

FOR LEASE

301-311

CIVIC CENTER  
DRIVE

301

AVAILABLE

301 West Civic Center Drive | Santa Ana, CA 92701



# PROPERTY SUMMARY

301-311 CIVIC CENTER DR | SANTA ANA, CA 92701



## Property Summary

Lease Rate:	\$2.00
Tenants/Units:	1-2
Available SF:	4,600
Floors:	One
HVAC:	Two HVAC Units (5- Ton)
Parking:	16 Spaces
Additional Parking	Available for Purchase
Zoning:	SP-3 Midtown Specific Plan

## Property Overview

301-311 W. Civic Center is a multi-tenant office building located in the heart of the Downtown Civic Center sub-market. Currently, there are two (2) units available for rent 301 and 305, that can be rented separately or combined. The suites come with a total of 16 parking spaces, with additional spaces available for purchase. The opportunity provides excellent visibility for branding given its favorable location.

## Location Overview

301-311 W. Civic Center is located directly across the street from a host of government offices and agencies including Santa Ana City Hall. Many County, State and federal agencies are housed nearby along with both State and Federal court buildings.

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



**PASHA DARVISHIAN**  
Managing Member  
O: (310) 350-6505  
C: (949) 396-1075  
pasha@darvishiangroup.com  
01397162, California

