



PARK & PASEO - DYER RD & RED HILL AVE

RESTAURANT & RETAIL SPACE AVAILABLE



For leasing opportunities, please contact:

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# PROPERTY OVERVIEW

1901 & 1951 EAST DYER ROAD  
 SANTA ANA, CA 92705  
 2590 SOUTH RED HILL AVENUE  
 SANTA ANA, CA 92705

RESIDENTIAL: 1,226 APARTMENT UNITS  
 3,700+ RESIDENTS  
 RETAIL: ± 18,090 SF  
 AVERAGE HH INCOME: \$161,000+

Park & Paseo provides a unique opportunity to master plan and develop a complete community, comprised of unique but integrated districts that will appeal a wide range of Orange County demographics.

Park & Paseo offers hip and trendy, 21st century living options with state of the art amenities, outdoor hang outs, creative studios, boutiques, and dining geared for the young at heart. In addition to a great one acre park, Park & Paseo will include amenities such as:

- VIP Roof deck with Pool, Hot Tub and Salt Spa
- Links & Drinks - Golf simulator room
- Spin Room with instruction
- Media Center and services (printer, copier, Wi-Fi, Video conference)
- Dance and Theater room
- Tesla super charging stations
- Arcade
- F1 Simulator
- Karaoke / Jam Room
- Amphitheater / Music (in Park)
- Fitness /Lap Pool
- Outdoor fitness equipment
- Outdoor (hot) showers
- Suns Out / Guns Out - Party Pool



#### TRAFFIC COUNTS:

E Dyer Road .....31,000 cars per day  
 Red Hill Avenue .....28,000 cars per day



#### DAYTIME POPULATION:

1 Miles.....38,401  
 2 Miles..... 135,136  
 3 Miles..... 293,738



#### POPULATION:

1 Miles..... 2,040  
 3 Miles..... 245,675  
 5 Miles..... 650,647



#### AVERAGE HOUSEHOLD INCOME:

1 Mile .....\$152,279  
 3 Miles..... \$99,609  
 5 Miles.....\$108,046

# LOCATION SUMMARY



**Prime Access to Employers:** Located adjacent within the largest cluster of office space in Orange County, Park & Paseo will be situated near ±4,500 companies employing ±110,000 people.



**The Tustin Legacy Master-Planned Development:** Includes an 84-acre office component (5,000,000 SF), expecting to add another ±21,000 jobs within a mile of Park & Paseo.



**Revitalization Area with Growing Amenities:** With over 1,200 luxury apartments within walking distance and expanding amenities, Park & Paseo will capitalize on a huge demand for dining and shopping needs.



**Strong Demographics:** Over the next five years, the number of households is projected to increase by 5.1%, demonstrating demand for additional rental housing.



**Average Household Income:** Within five miles of Park & Paseo is \$110,695 which is 24.6% higher than the average income of Orange County as a whole, while 33.2% of households near the property earn over \$100,000.



**Prime Location:** Bordered by the 55, 405 & 5 Freeways and providing a steady daily flow of traffic on both Dyer Road (31,000 ADT) and Red Hill Avenue (28,000 ADT)



