

OWNER / USER OPPORTUNITY

1231

East Dyer

SANTA ANA | CA

October 2023

NEWMARK

OFFERING 2% OUTSIDE BROKER COMMISSION



THE OFFERING

Newmark, as exclusive advisor, is pleased to present 1231 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

\$30,375,000

PRICE

\$275

PRICE/SF

PROPERTY SUMMARY

1982/2019 **111,454 RSF**

YEAR BUILT/RENOVATED

BUILDING AREA

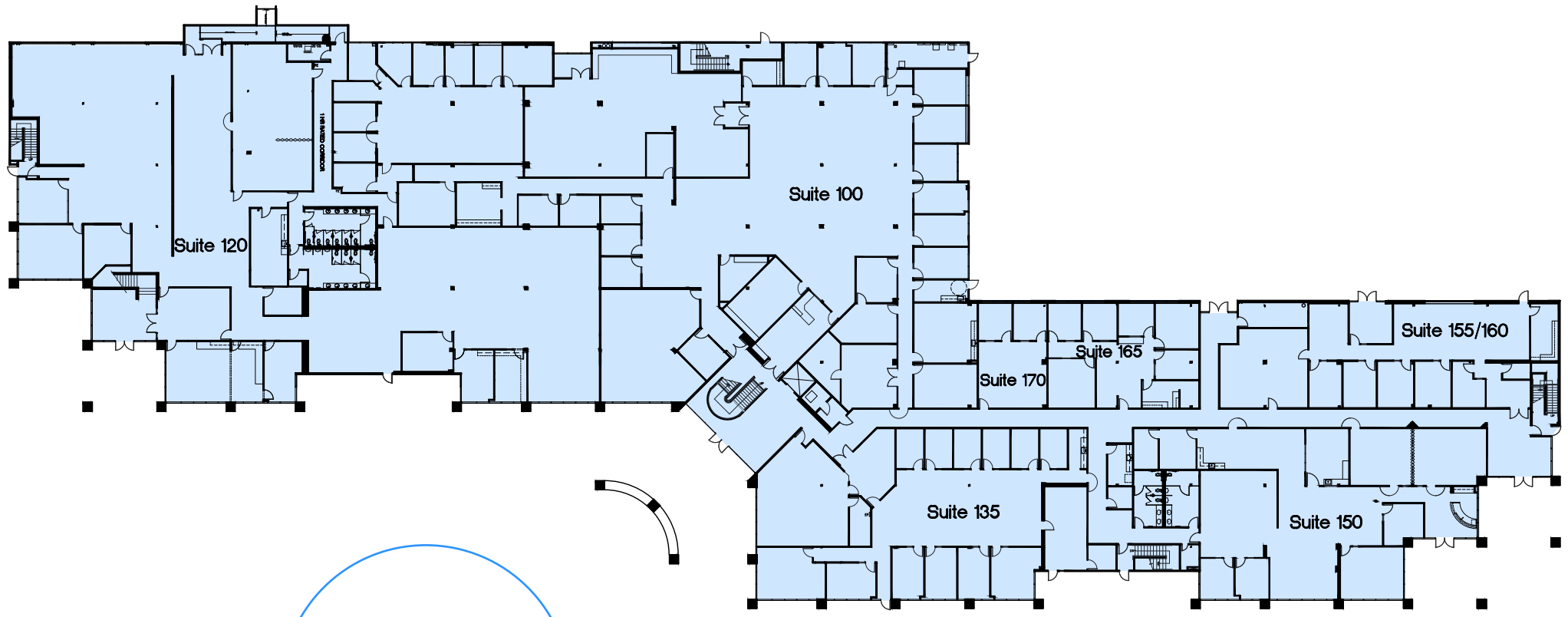
2

STORIES

4.9 Acres

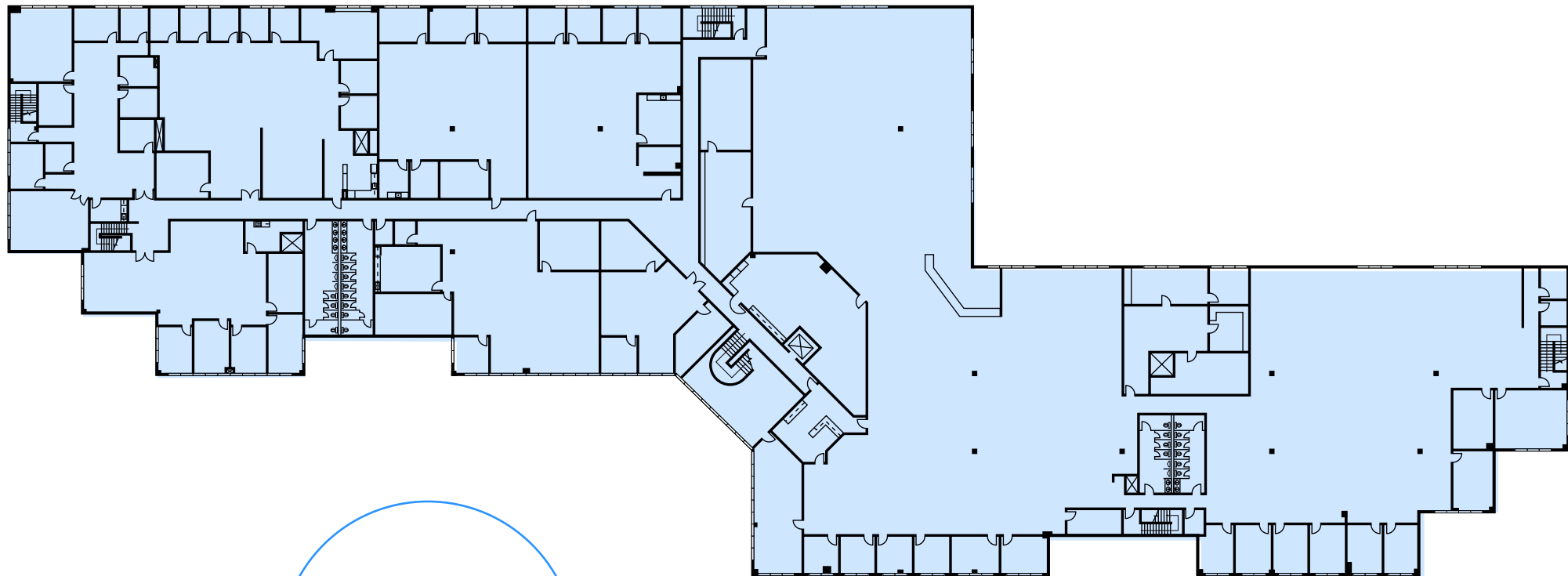
SITE AREA

FLOOR PLANS



1ST FLOOR

FLOOR PLANS



2ND FLOOR

BEST-IN-CLASS CREATIVE REPOSITIONING

1231
East Dyer

TENANT AMENITY CENTER



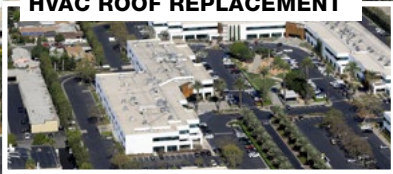
PARKING LOT SLURRY



BUILDING-FRONT UPGRADE



HVAC ROOF REPLACEMENT



LANDSCAPE RENOVATION



NEW EXTERIOR PAINT



Tech Center Dr.

E. Dyer Rd.

THE GREATER AIRPORT AREA SUBMARKET



Newport Beach



IRVINE CONCOURSE | EQUINOX
EMBASSY SUITES HOTELS | STARBUCKS

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

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

MacArthur Blvd.

