

FOR SALE OR LEASE

BROOKHOLLOW MEDICAL

1570 BROOKHOLLOW DRIVE, SANTA ANA, CA 92705



PROPERTY OVERVIEW

1570 Brookhollow is a 38,316 square foot Mixed Use Medical Office Building located in Santa Ana right off the 55 Freeway. The two-story free-standing building boasts recently renovated lobbies, interior, and exterior common areas, and has 340 linear feet of visibility on the 55 freeway.



FEATURES

- › Offered for Lease or Sale
- › 8k square feet of shell space on the ground floor ready for any user or tenant to occupy
- › Additional second floor space for clinical or office uses up to 15k square feet
- › Elevator served
- › High ceilings: Approximately 12+ Feet
- › Freeway visible location within the heart of Orange County and the Airport area seen by over 250k cars daily
- › High visibility signage facing the 55 Freeway
- › Easy access to the 55 and 405 freeways and 73 Toll Road
- › Ample Free-Surface Parking
- › Located centrally to Orange County Global Medical Center, Fountain Valley Medical Center, and Hoag Hospital





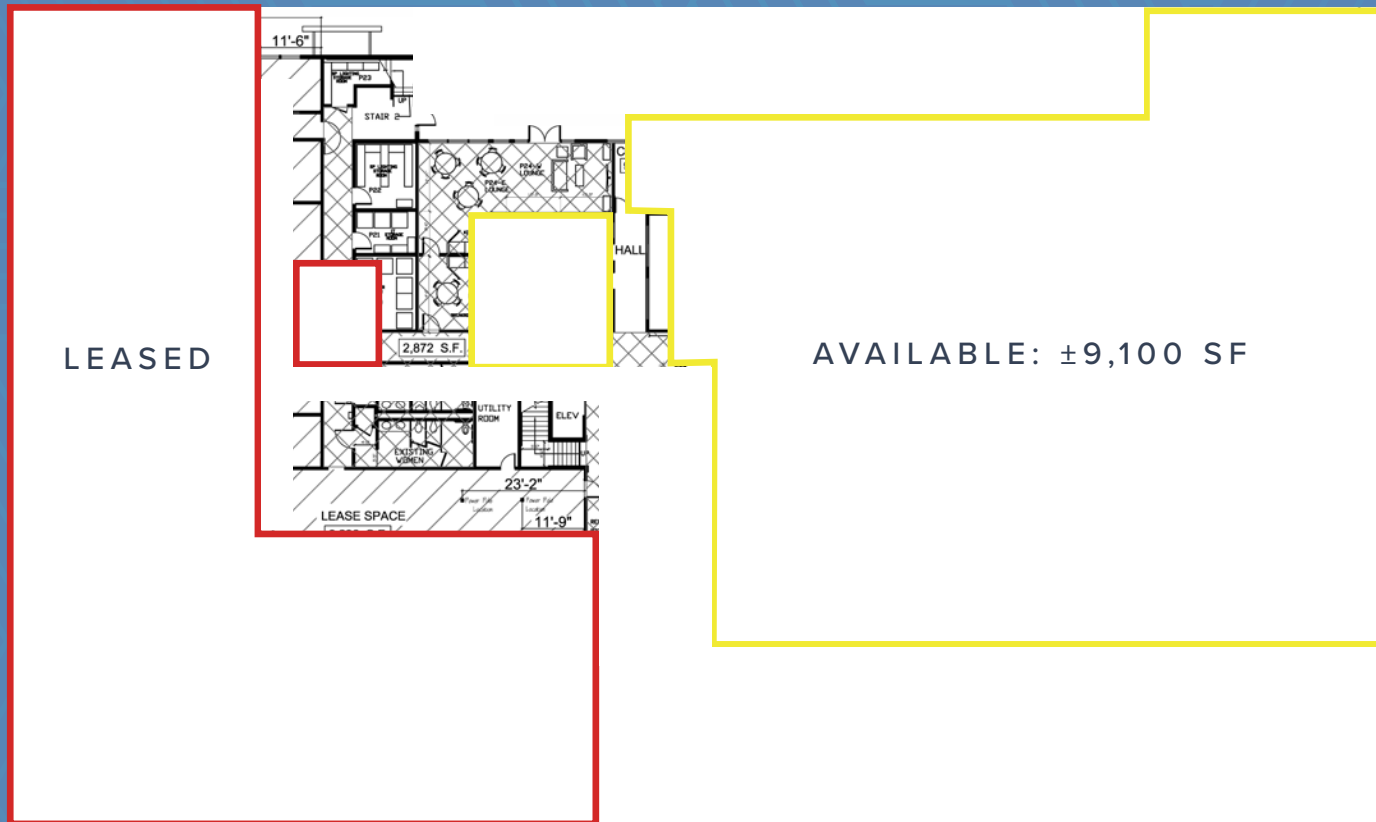
BUILDING OVERVIEW

BUILDING SIZE:	±38,316 SF
First Floor Second Floor	±19,658 SF ±18,658 SF
LOT SIZE:	104,631 SF/ 2.40 Acres
YEAR BUILT / RENOVATED:	1978 / 2015
PARKING:	153 parking spaces / 3.00/1,000 SF with variance to accommodate medical use
PARCEL NUMBER:	016-221-14
PROPERTY TYPE:	Medical/Office Building
EXPOSURE / ACCESSIBILITY:	Direct access to Warner Avenue & Brookhollow Drive, easy access to Costa Mesa (55) Freeway, San Diego (405) Freeway and (73) Toll Road
FREEWAY EXPOSURE/SIGNAGE:	340 feet of frontage along the 55 Freeway



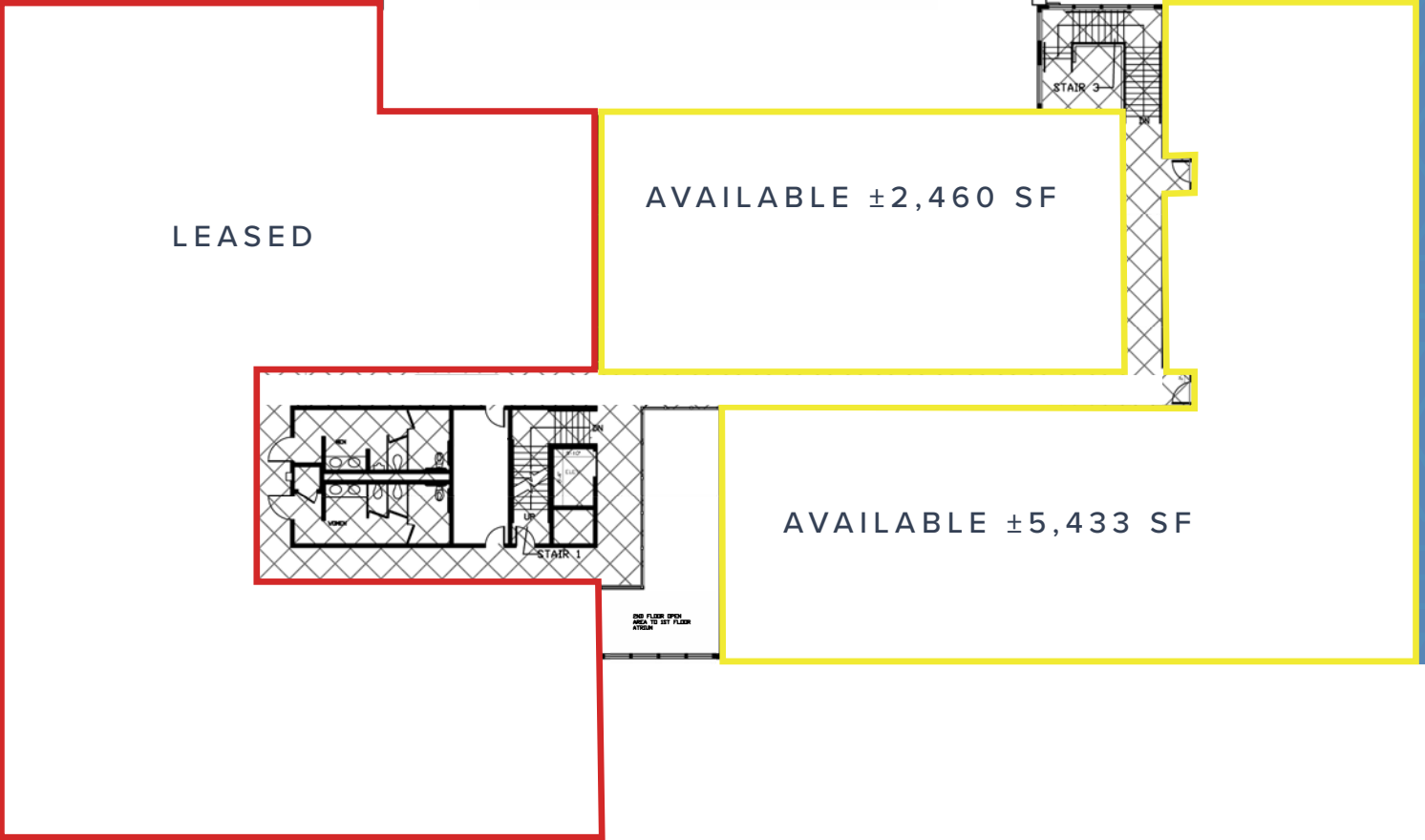
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

