

OFFERING MEMORANDUM

# 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**

**\$4,500,000 (\$343.93/SF)**  
ASKING PRICE

**\$257,768**  
2025 NET OPERATING INCOME

**5.73%**  
CAP RATE

**Current Operating Expenses**

Property Taxes	\$43,188/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



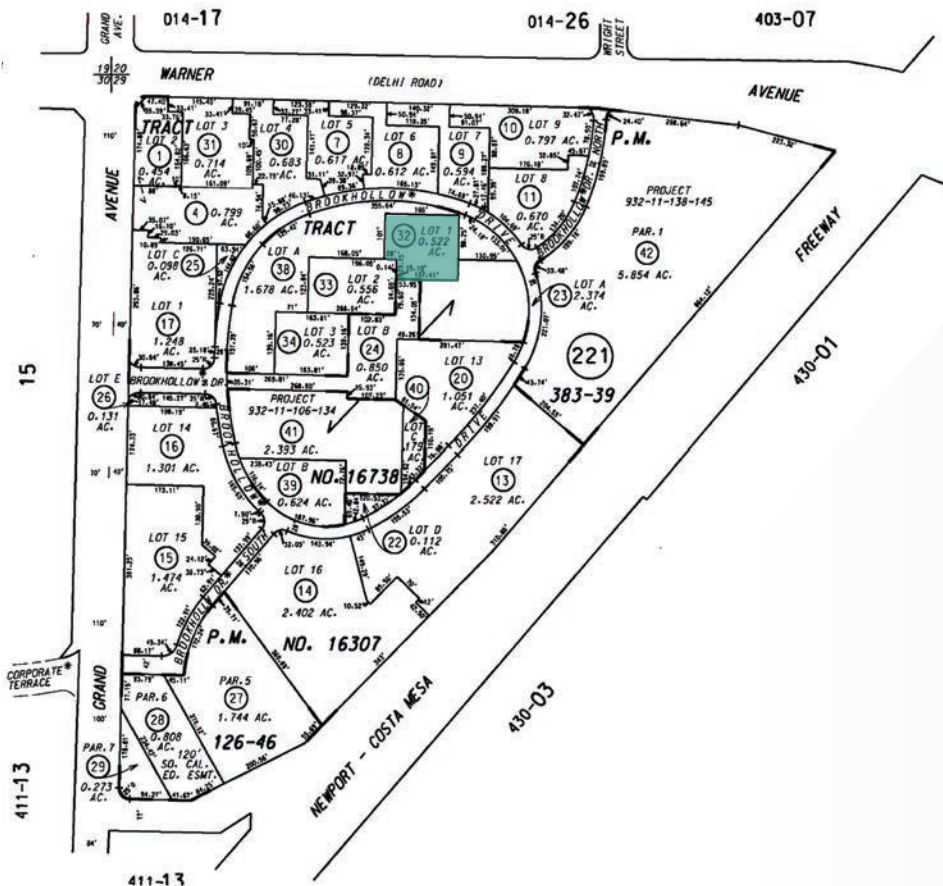
**ZONING**  
SPECIFIC  
DEVELOPEMENT 8



**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

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**The Grove Recovery Community**  
[www.thegroverecovery.com](http://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](http://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.

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**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.

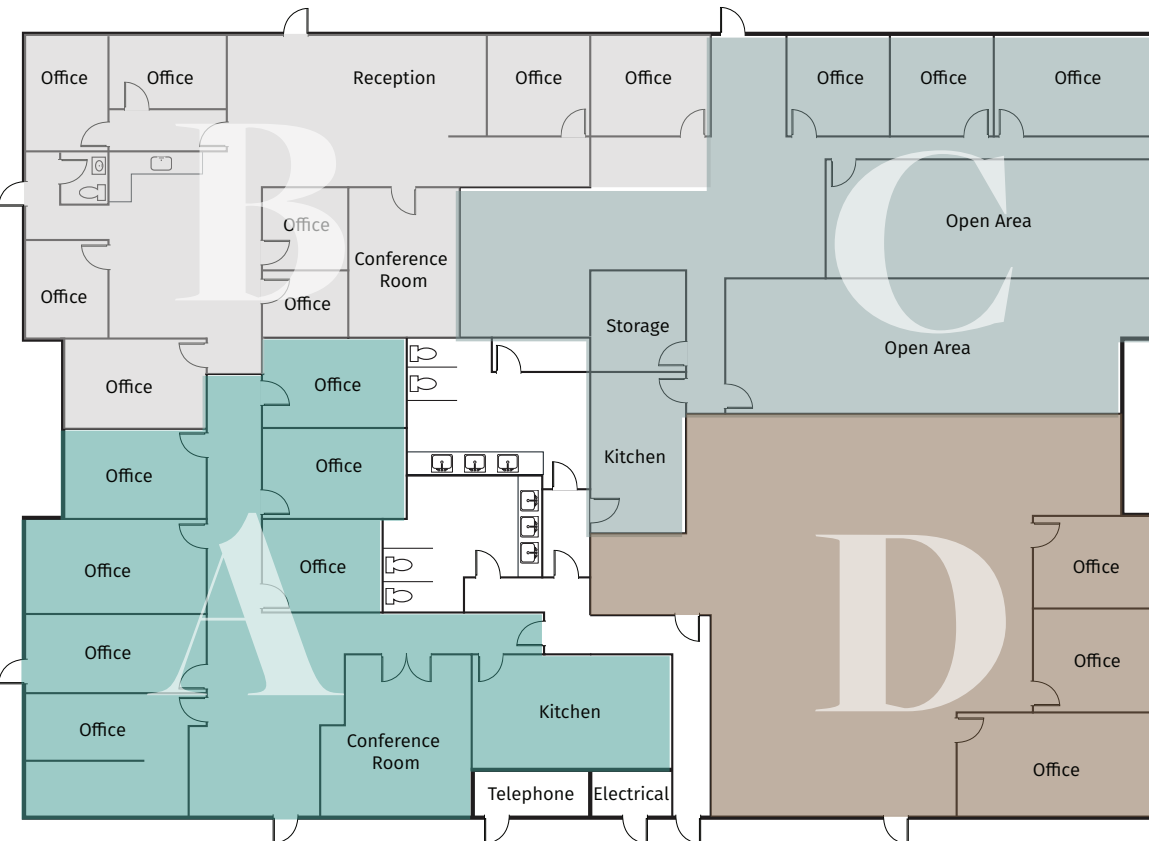
**Ministero Pentecostes Alto Refugio Inc.**  
[www.facebook.com/AltoRefugioSantaAna/](https://www.facebook.com/AltoRefugioSantaAna/)

