

Office Space for Lease

1502 E. Warner Ave • Santa Ana, CA 92705



For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com



Property Highlights

1502 E. Warner Avenue Santa Ana, CA 92705



1502 E. Warner Avenue is located on a busy intersection with traffic counts north of 90,000. The building has great visibility from Grand and Warner Avenue and has building top signage available.

The building currently has office spaces available of 3,900 SF and 3,500 SF. The building is in an excellent location for office use with ample parking and visibility. Also the building has plans for newly upgraded common area amenities.

Brookhollow Business Park is where the beauty of nature and old-world charm collide with the hustle and bustle of progressive and diverse commerce, providing an ideal setting for business. Brookhollow Business Park is a mixed-use commercial and office complex located in Santa Ana, Orange County, California providing an ideal community for businesses to thrive and grow.

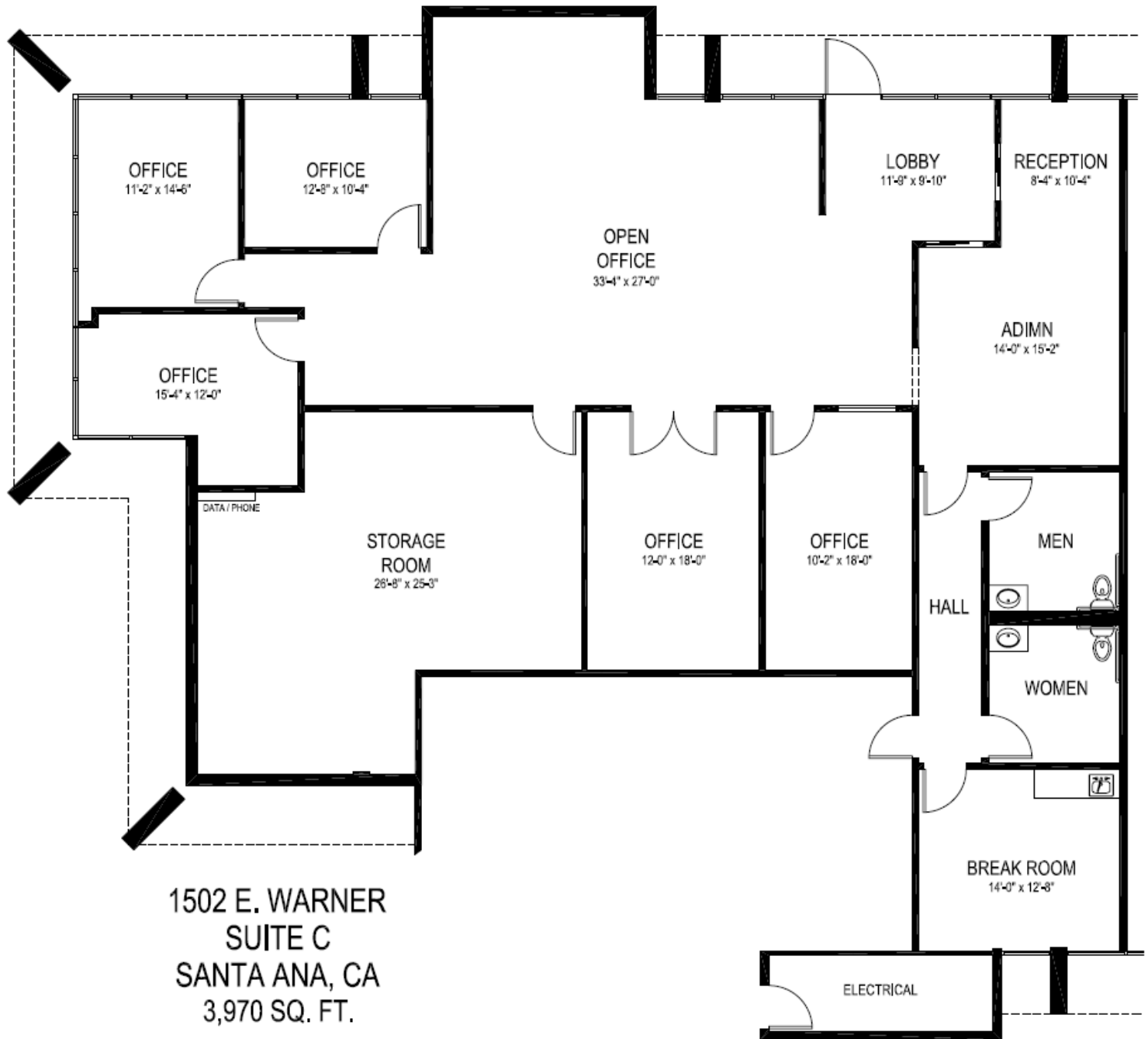
For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark A. Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com



