

1600 NORTH BROADWAY

SANTA ANA

OFFICE FOR LEASE

1,500 - 10,159 SF

ANTHONY YING

O: 949.558.0305

tying@svn.com

CalDRE #02052345

TRICIA MCCARROLL

O: 949.929.7583

tricia.mccarroll@svn.com

CalDRE #02038733





Property Overview

SVN Vanguard is pleased to present 1600 N Broadway. The new ownership has planned a complete renovation, inside and out. This will be Orange County's premiere medical and professional office building. Easy access off of the 5 and 55 Freeways and abundant free structured parking. High ceilings with floor to ceiling windows create panoramic views of the city. We've allocated approximately 50% of the building for medical office spaces. This state of the art building will accommodate anything from an entire 10,000 SF floor surgery suite to a 1,200 SF med spa. Fiber optic cabling, backup power, a fitness and recovery suite and a rooftop restaurant are just some of the planned improvements. The remainder of the building will be available for business professionals, attorneys and corporate offices. Build-to-suit offices for qualified tenants, dependent on lease term and suite size.

We are currently looking for short-term tenants while renovations are underway. Several floor plans of varying configurations and sizes are available.

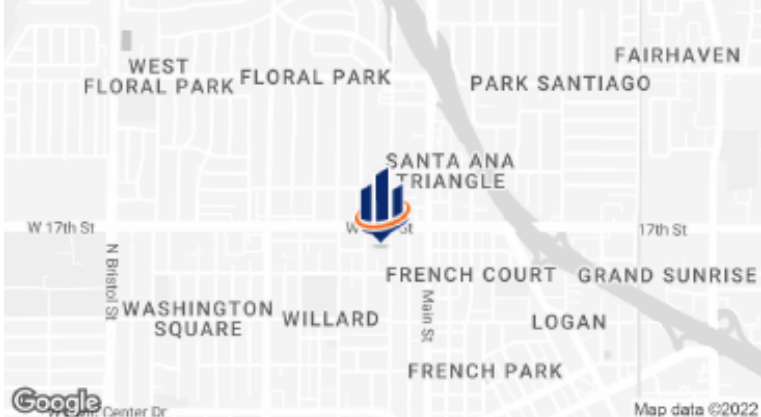
Property Highlights

- Floor to ceiling windows with panoramic views
- Build-to-suit medical office suites
- Competitive Lease Rates
- Easy access from the 5 and 55 Freeways
- Abundant free structured parking

Offering Details

SPACE TYPE: **OFFICE**
 AVAILABLE: **1,500 - 10,159 SF**
 LEASE RATE: **\$2/SF**
 LEASE TYPE: **MG**

1600 N BROADWAY | Santa Ana, CA 92701 | **2**



Proposed Remodel Rendering







SUITE	STATUS	SIZE	TYPE	RATE	SPACE DETAILS
100	Available	4,700 SF	Modified Gross	\$2/SF	First floor suite with mezzanine offices. Open floor plan with 25 foot ceiling and window line.
110	Available	3,600 SF	Modified Gross	\$2/SF	First floor suite. Open floor plan with 25 foot ceiling and window line.
500	Available	10,159 SF	Modified Gross	\$2/SF	Fifth floor suite. Open floor plan with 10 foot ceiling and window line.
610	Available	6,200 SF	Modified Gross	\$2/SF	Sixth floor suite. Open floor plan with 10 foot ceiling and window line.
810	Available	2,397 SF	Modified Gross	\$2/SF	Eighth floor suite. Open floor plan with 10 foot ceiling and window line.
820	Available	1,500 SF	Modified Gross	\$2/SF	Eighth floor suite. Open floor plan with 10 foot ceiling and window line.
850	Available	2,397 SF	Modified Gross	\$2/SF	Eighth floor suite. Open floor plan with 10 foot ceiling and window line.
860	Available	1,500 SF	Modified Gross	\$2/SF	Eighth floor suite. Open floor plan with 10 foot ceiling and window line.



ARTIST VILLAGE MAP



- 3 PHO 88
- 4 THE DEN CAFE
- 5 CONGREGATION ALE
- 6 LOLA GASPAR
- 7 BLACKMARKET BAKERY
- 8 PROOF
- 9 THE COPPER DOOR
- 10 CHAPTER ONE: THE MODERN LOCAL
- 11 NEXT ROUND BAR & GRILL
- 12 SUBWAY
- 13 EL INDO BOTANAS & CERVEZA
- 14 CAFE CULTURA
- 15 STARBUCKS
- 16 CERVEZACITO
- 17 I CAN BARBECUE
- 18 CRAVE
- 19 PERLA
- 20 MIL JUGOS
- 21 HECTORS ON BROADWAY
- 22 CHEVITA'S
- 23 VACATION BAR
- 24 HOPPER & BURR
- 25 PIZZA PRESS
- 26 MIX MIX
- 27 MISSION BAR
- 28 OMASKE BY GINO
- 29 EL RINCON MEXICANO
- 30 ORIGINAL MIKE'S
- 31 LAS CASUELAS
- 32 MUNCHIES DINER
- 33 DETENTION
- 34 LA MICHOCANA EXPRESS
- 35 KAIZEN SHABU SHABU
- 36 EL MERCADO
- 37 LA SANTA MODERN CANTINA
- 38 TAQUERIAS GUADALAJARA
- 39 NATIVE SON ALEHOUSE
- 40 BIRD & BARREL
- 41 WURSTHAUS
- 42 COFFE MUSE

