

OWNER / USER OPPORTUNITY

1221

East Dyer

SANTA ANA | CA

October 2023

NEWMARK

OFFERING 2% OUTSIDE BROKER COMMISSION



THE OFFERING

Newmark, as exclusive advisor, is pleased to present 1221 E. Dyer Road (the Property), an individual property that is part of a greater five-building, low-rise, creative campus known as Park 55. The campus features an onsite coffee shop, multiple outdoor tenant lounges and is entirely surface parked.

PRICING SUMMARY

\$20,305,000

PRICE

\$275

PRICE/SF

PROPERTY SUMMARY

1985/2019 **73,844 RSF**

YEAR BUILT/RENOVATED

BUILDING AREA

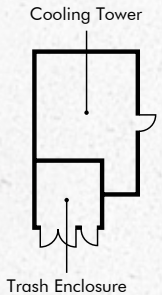
2

STORIES

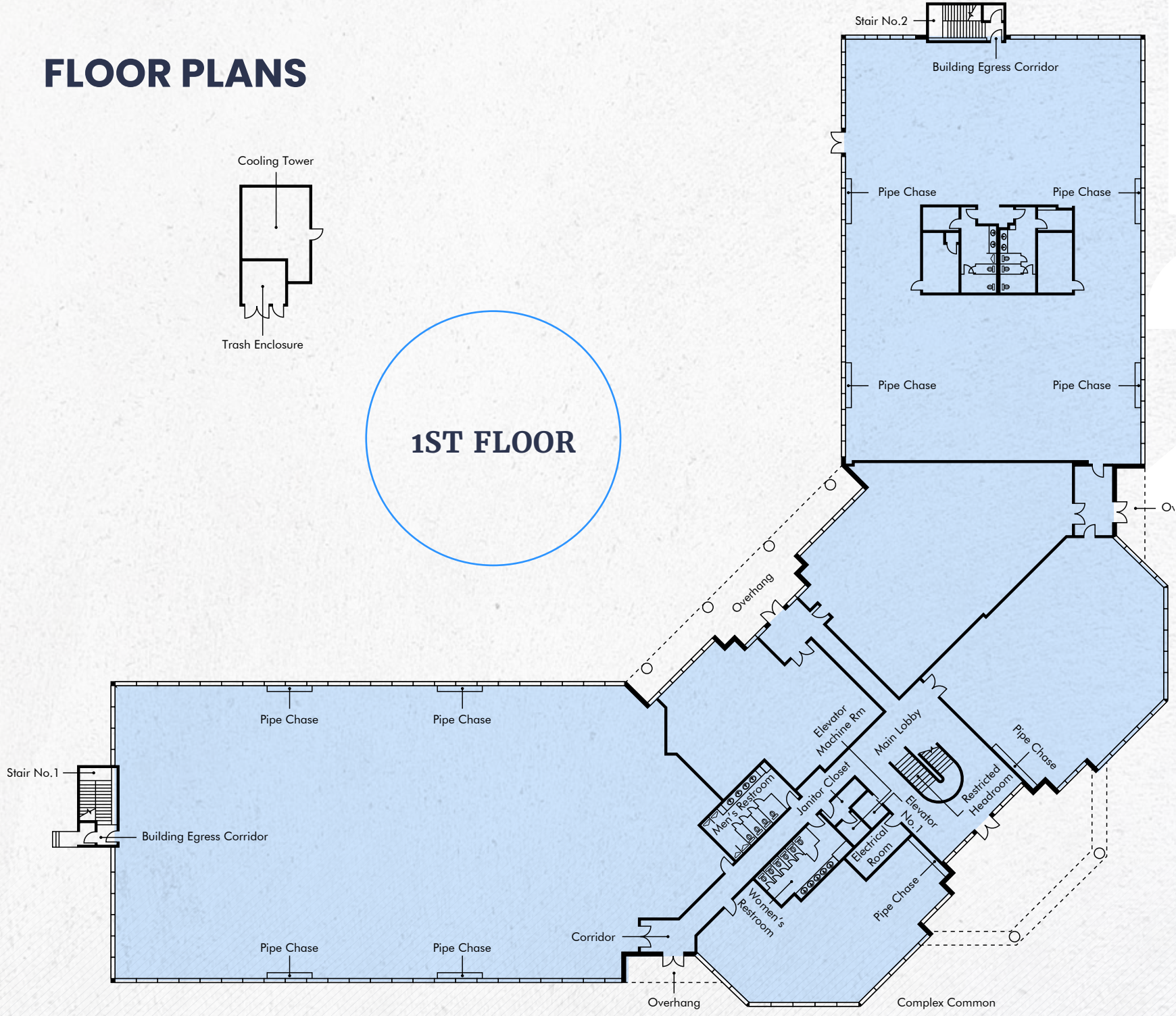
4.9 Acres

SITE AREA

FLOOR PLANS

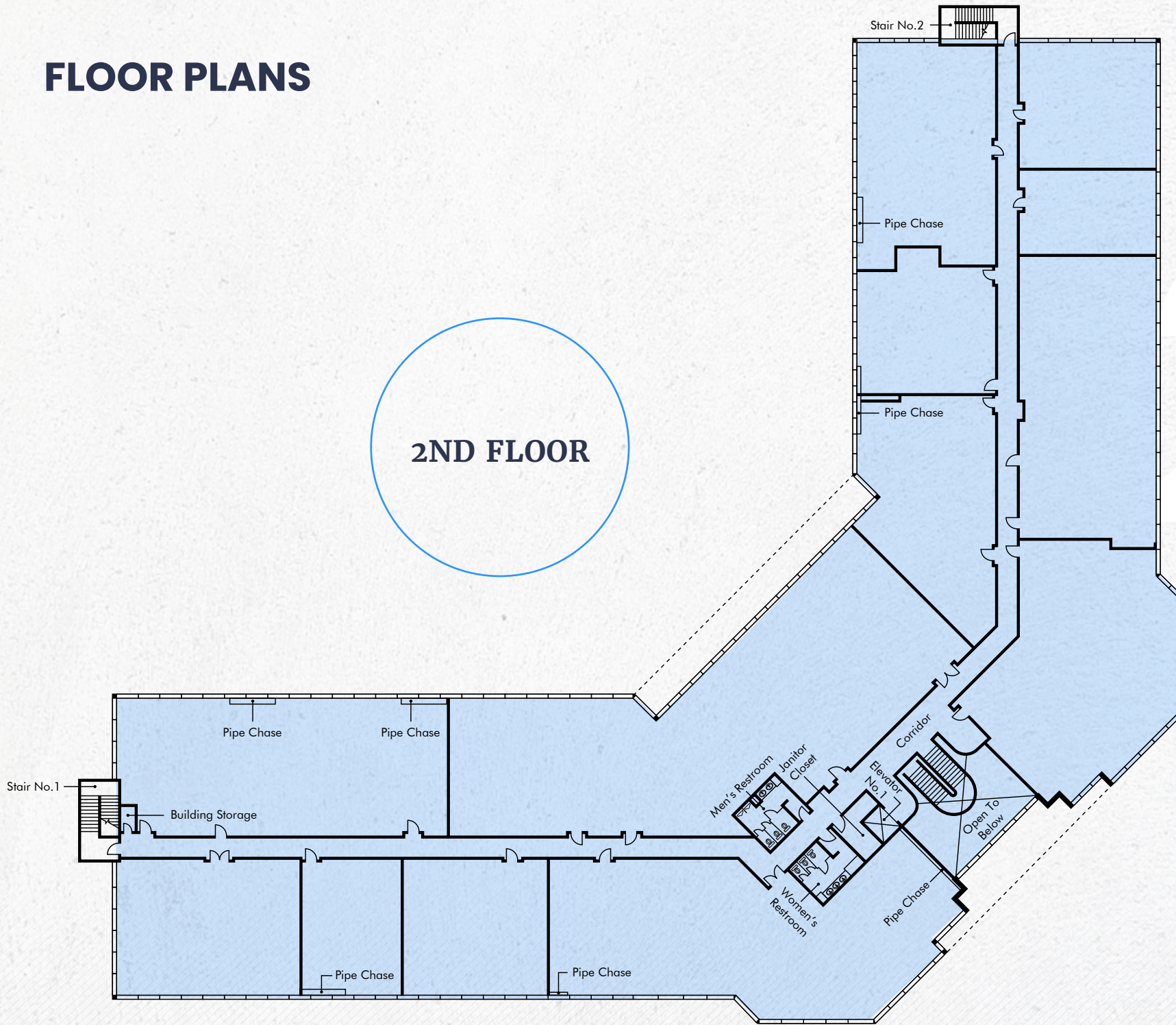


1ST FLOOR



FLOOR PLANS

2ND FLOOR



BEST-IN-CLASS CREATIVE REPOSITIONING

1221
East Dyer



Tech Center Dr

E. Dyer Rd.

THE GREATER AIRPORT AREA SUBMARKET



Newport Beach



IRVINE CONCOURSE / EQUINOX
EMBASSY SUITES HOTELS / STARBUCKS

MacArthur Blvd.

