

Office Space for Lease

1516 Brookhollow Drive • Santa Ana, CA 92705

\$1.10/SF for first 6 months



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

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



Property Highlights

1516 Brookhollow Drive Santa Ana, CA 92705



1516 Brookhollow Drive is located off the 55 freeway in a business friendly office park. The building is accessible from Grand Ave or Warner.

The building has 5,961 square feet available , which can be demised down into spaces of 3,491 SF and 2,470 SF. The building is in an excellent location for office use with ample parking and visibility. Also, the building has newly upgraded common area amenities.

Brookhollow Business Park is a one of a kind office park, 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. The park is a mixed-use commercial, retail and office complex located in the heart of Orange County. Its great location provides an ideal community for businesses to thrive and grow.

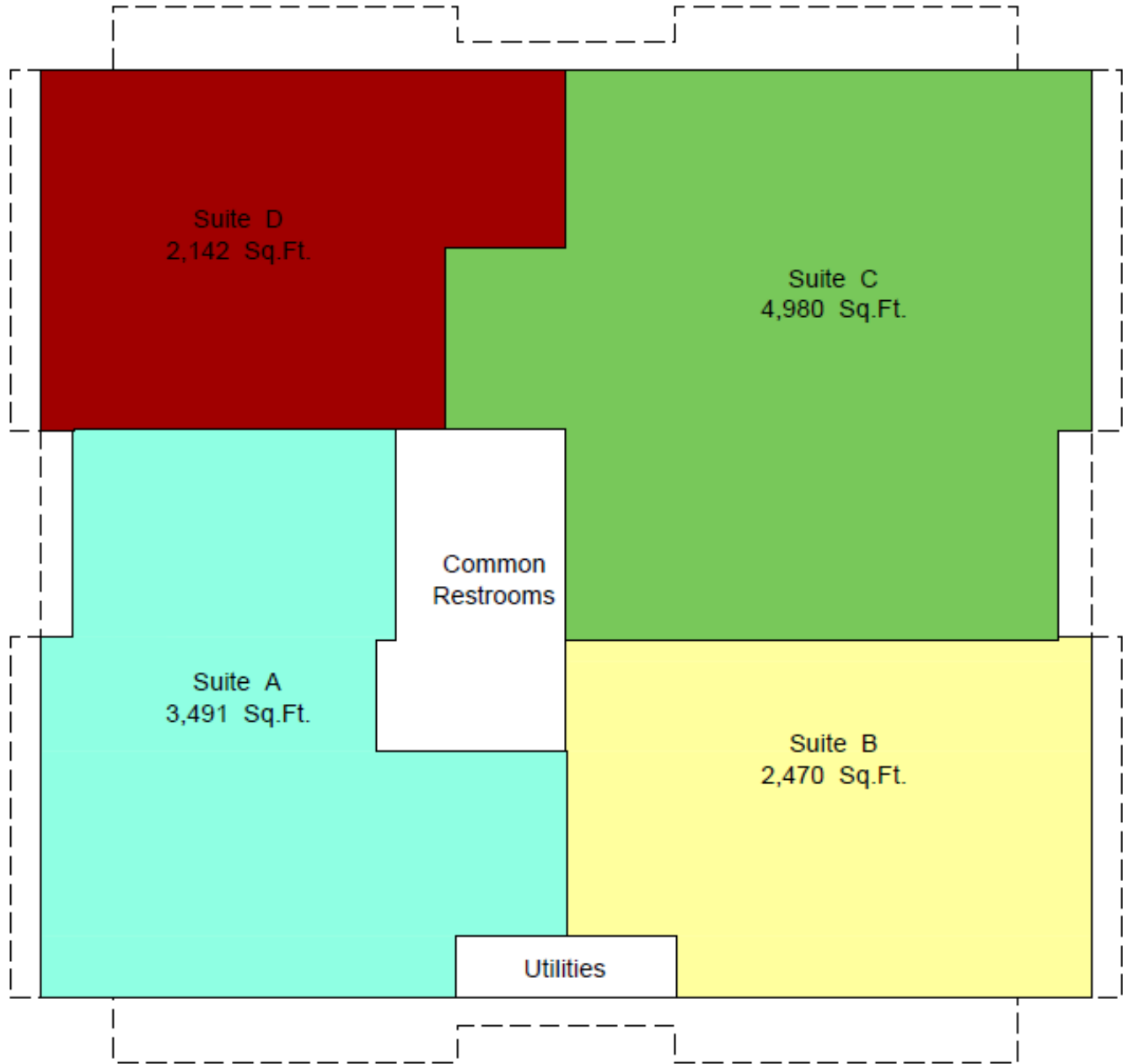
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Floor Plan