-  FUTURE OC STREET CAR STOP
-  PARKING

1



TUKTUK THAI
BURRITOS LA PALMA
ALTA BAJA MARKET
CHICKEN RICE
DAILY KOMBUCHA
ELECTRIC CITY BUTCHER
MAR SEAFOOD
RECESS BY PLAYGROUND
SHARINORI BY CHEF HAN

GOLDEN HOT CHICKEN
CHUNK N CHIP
NAUGHTY PANDA
SECRET VEGAN PIZZA
DELI STATION
FAKA'S ISLAND GRILL
LA VEGANA MEXICANA
LOOSELEAF BOBA CO

2

McFADDEN

== PUBLIC MARKET ==

MISSION CONTROL
THE TWISTED TIKI
TACOMPADRE
MONGIELLOS PIZZA



POPULATION

0.25 MILES 0.5 MILES 1 MILE

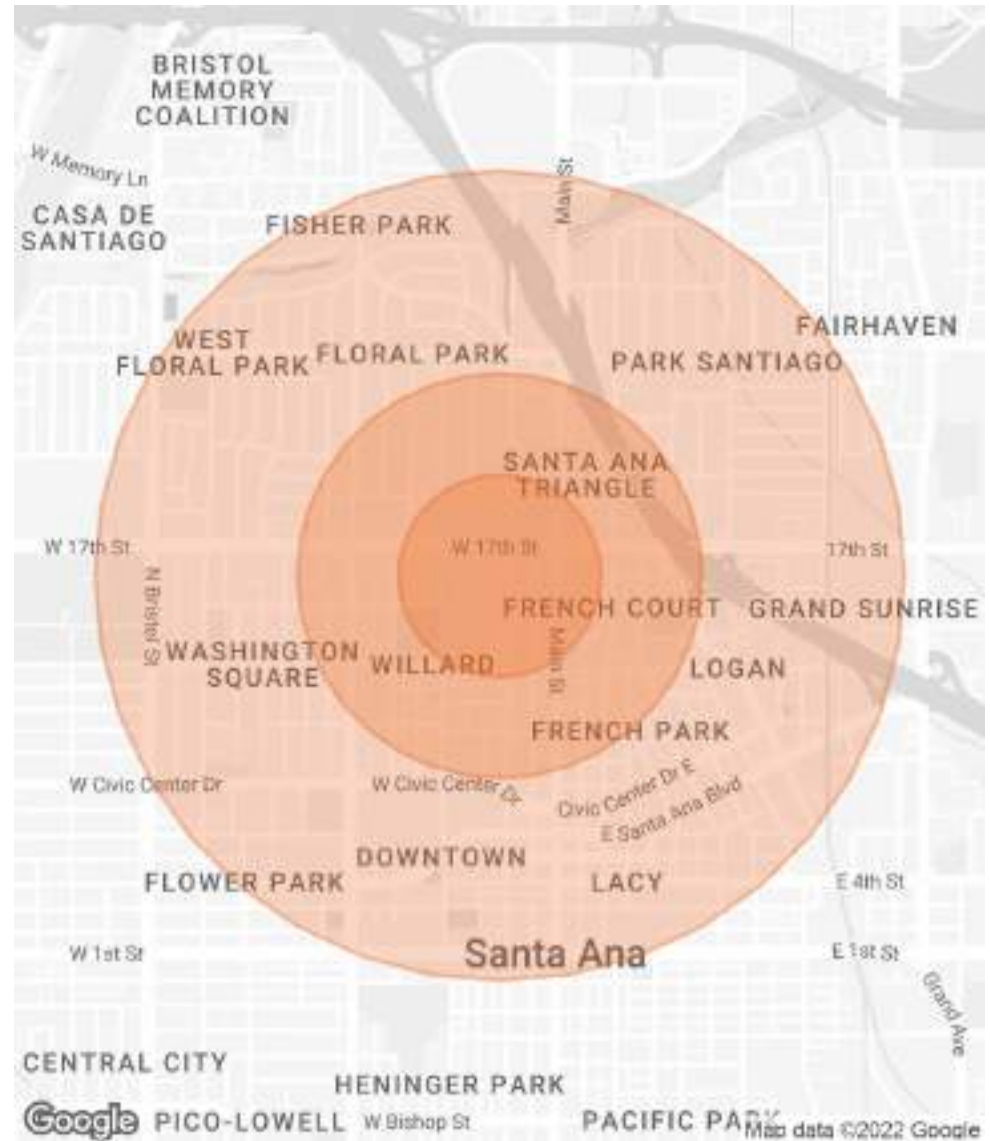
TOTAL POPULATION	4,772	17,356	45,511
AVERAGE AGE	26.5	28.6	32.8
AVERAGE AGE (MALE)	26.1	27.7	32.5
AVERAGE AGE (FEMALE)	27.2	29.4	33.6


HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	1,188	4,506	12,032
# OF PERSONS PER HH	4.0	3.9	3.8
AVERAGE HH INCOME	\$52,990	\$65,392	\$81,130

* Demographic data derived from 2020 ACS - US Census





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