**JON HAUSO**  
Partner  
O: (949) 396-1028  
C: (949) 396-1028  
jon@darvishiangroup.com  
02003482, CA

# PROPERTY PHOTOS

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701



**301** CIVIC CENTER



CIVIC CENTER DRIVE

NORTH BROADWAY

# PROPERTY PHOTOS

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701



# PROPERTY PHOTOS

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701



# PROPERTY PHOTOS

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701



# PROPERTY PHOTOS

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701



W. Civic Center Drive

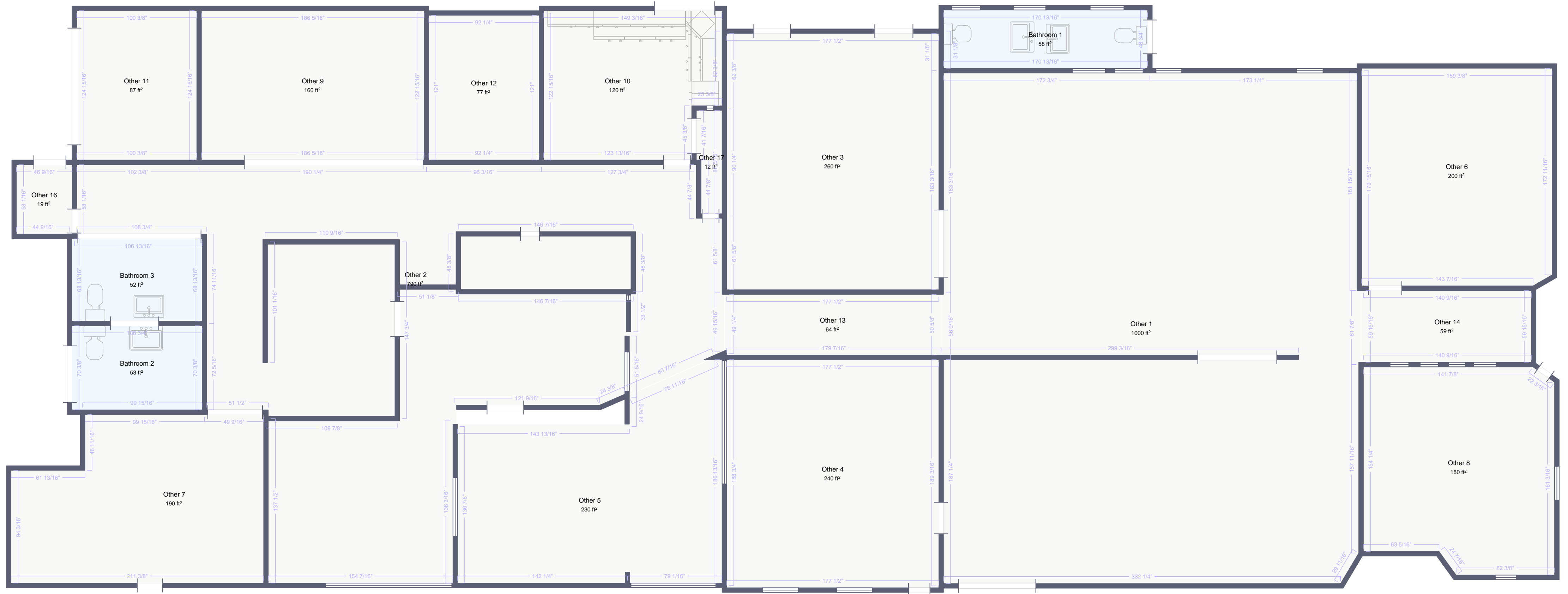
301-311 Civic Center

N. Broadway

ON-SITE PARKING

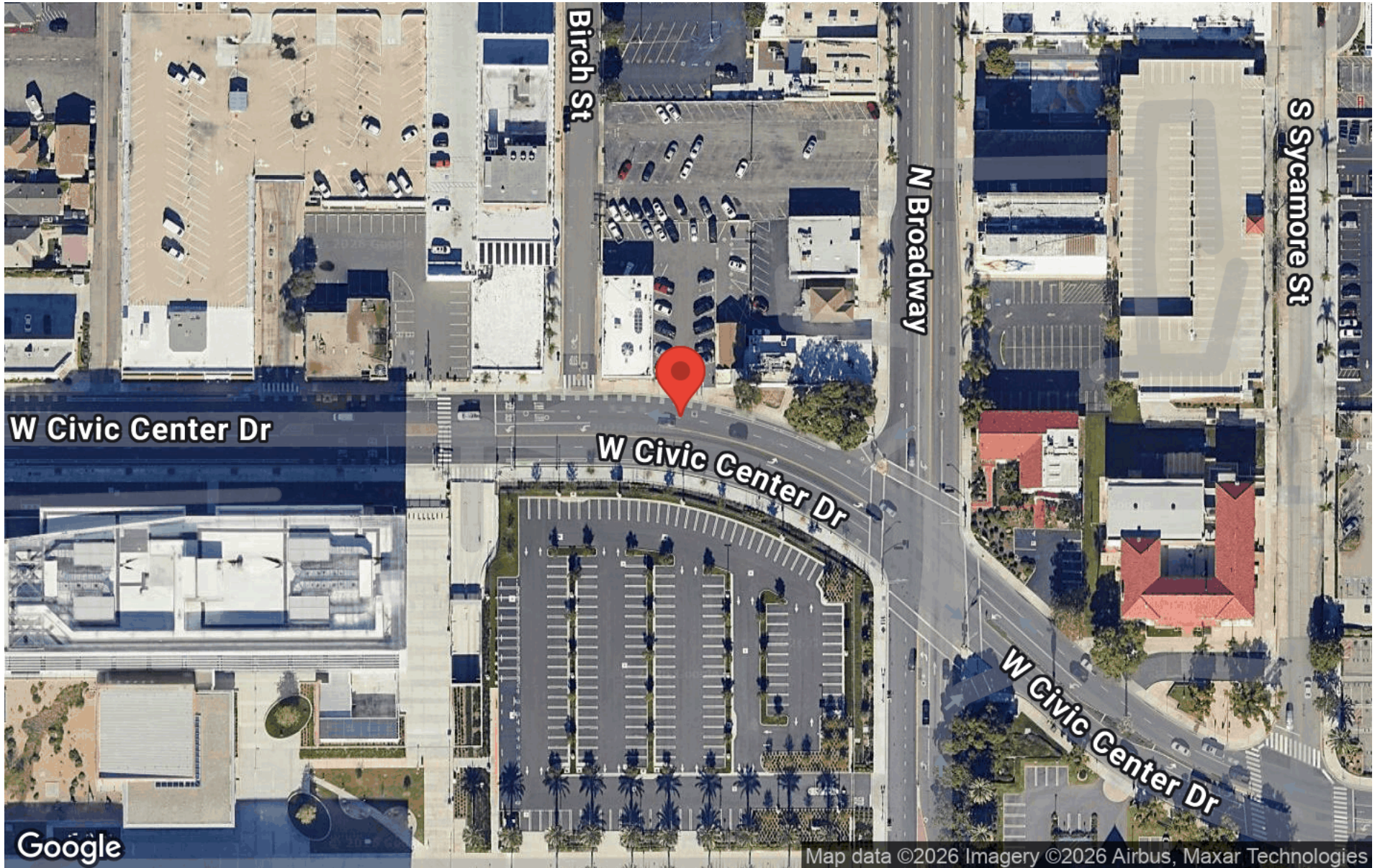
# Floorplan

301-305 W. Civic Center Drive  
Santa Ana, CA



# AERIAL MAP

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701



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



**PASHA DARVISHIAN**  
Managing Member  
O: (310) 350-6505  
C: (949) 396-1075  
pasha@darvishiangroup.com  
01397162, California

**JON HAUSO**  
Partner  
O: (949) 396-1028  
C: (949) 396-1028  
jon@darvishiangroup.com  
02003482, CA

# AVAILABLE SPACES

301-311 CIVIC CENTER DR | SANTA ANA, CA 92701



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
301	2,500	5-Year Min	\$5,000 /mo	Office	Excellent	Immediately
305	2,100	5-Year Min	\$4,200 /mo	Office	Excellent	Immediately

## Highlights

- Can be leased as One or Two Suites Combined
- Excellent Open Layout with multiple sized Offices
- On-Site Parking 16 Parking Spaces, more available
- Recently renovated suite with carpet and paint
- Bonus +/- 600 SF Basement (Storage)

## Nearby Locations

- Across from Santa Ana Courthouse
- Orange County Sherriff's Department
- Ronald Reagan Federal Courthouse
- City of Santa Ana City Hall