# SITE PLAN



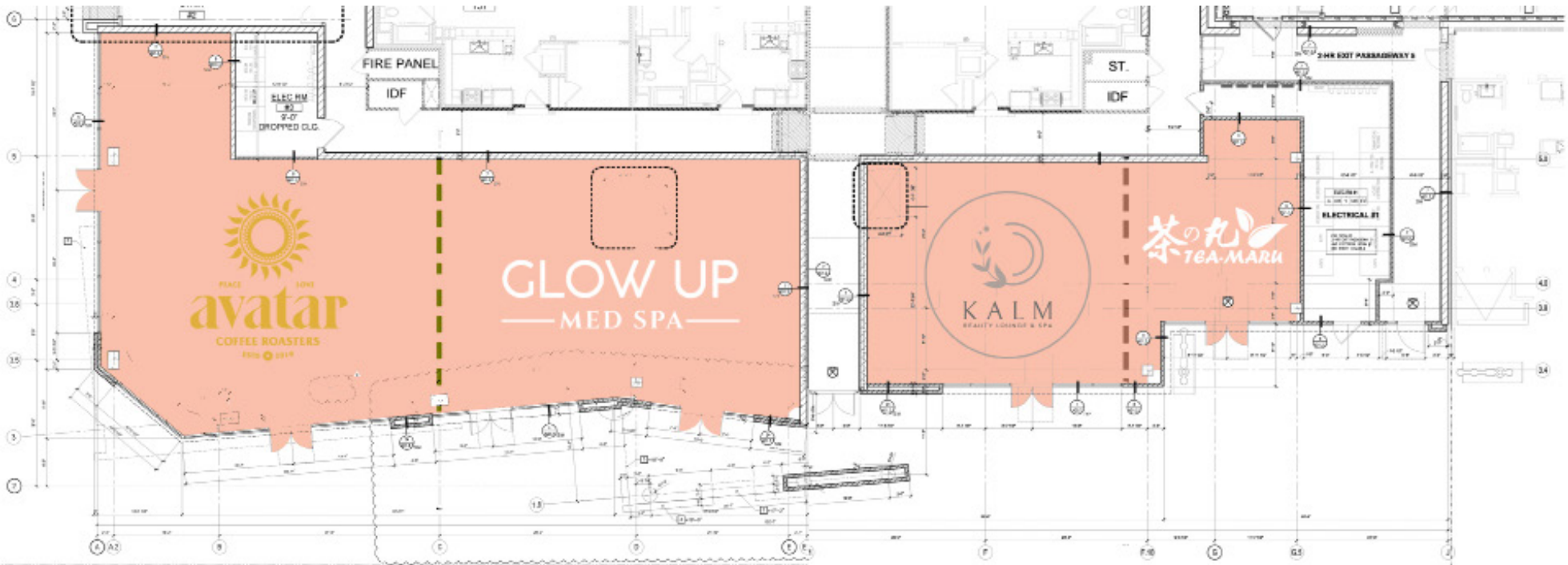


# SPACE PLAN - ARDEN



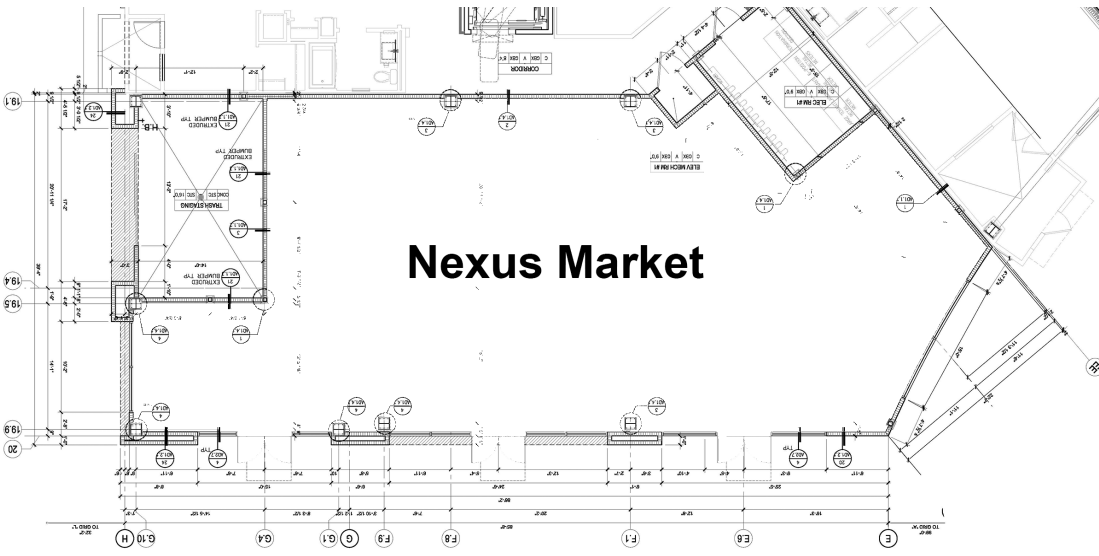
## Park & Paseo Arden Project Details:

Address:	1951 Dyer Road Santa Ana CA 92075
No. of Units:	340 Units
Residents:	1,203
Retail:	6,375 SF - Fully Leased
Patio:	Yes, Available
Suite B/C:	Avatar Coffee
Suite D/E:	Glow Up MedSpa
Suite F:	KALM Beauty Lounge
Suite G:	Tea Maru





