



# 3630

Westminster Avenue

## NOW LEASING

TRAVIS DUNN  
Senior Vice President  
949.627.9128 | tdunn@svn.com  
DRE# 01390592

FERNANDO CRISANTOS  
Advisor  
949.558.0312 | f.crisantos@svn.com  
DRE# 01972227

PETER WALSH  
Advisor  
949.538.2072 | peter.walsh@svn.com  
DRE# 02043209





# { PROPERTY SUMMARY }

TOTAL BUILDINGS

**±4,026 SF**  
divisible

PARKING

Ample  
On-Site

TERM

Negotiable

AVAILABLE

Q1 2019

USE TYPE

Retail/ Restaurant

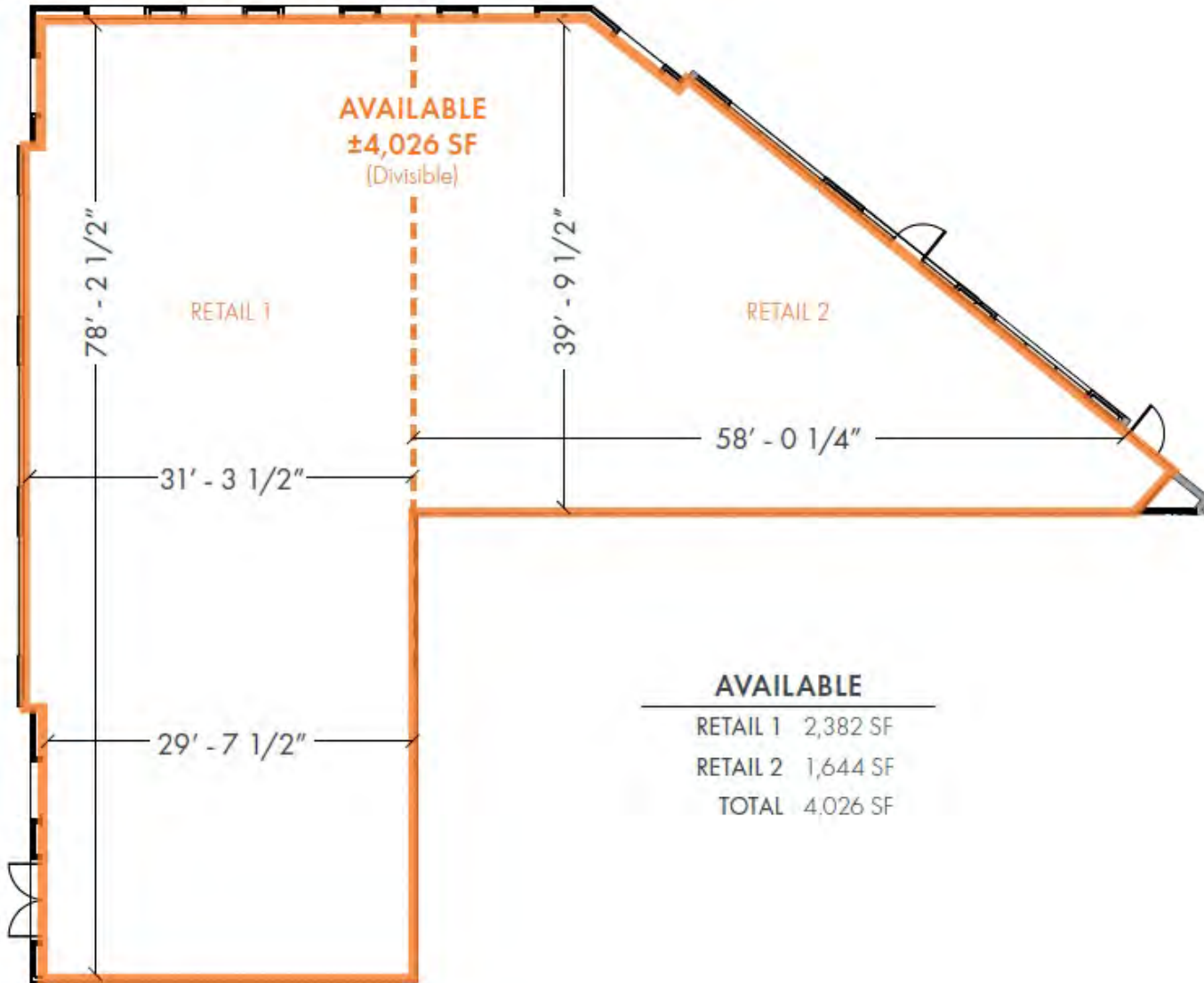
PRICE/SF

Negotiable





# SITE PLAN



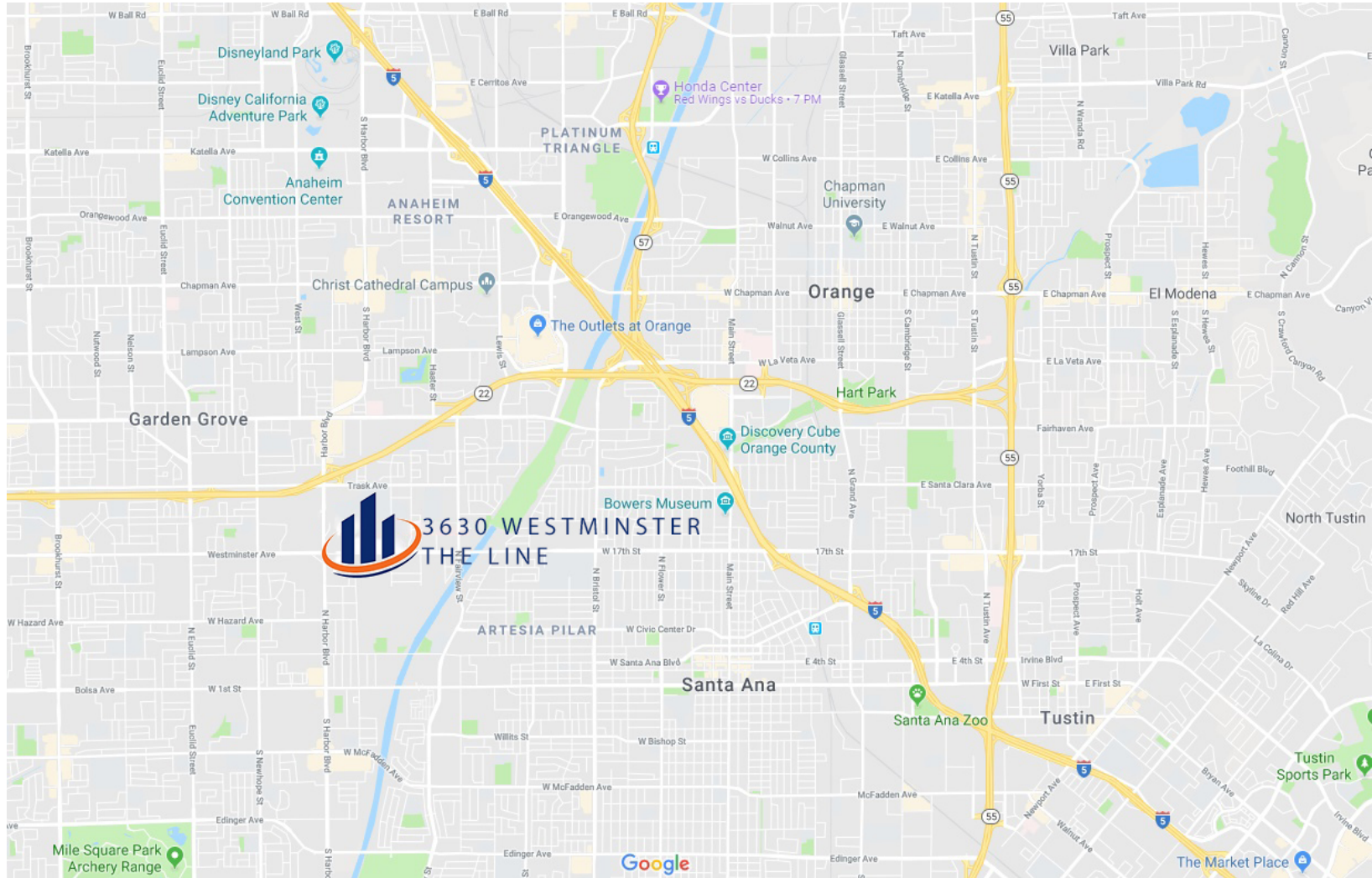


# DEVELOPMENT MAP



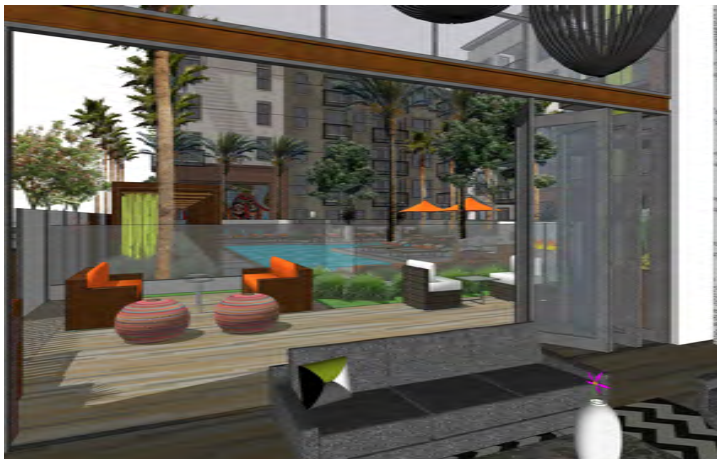
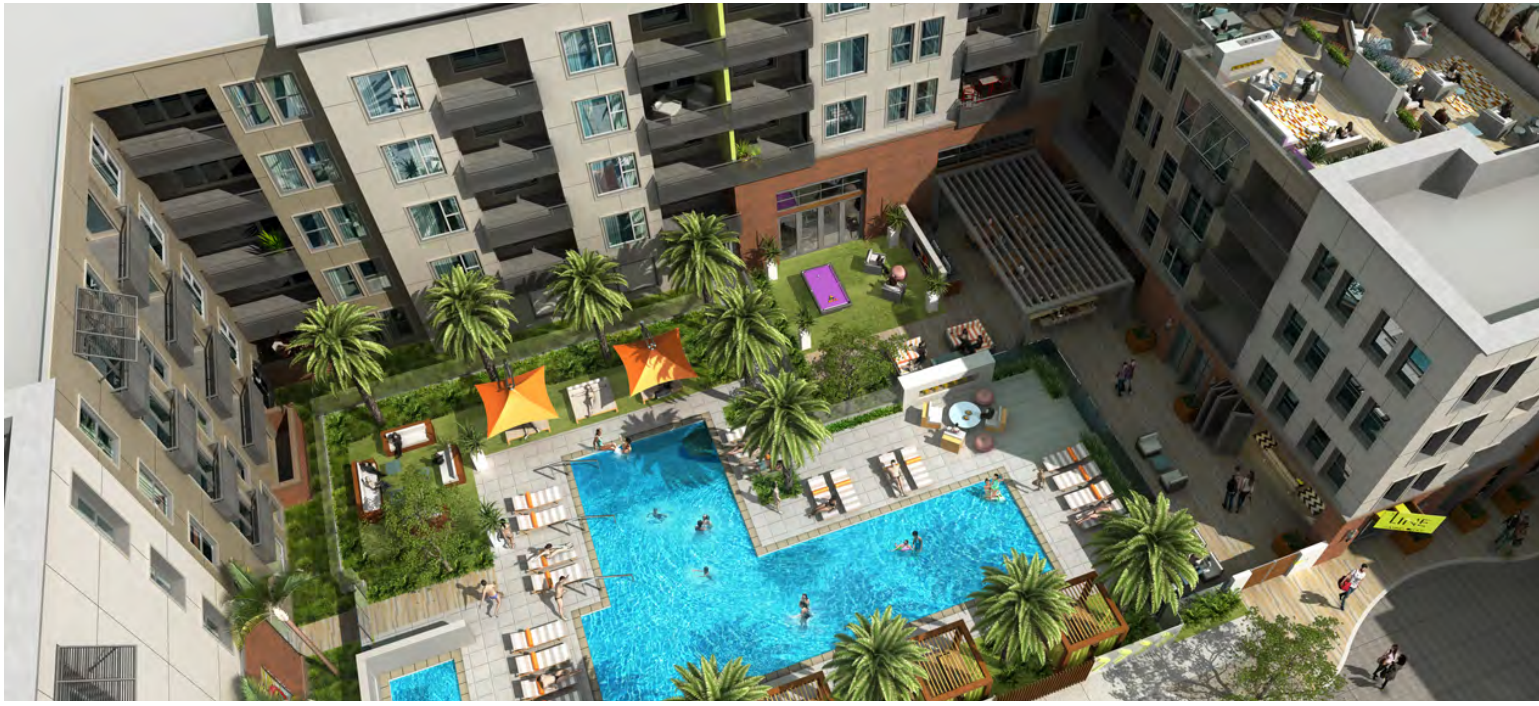


