

# Office Space for Lease

1506 Brookhollow Dr • Santa Ana, CA 92705



- 3,200 SF
- Available April 2015
- Remodeled Medical Space
- Grand Ave Street-Front Signage
- Possible Freeway Signage

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

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



# Property Highlights

1506 Brookhollow Drive Santa Ana, CA 92705



1506 Brookhollow Drive is located on a busy intersection with traffic counts north of 90,000. The building has great visibility from Grand Avenue and has building top signage available.

The building currently has 3,200 SF of medical space available that is next door to V. A. clinic. The building is in an excellent location for office use with parking and visibility. Also the building has newly upgraded common amenities.

Brookhollow Business Park is where the beauty of nature and old-world charm collude 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.

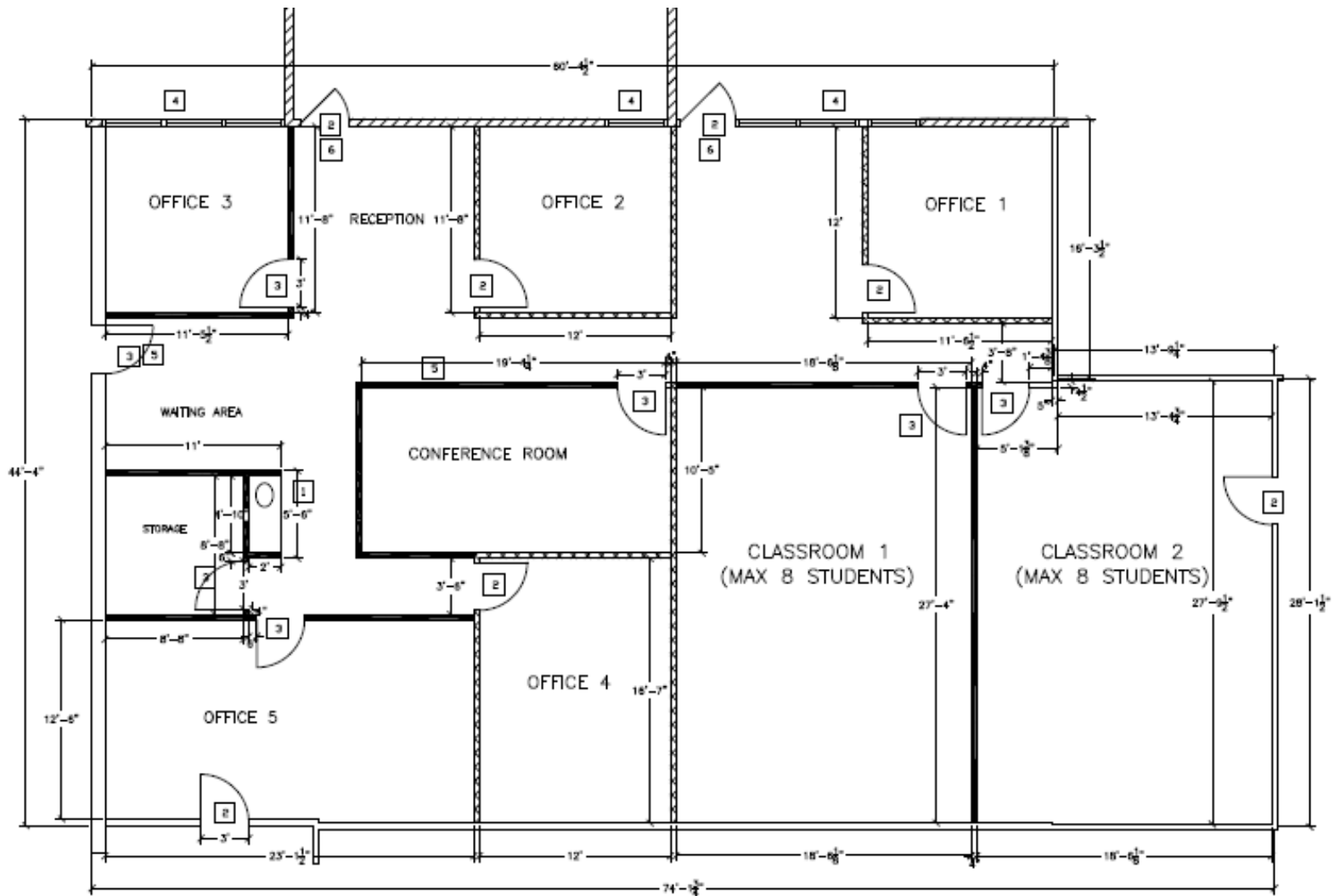
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# Floor Plan

