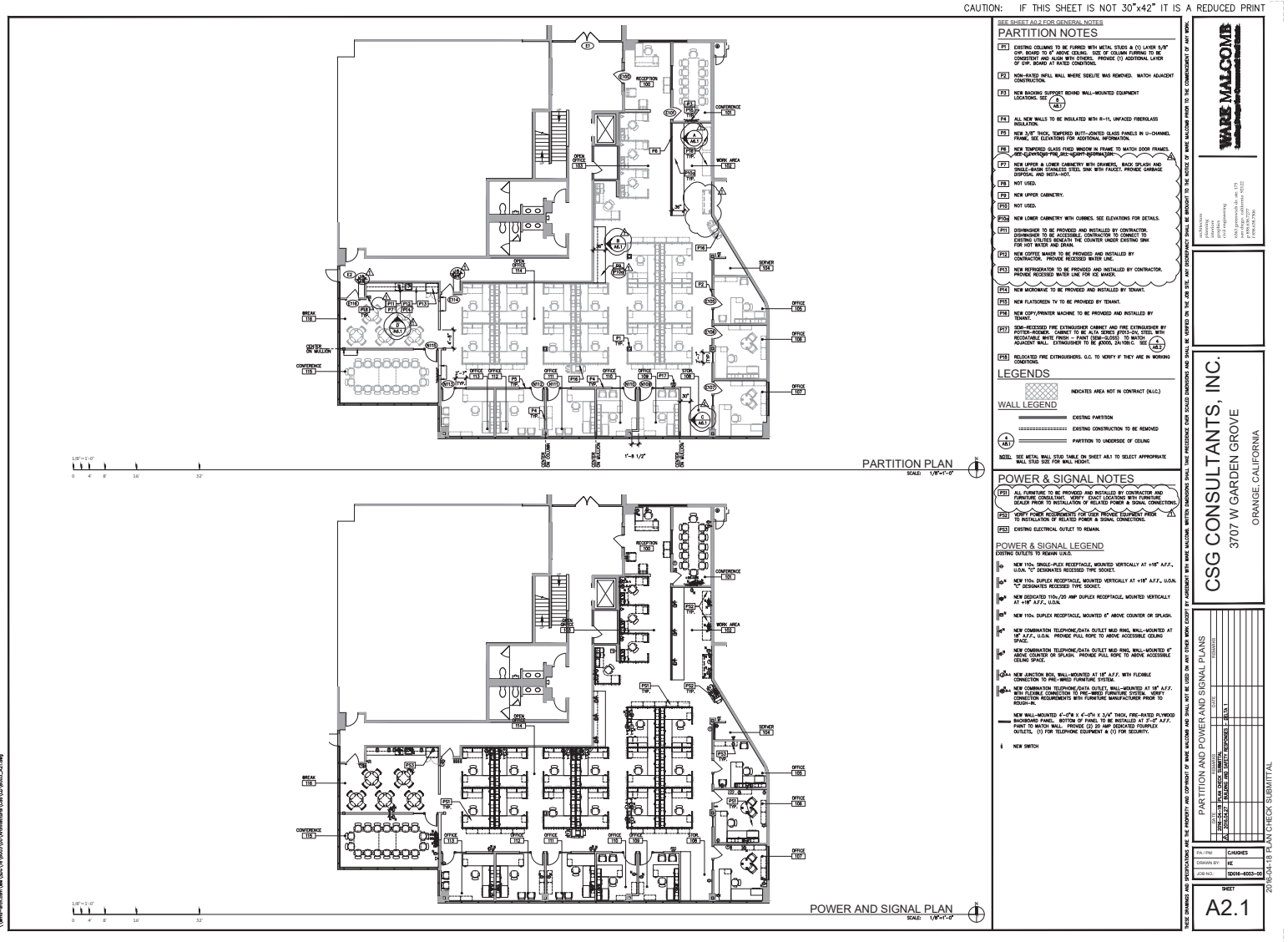


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# FLOOR PLAN

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## Available Spaces

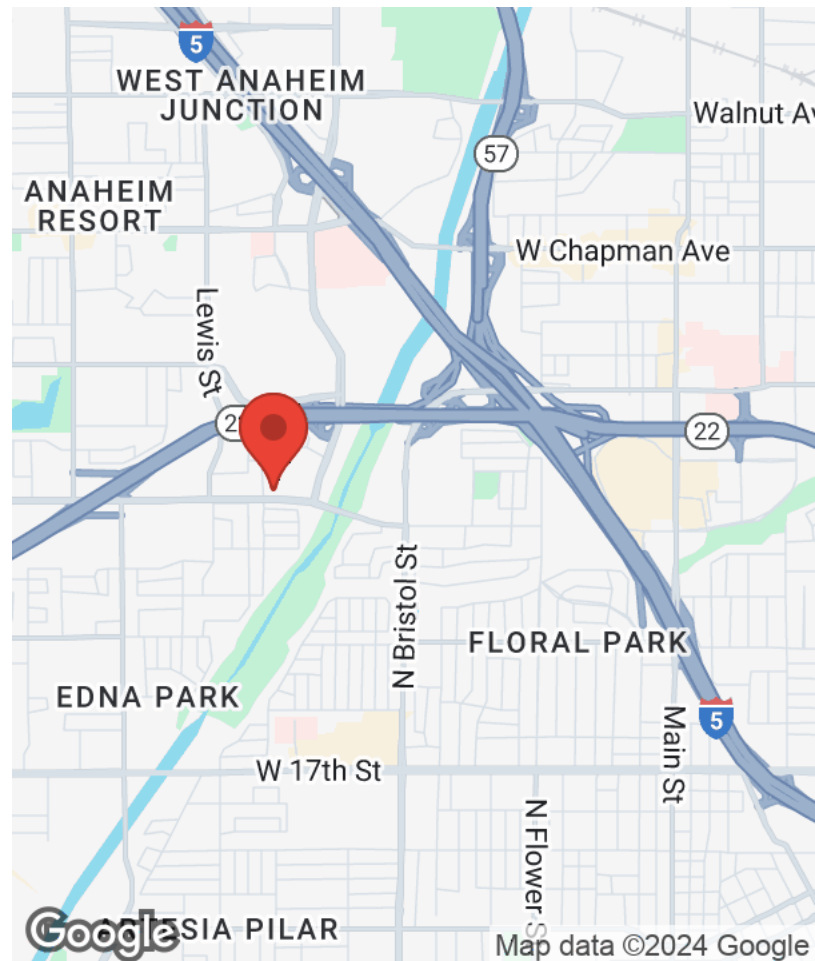
Space	Size	Term	Rate	Space Use	Condition	Available
100	7,000	5-Years	\$24.00 /sf/yr	Office	Good	TBD

### SPACE HIGHLIGHTS

- 1st floor space accessible through lobby
- Nice built-in tenant improvements
- Break room and conference room
- New HVAC system
- Excellent on-site parking.

### LOCATION HIGHLIGHTS

- Immediate access to the 22, 57 and 5 freeways
- Within 1-mile from The Outlets at Orange



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