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

Irvine



Santa Ana

1231 East Dyer

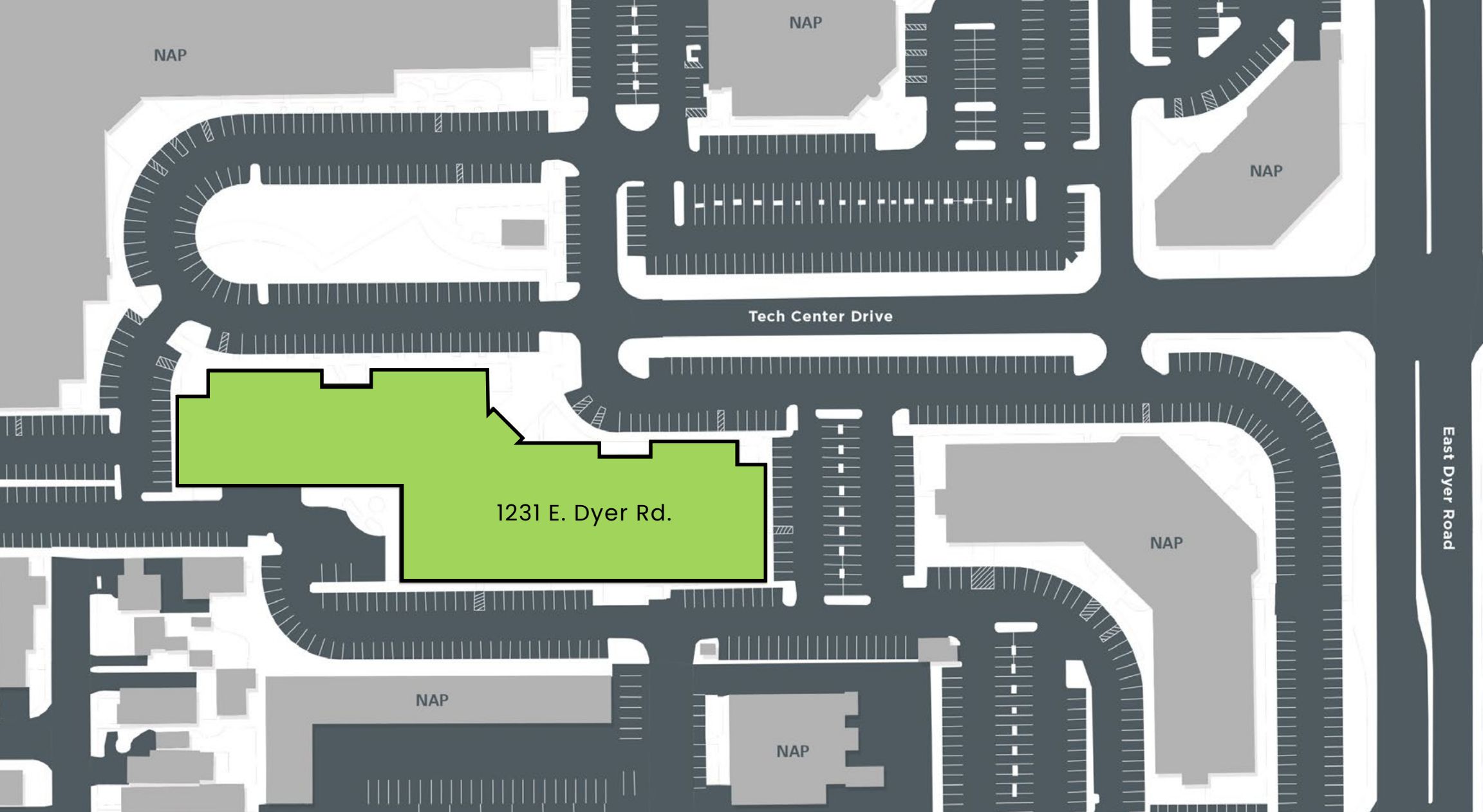
E. Dyer Rd.



Grand Ave.

Beeson Ln.

S. Halladay St.



SITE DESCRIPTION

1231 East Dyer Road, Santa Ana, CA

4.9 Acres

422-063-41 | 411-131-36

INSTITUTIONAL CAPITAL CONTACTS

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Corporate License #01355491

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