Floor Plan

1502 E. Warner Avenue Santa Ana, CA 92705



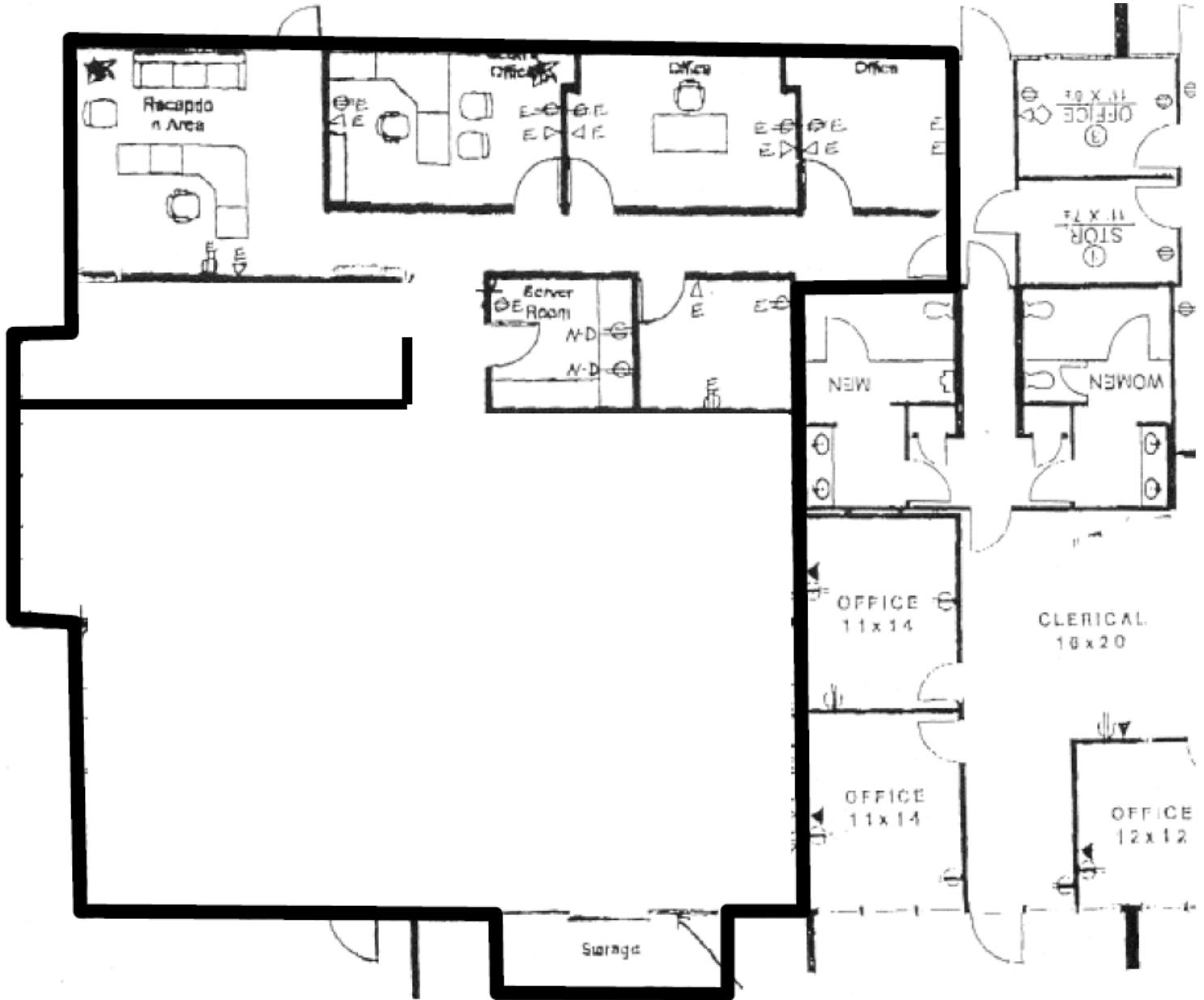
For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark A. Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com