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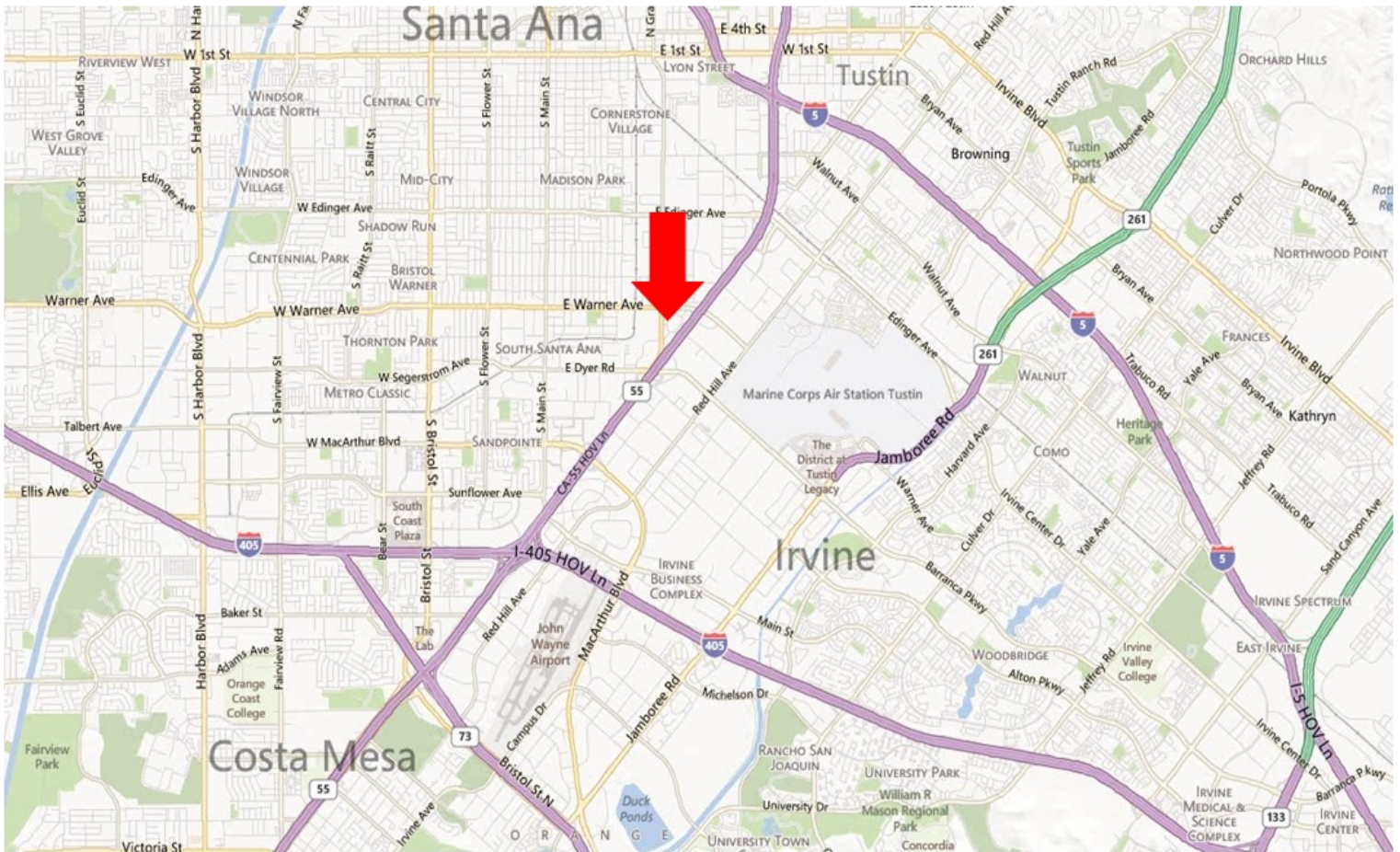
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# Location

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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.

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# Demographics

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	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Total Population	11,655	245,490	647,185
<b><u>Race/Ethnicity</u></b>			
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%
<b><u>Finances</u></b>			
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
<b><u>Total Traffic Count (Warner and Grand)</u></b>		91,684	

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# Sign Program

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A1 & A2

Two monument signs, A1 & A2, are allowed on the freeway side. Association to select from above designs at selected locations at its discretion.



- A** Freeway Oriented Monument Signs
- B** Street Oriented Monument Signs
- C** Internal Park Business Directory Signs
- D** Internal Park Way Finding Address Signs

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.

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# Photos

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714.662.2799 • 714.662.2797

[www.AyZarInc.com](http://www.AyZarInc.com)