SECOND FLOOR



AREA DEMOGRAPHICS

2023 POPULATION - CURRENT YEAR ESTIMATE

3 Mile	246,677
5 Miles	648,878
7 Miles	1,132,411

2023 AVERAGE HOUSEHOLD INCOME

3 Miles	\$117,459
5 Miles	\$130,494
7 Miles	\$140,167

2023 DAYTIME POPULATION

3 Miles	355,883
5 Miles	792,433
7 Miles	1,252,747

2023 MEDIAN AGE

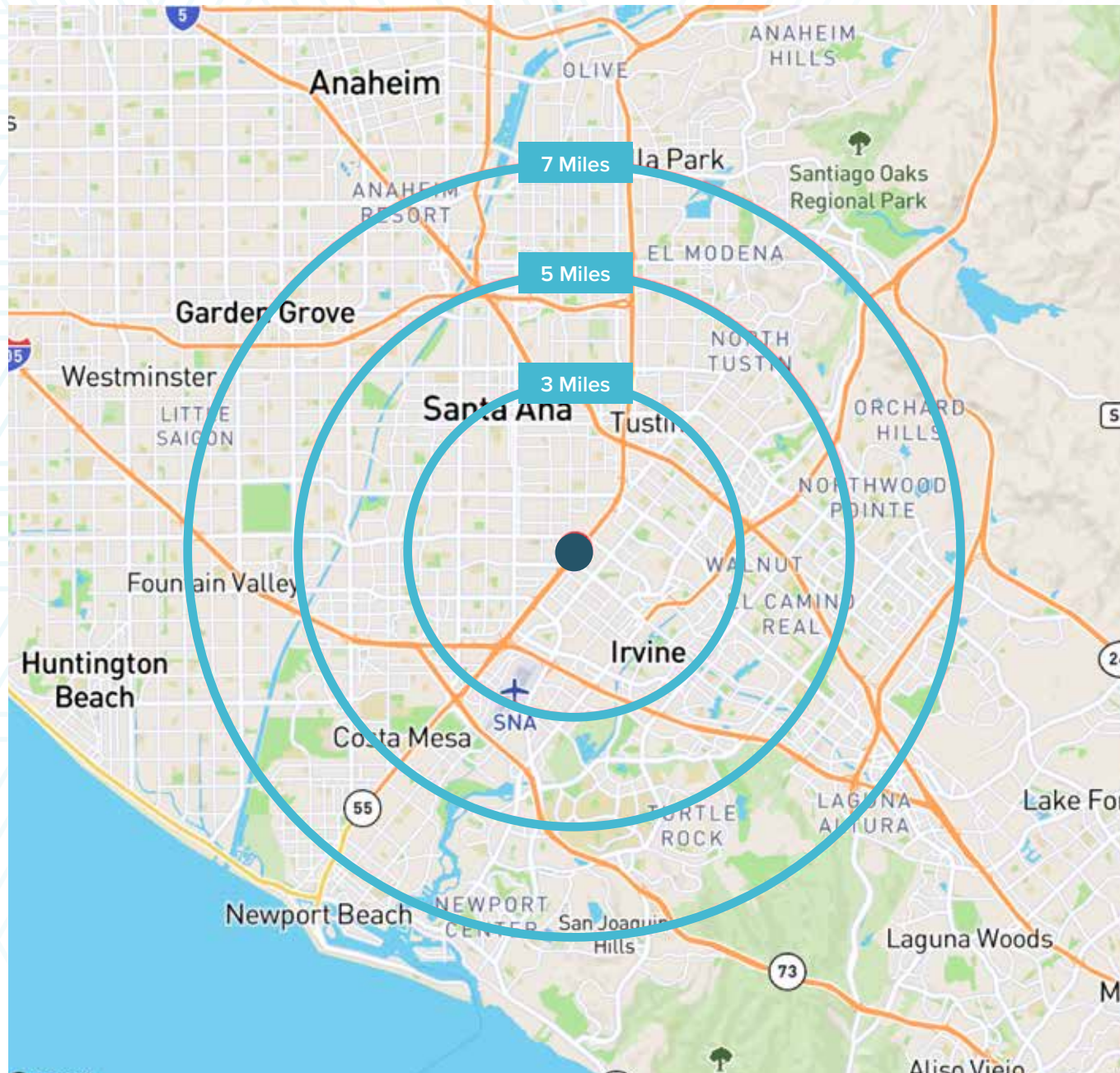
3 Miles	32.2
5 Miles	33.5
7 Miles	34.8

2023 POPULATION

3 Miles	246,677
5 Miles	648,878
7 Miles	1,132,411

2023 HOUSEHOLDS - CURRENT YEAR ESTIMATE

3 Miles	75,657
5 Miles	201,847
7 Miles	361,968



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INVESTMENT CONTACTS

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