Floor Plan

1502 E. Warner Avenue Santa Ana, CA 92705



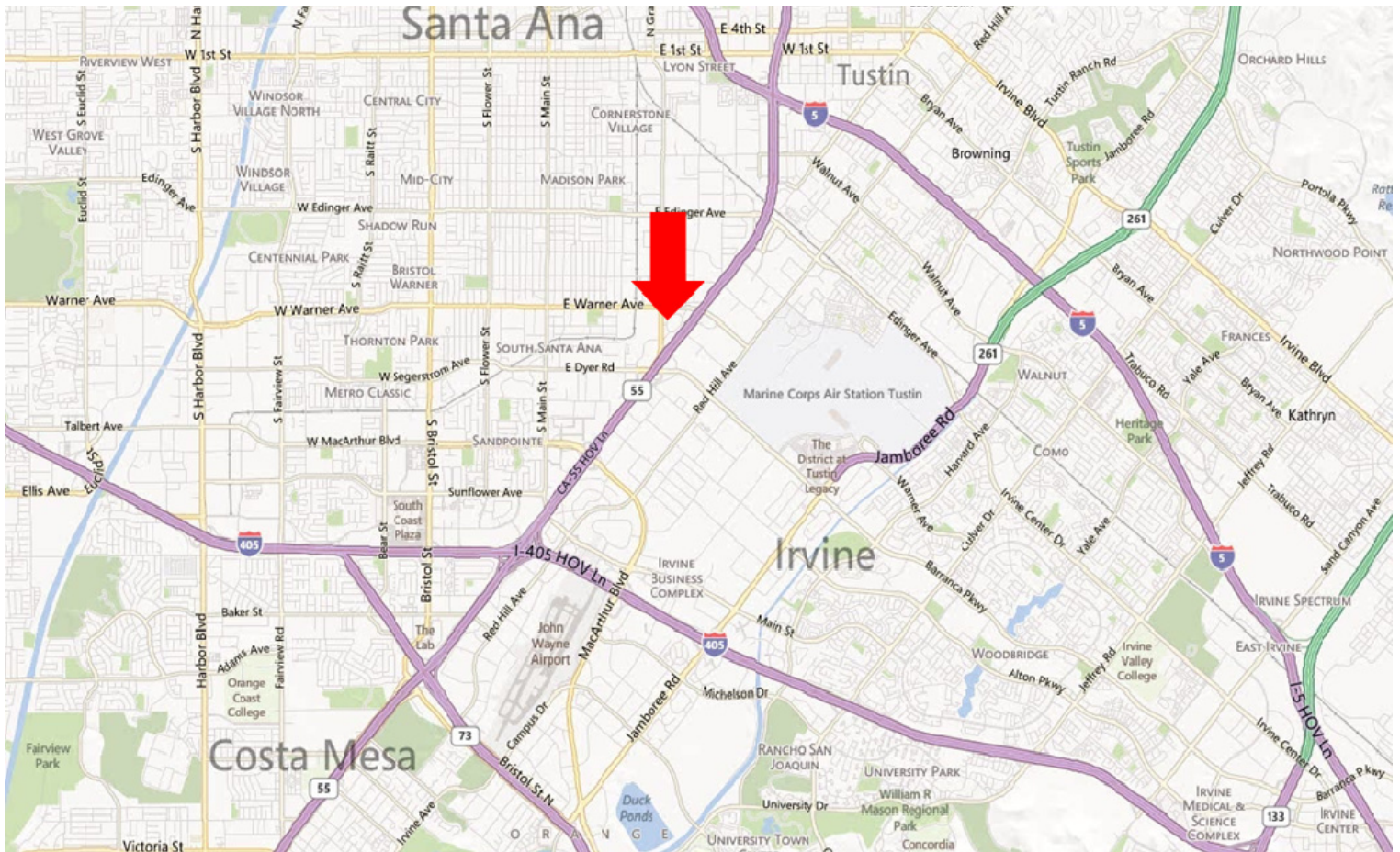
For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark A. Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com



Location

1502 E. Warner Avenue Santa Ana, CA 92705



Brookhollow Business Park is centrally located in Orange County. The Park is located off the Dyer exit on the 55 freeway & has great visibility from traffic in both directions. The site is within 5 minutes of John Wayne Airport and is minutes from both the 405 and 5 freeways.

For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark A. Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com



Demographics

1502 E. Warner Avenue Santa Ana, CA 92705

	1 Mile	3 Mile	5 Mile
Total Population	11,655	245,490	647,185
<u>Race/Ethnicity</u>			
White	47.10%	45.60%	52.70%
Black or African American	0.70%	2.00%	1.80%
American Indian or Alaska Native	1.50%	1.10%	0.90%
Asian	1.70%	8.90%	13.50%
Hawaiian or Pacific Islander	0.30%	0.30%	0.30%
Some Other Race	42.00%	37.10%	26.20%
Two or More Races	6.60%	5.00%	4.60%
<u>Finances</u>			
Median Household Income	\$52,365	\$56,468	\$67,047
Average Household Income	\$67,616	\$73,387	\$89,210
Per Capita Income	\$12,505	\$18,209	\$25,623
<u>Total Traffic Count (Warner and Grand)</u>		91,684	