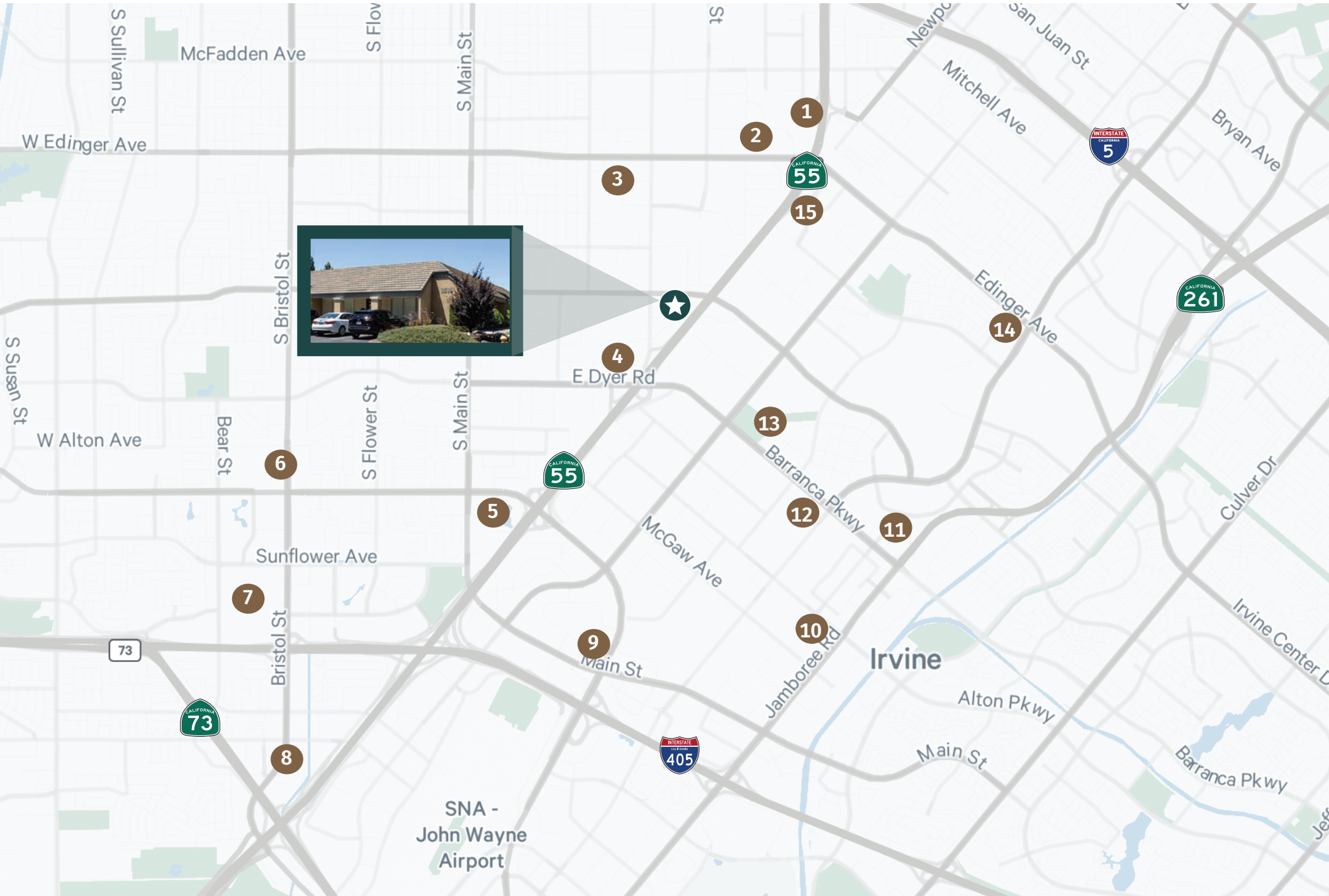
Ministero Pentecostes Alto Refugio is a Pentecostal church holding service on Sunday mornings to study the word of God and worship Him. They also help families in need of counseling.

PROPERTY OVERVIEW

Suite	Tenant	Square Feet	Rent/SF/Mo.	Monthly Rent	Lease Expiration Date
A	The Grove Recovery Community Inc.	±3,541	\$2.16 Gross	\$7,661.30	March 30, 2026
B	SDS Property Services LLC	±2,100	\$1.96 Net	\$4,109.70	March 31, 2026
C	Praise Chapel	±3,502	\$2.03 Net	\$7,102.05	May 14, 2029
D	Ministerio Pentecostes Alto Refugio, Inc.	±2,721	\$1.96 Gross	\$5,320.80	September 30, 2025

\*Common Areas = ±1,220 SF





**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



## INVESTMENT CONTACTS

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**CBRE**

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