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

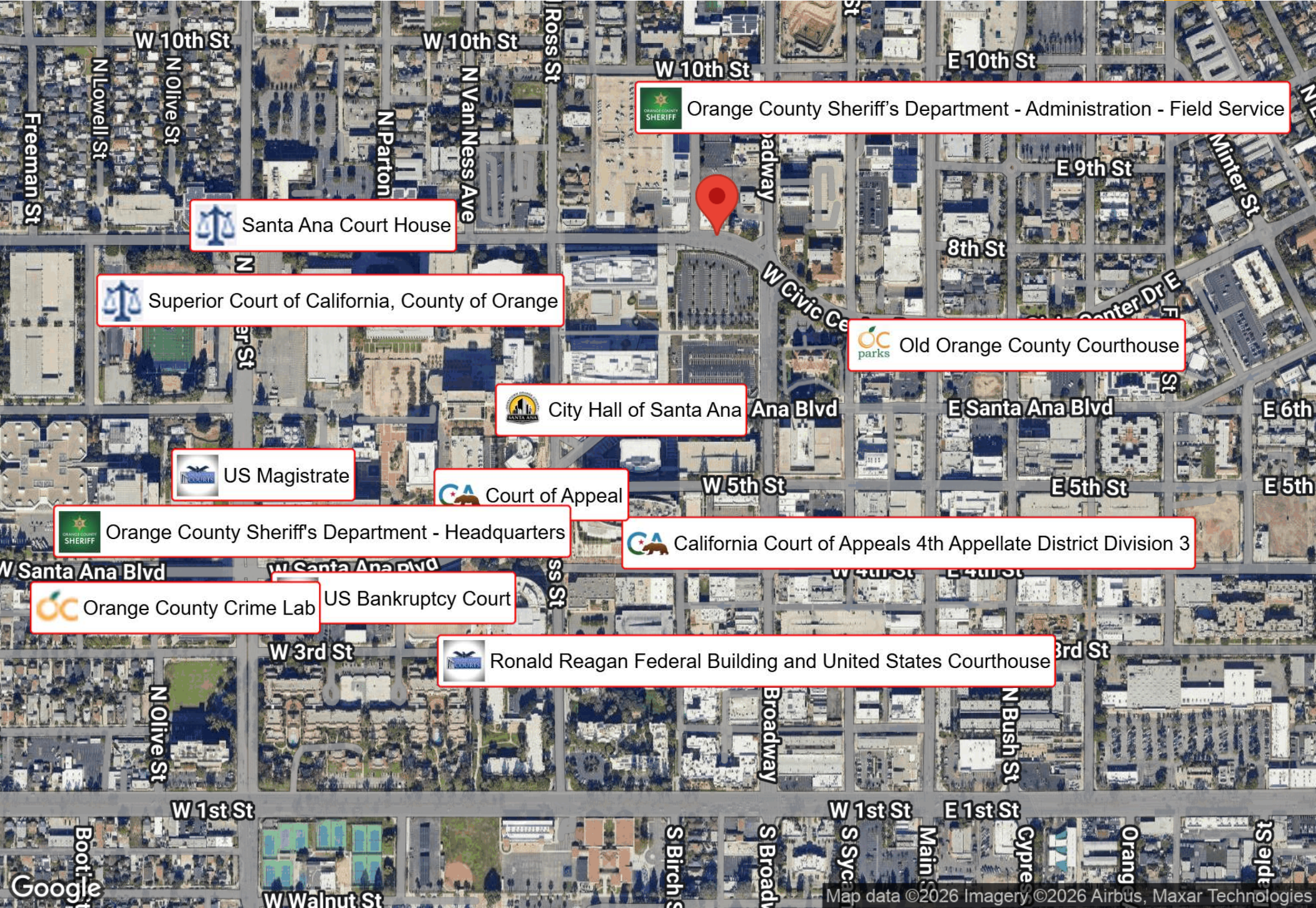


**PASHA DARVISHIAN**  
Managing Member  
O: (310) 350-6505  
C: (949) 396-1075  
pasha@darvishiangroup.com  
01397162, California