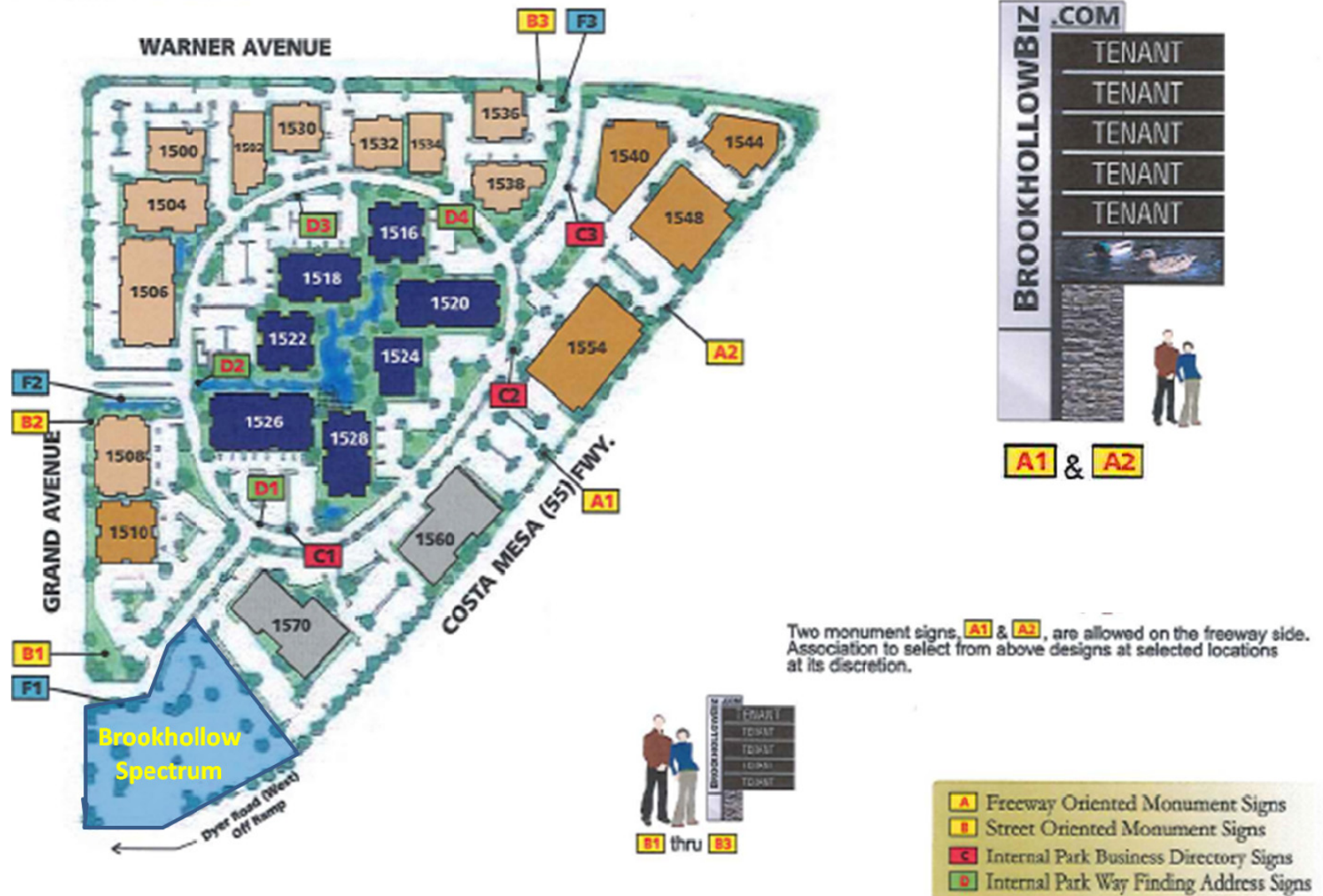
For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark A. Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com



Sign Program

1502 E. Warner Avenue Santa Ana, CA 92705



Tenants of Brookhollow Spectrum will have the opportunity to obtain panels on a 26 foot monument sign that will have visibility from traffic on the 55 freeway. Also there will be street monument signs placed around the park.

For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark A. Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com



Photos

1502 E. Warner Avenue Santa Ana, CA 92705



For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark A. Moore
714.597.6629
mark@AyZarInc.com • www.AyZarInc.com





AyZar Inc. • 1516 Brookhollow Dr., Suite B • Santa Ana, CA 92705

714.662.2799 • 714.662.2797

www.AyZarInc.com