THE DISTRICT AT TUSTIN LEGACY / AMC THEATRES / COSTCO WHOLESALE
IN-N-OUT BURGER / TARGET / WHOLE FOODS MARKET

Irvine

HUTTON MARKETPLACE / STARBUCKS / TOGO'S / Rubio's Thai Spice

FLIGHT AT TUSTIN LEGACY / BIG J FARM / SLAPFISH / THE LOST BEAN / VAKA BURGER

1221 East Dyer

Santa Ana



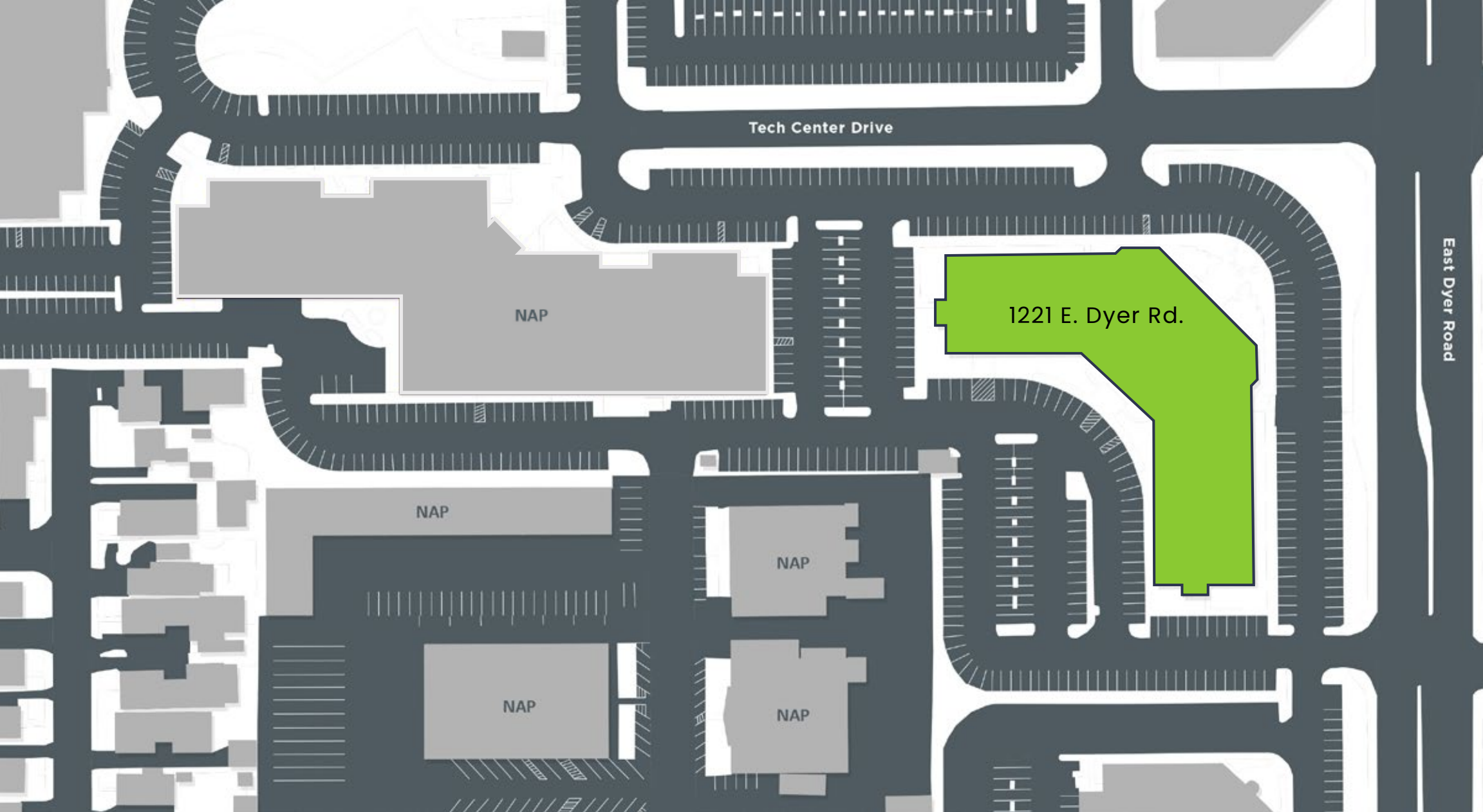
E. Dyer Rd.



Grand Ave.

Beeson Ln.

S. Halladay St.



SITE DESCRIPTION

1221 East Dyer Road, Santa Ana, CA

4.9 Acres

411-063-42, 411-131-37

INSTITUTIONAL CAPITAL CONTACTS

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1221

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October 2023

Corporate License #01355491

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