**JON HAUSO**  
Partner  
O: (949) 396-1028  
C: (949) 396-1028  
jon@darvishiangroup.com  
02003482, CA


# BUSINESS MAP

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701




 Orange County Sheriff's Department - Administration - Field Service


 Santa Ana Court House


 Superior Court of California, County of Orange

 Old Orange County Courthouse

 City Hall of Santa Ana

 US Magistrate

 Court of Appeal

 Orange County Sheriff's Department - Headquarters

 California Court of Appeals 4th Appellate District Division 3

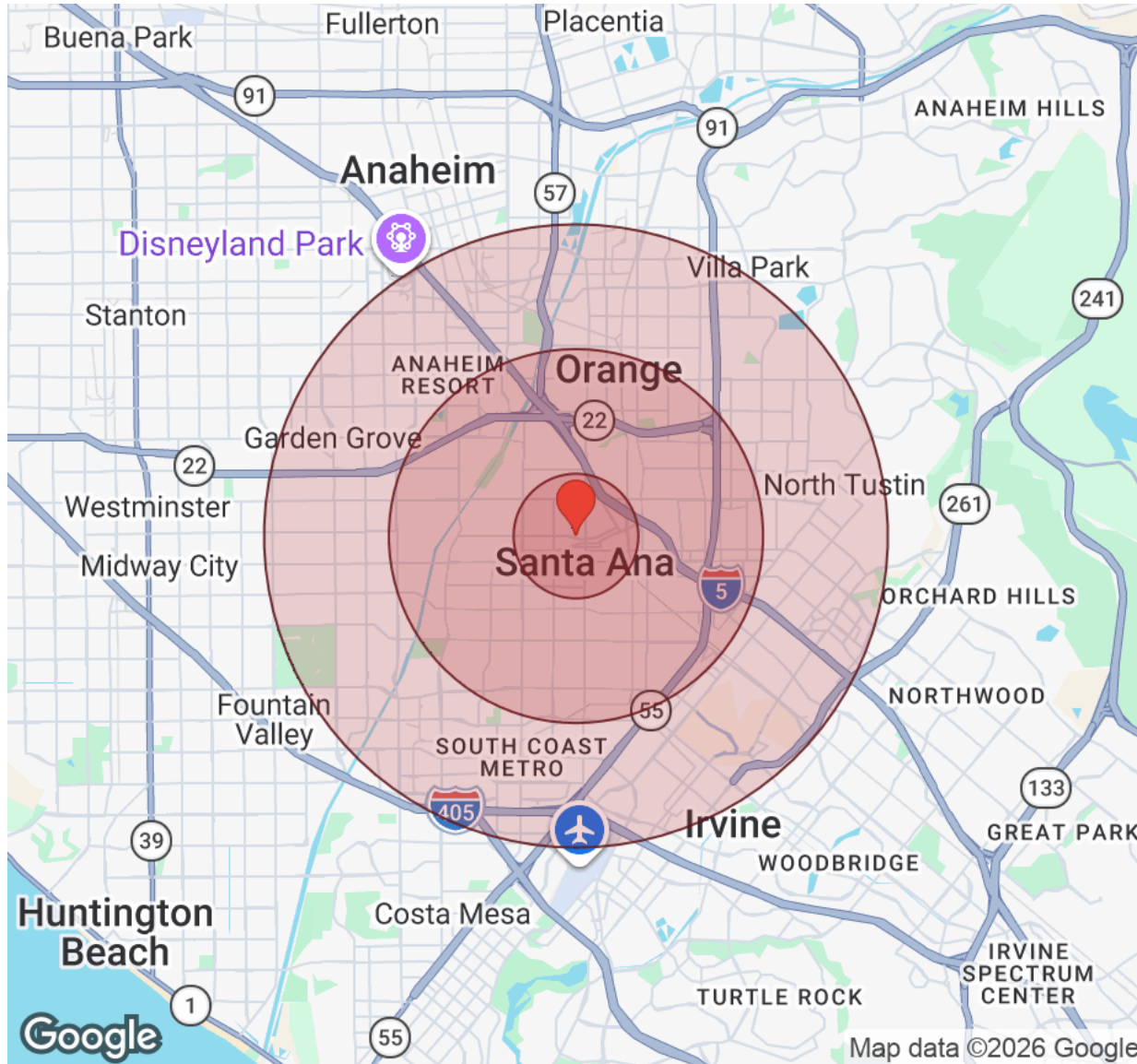
 Orange County Crime Lab

 US Bankruptcy Court

 Ronald Reagan Federal Building and United States Courthouse

# DEMOGRAPHICS

301 WEST CIVIC CENTER DRIVE | SANTA ANA, CA 92701



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	30,880	169,353	343,178
Female	26,487	160,316	331,444
Total Population	57,367	329,669	674,621

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	10,831	67,615	167,913
Black	568	4,220	11,401
Am In/AK Nat	143	659	1,012
Hawaiian	57	626	1,619
Hispanic	40,392	206,999	338,390
Asian	4,297	42,626	137,555
Multiracial	740	5,473	14,100
Other	338	1,516	2,631

Housing	1 Mile	3 Miles	5 Miles
Total Units	15,221	91,851	210,934
Occupied	14,370	87,109	199,333
Owner Occupied	3,720	36,060	89,674
Renter Occupied	10,650	51,049	109,659
Vacant	851	4,741	11,601

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	10,549	58,284	114,132
Ages 15 - 24	9,131	50,594	98,427
Ages 25 - 54	27,705	150,151	298,658
Ages 55 - 64	5,161	35,411	77,328
Ages 65+	4,824	35,228	86,074

Income	1 Mile	3 Miles	5 Miles
Median	\$75,202	\$92,152	\$99,990
Under \$15k	1,322	5,598	12,437
\$15k - \$25k	946	4,305	9,732
\$25k - \$35k	905	3,952	8,394
\$35k - \$50k	1,653	7,847	15,464
\$50k - \$75k	2,343	13,632	26,378
\$75k - \$100k	1,892	11,984	27,272
\$100k - \$150k	2,520	17,376	39,709
\$150k - \$200k	1,356	10,102	25,035
Over \$200k	1,433	12,315	34,914

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



**PASHA DARVISHIAN**  
Managing Member  
O: (310) 350-6505  
C: (949) 396-1075  
pasha@darvishiangroup.com  
01397162, California

**JON HAUSO**  
Partner  
O: (949) 396-1028  
C: (949) 396-1028  
jon@darvishiangroup.com  
02003482, CA

# DISCLAIMER

301 WEST CIVIC CENTER DRIVE



All materials and information received or derived from Darvishian Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Darvishian Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Darvishian Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Darvishian Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Darvishian Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Darvishian Group in compliance with all applicable fair housing and equal opportunity laws.

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



*PRESENTED BY:*

**PASHA DARVISHIAN**  
Managing Member  
O: (310) 350-6505  
C: (949) 396-1075  
pasha@darvishiangroup.com  
01397162, California

**JON HAUSO**  
Partner  
O: (949) 396-1028  
C: (949) 396-1028  
jon@darvishiangroup.com  
02003482, CA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.