# LOCATION MAP





# PHOTOS



# SANTA ANA



## DOWNTOWN SA IS BOOMING

Officials with The City of Santa Ana have stated that in the coming years they will continue to expand its growth in an effort to compete with adjacent cities looking to capture an audience looking to live in a true downtown setting. Some of these goals include:

- Attracting high-end boutique/hotels
- Continuing to convert old office buildings (adaptive reuse) to upscale housing and creative office space
- Converting parking lots and underutilized properties into ground-up residential projects
- Redeveloping the 3rd/Broadway parking structure into a mixed-use (housing or hotel) development
- Implementing a streetcar connecting the Santa Ana Regional Transportation Center (SARTC) to Downtown (approved by OCTA and planned to open 2019)
- One-Broadway Plaza
- Continuing to attract the "Creative Class" as well as more influential players within the technology industry

\$72,492

Median Household Income - 2017

# SANTA ANA, CA 2017

From U.S. Census and other data sources

+ 334,136  RESIDENTS

+ 75,097  HOUSEHOLD UNITS

+ 163,464  EMPLOYEES



Southern California is experiencing  
the biggest apartment construction  
boom in a quarter century.

CoStar projects Southern California is on track to complete 15,000 new apartments this year and 23,000 more in 2018. Developers in the region have added almost 65,000 new homes to the local housing stock since the recovery began in 2012 — a gain of almost 2 percent.



## OC STREETCAR

CONSTRUCTION 2018-2021

To complement Orange County's Metrolink service, passengers need a way to get to their

final destination after getting off a train. Through Transit Extensions to Metrolink, a Measure M program (now called OC Go) intended to broaden the reach of Orange County's backbone rail system to key employment, population, and activity centers, the cities of Santa Ana and Garden Grove developed a fixed guideway project that would address this need.



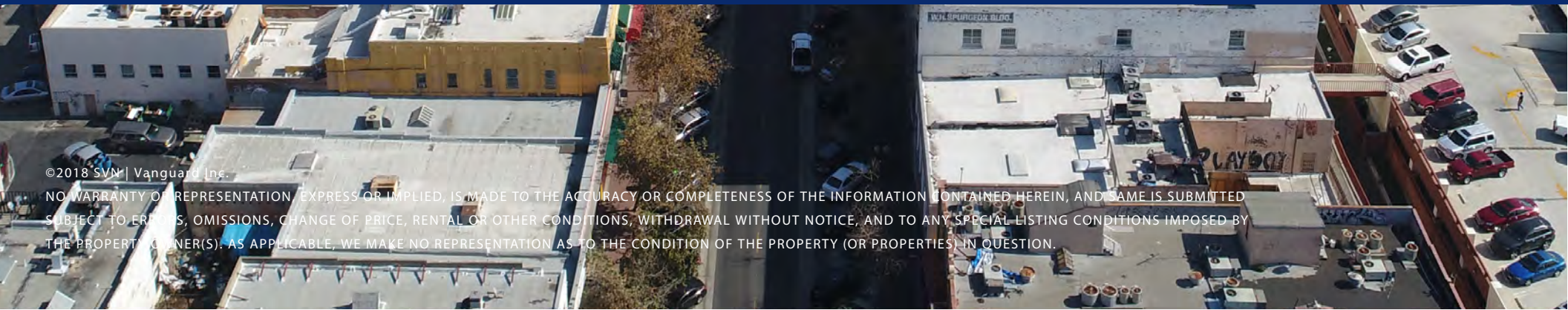




TRAVIS DUNN  
Senior Vice President  
+1 949 627 9128  
tdunn@svn.com  
CA LIC 01390592

PETER WALSH  
Advisor  
+1 949 538 2072  
peter.walsh@svn.com  
CA LIC 02043209

FERNANDO CRISANTOS  
Advisor  
+1 949 558 0312  
f.crisantos@svn.com  
CA LIC 01972227



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