1516 Brookhollow Drive Santa Ana, CA 92705



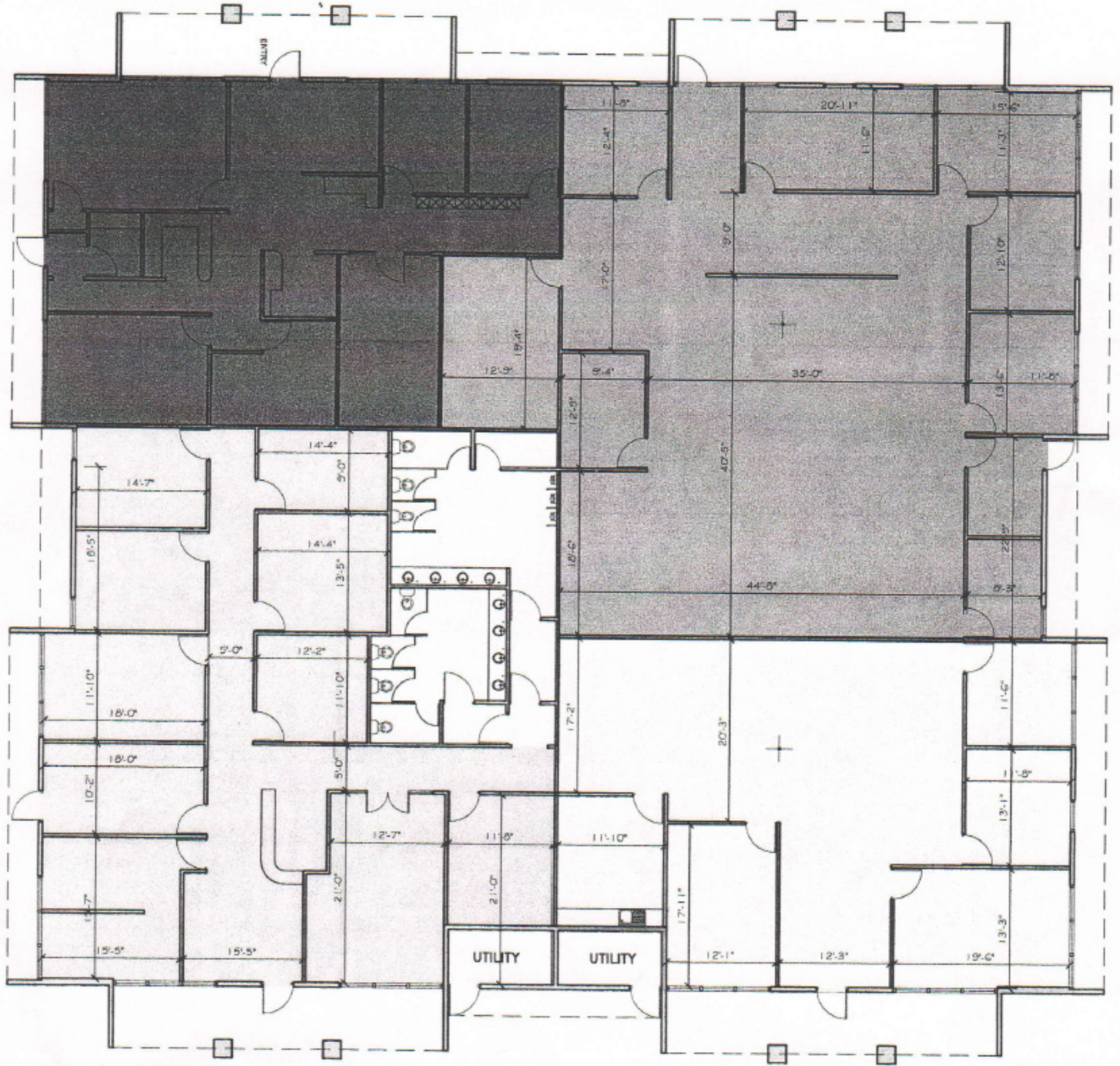
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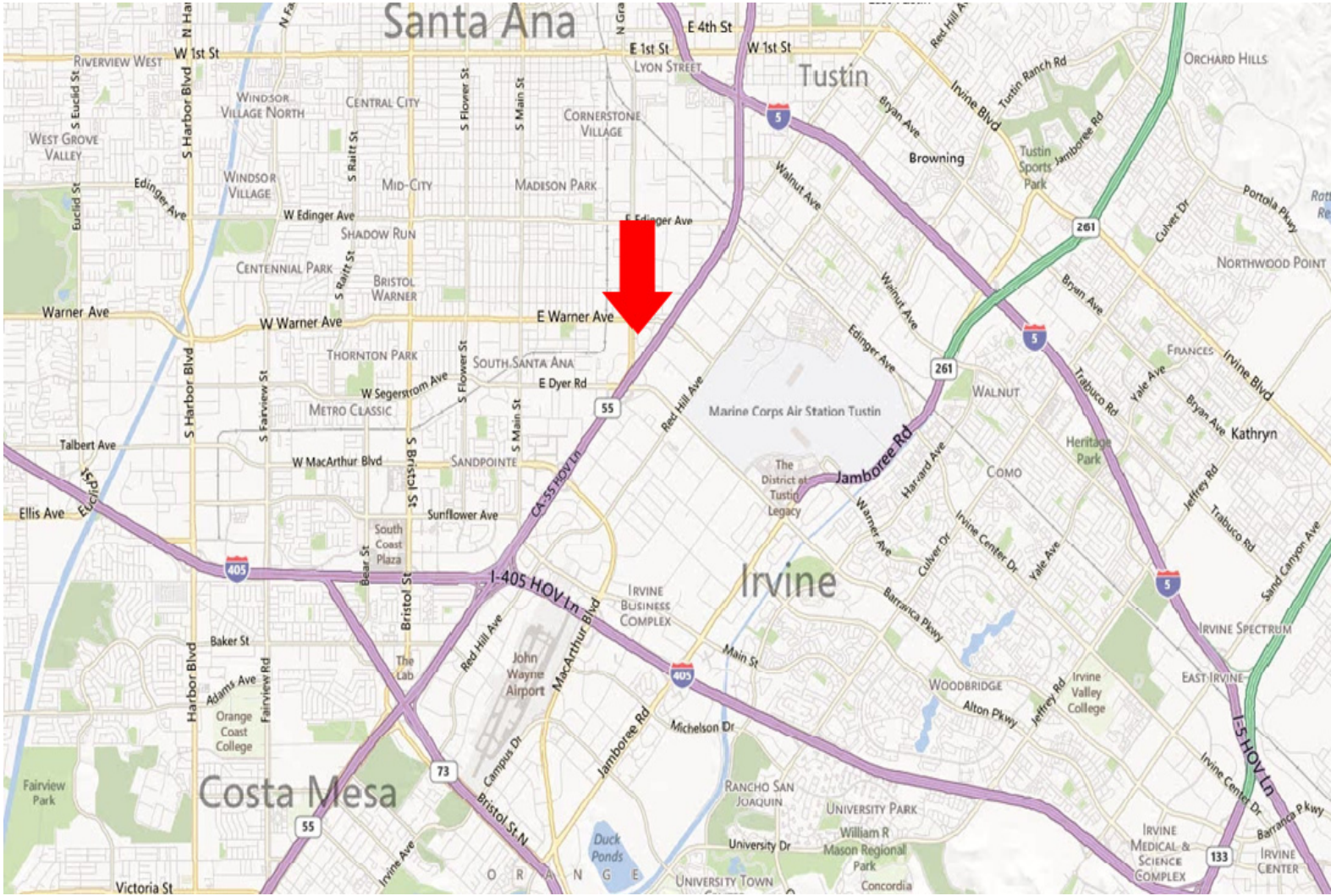
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Location

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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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Sign Program

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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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Demographics

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	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	

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Photos

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