# SPACE PLAN A - ARDEN

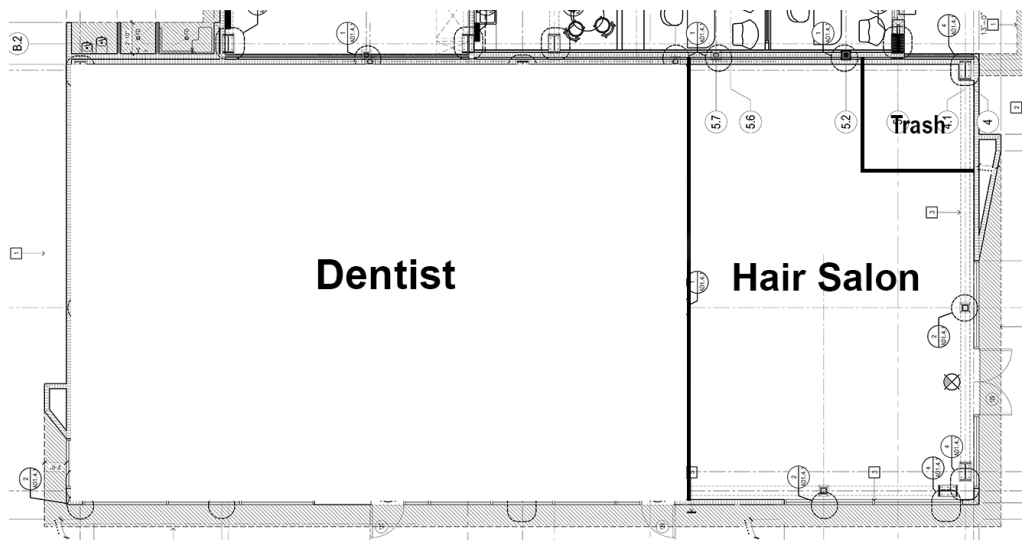


**Park & Paseo Arden Project Details:**

<b>Address:</b>	1951 Dyer Road Santa Ana CA 92075
<b>No. of Units:</b>	340 Units
<b>Residents:</b>	1,203
<b>Retail:</b>	3,032 SF - Fully Leased



# SPACE PLAN ARCHIVE - DYER ROAD

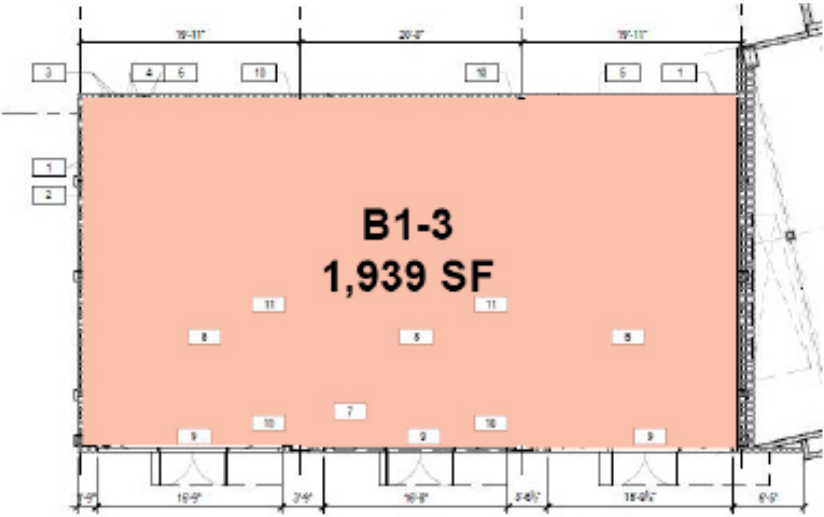


## Park & Paseo Archive 'Makers/Creators' Project Details:

Address:	2590 S Red Hill Avenue Santa Ana CA 92075
No. of Units:	403 Units
Residents:	1,338
Retail:	1,232 SF Available
Retail:	2,038 SF Dentist



# SPACE PLAN - ATLAS

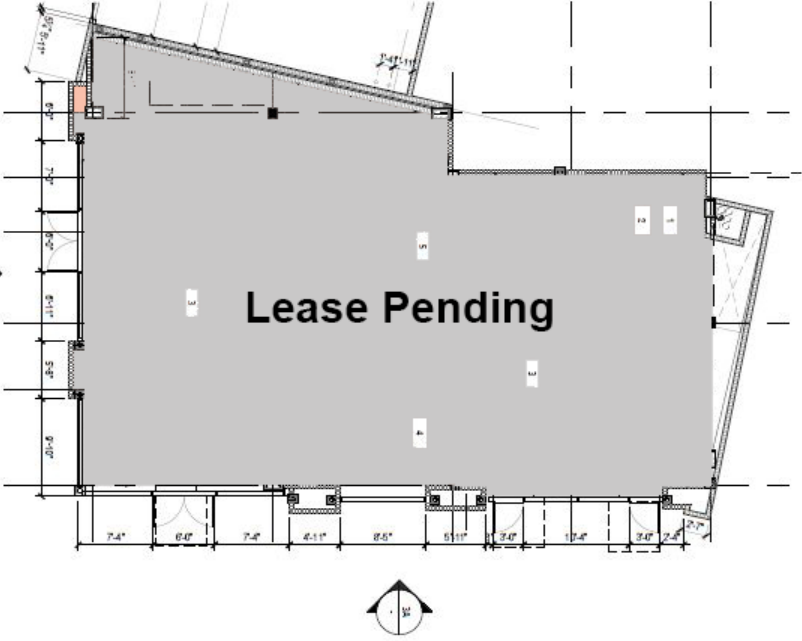


Park & Paseo Atlas:

Address: 2590 S Red Hill Avenue  
 Santa Ana CA 92075  
 No. of Units: 483 Units  
 Residents: 1,182  
 Retail: 1,939 SF Available



# SPACE PLAN - ATLAS



Park & Paseo Atlas:

Address: 2590 S Red Hill Avenue  
Santa Ana CA 92075

No. of Units: 483 Units

Residents: 1,182

Retail C: 2,524 SF





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