

1580 Brookhollow Drive
Santa Ana, CA 92705

Coming Soon

Brookhollow Spectrum



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

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714.597.6629
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Property Highlights

1580 Brookhollow Drive Santa Ana, CA 92705



1580 Brookhollow is a new master planned mixed-use development located in Santa Ana, CA. Development plans on the 2.83 acres site are for a select service hotel and a retail/restaurant strip that will include 8,040 SF of space. The development is adjacent to the 55 freeway off the Dyer Road exit and has great visibility from traffic in both directions.

1580 Brookhollow is in an underserved trade area for specialty markets, health clubs, casual dining, restaurants, coffee houses and soft-good retailers. Adjacent to the development site is Brookhollow Business Park and Santa Ana's Hotel Terrace.

1580 Brookhollow will be a regional draw location with 55 freeway access and central Orange County location. It is also being developed on a well known site, where the Old Crazy Horse once stood.

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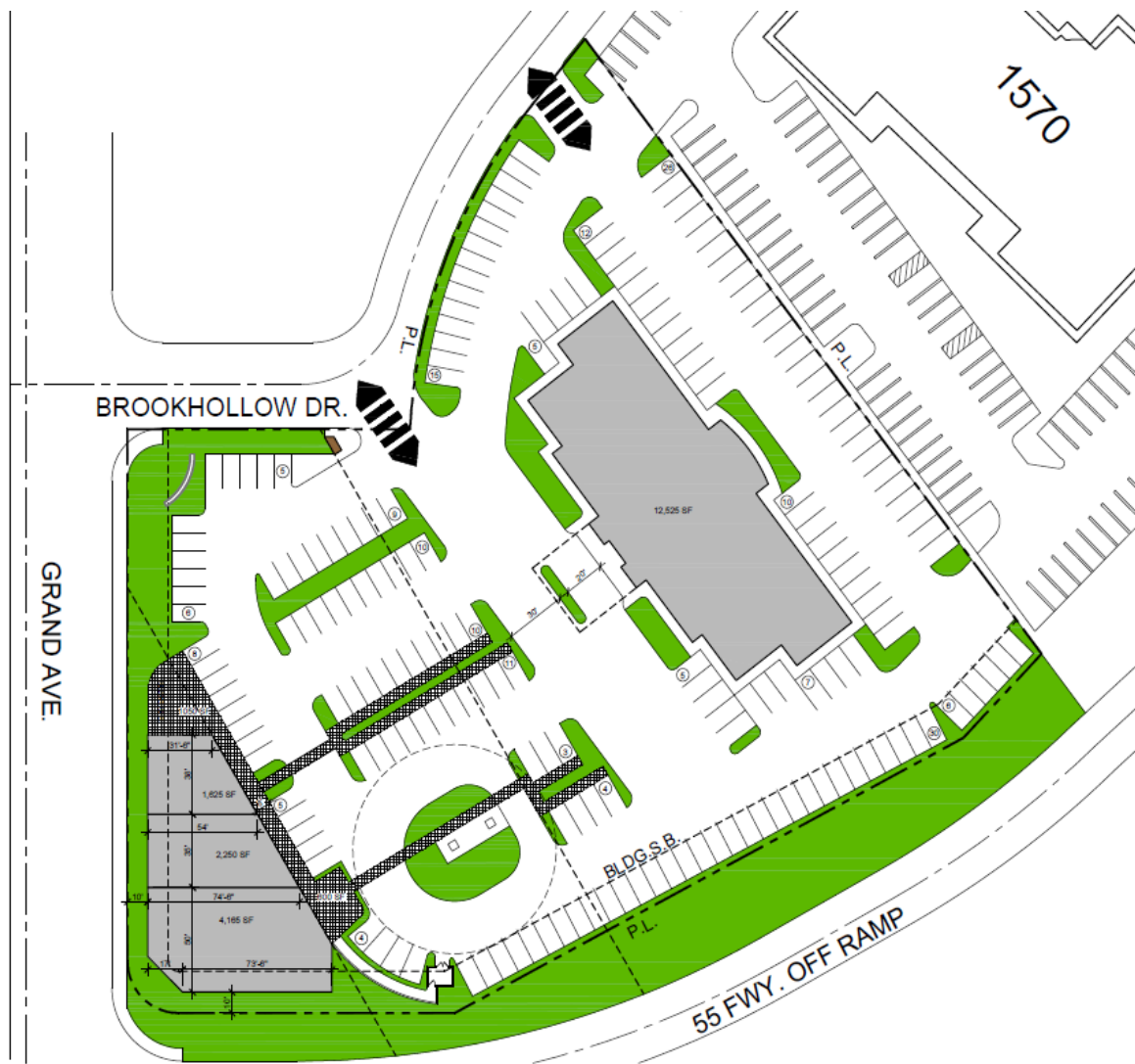
Site Plan

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Brookhollow Spectrum's site plan calls for 8,040 SF of restaurant/retail space and a second phase of development planning for a select service hotel.

The retail/restaurant pad is ideally located off the Dyer Exit off the southbound 55. It will consist of 6,000+ SF of restaurant space and 2,000 SF for retail. There is also plans for out-door seating and a self-serve ATM kiosk.

The development will be pedestrian friendly with walkways connecting the different buildings and a smart traffic flow design.



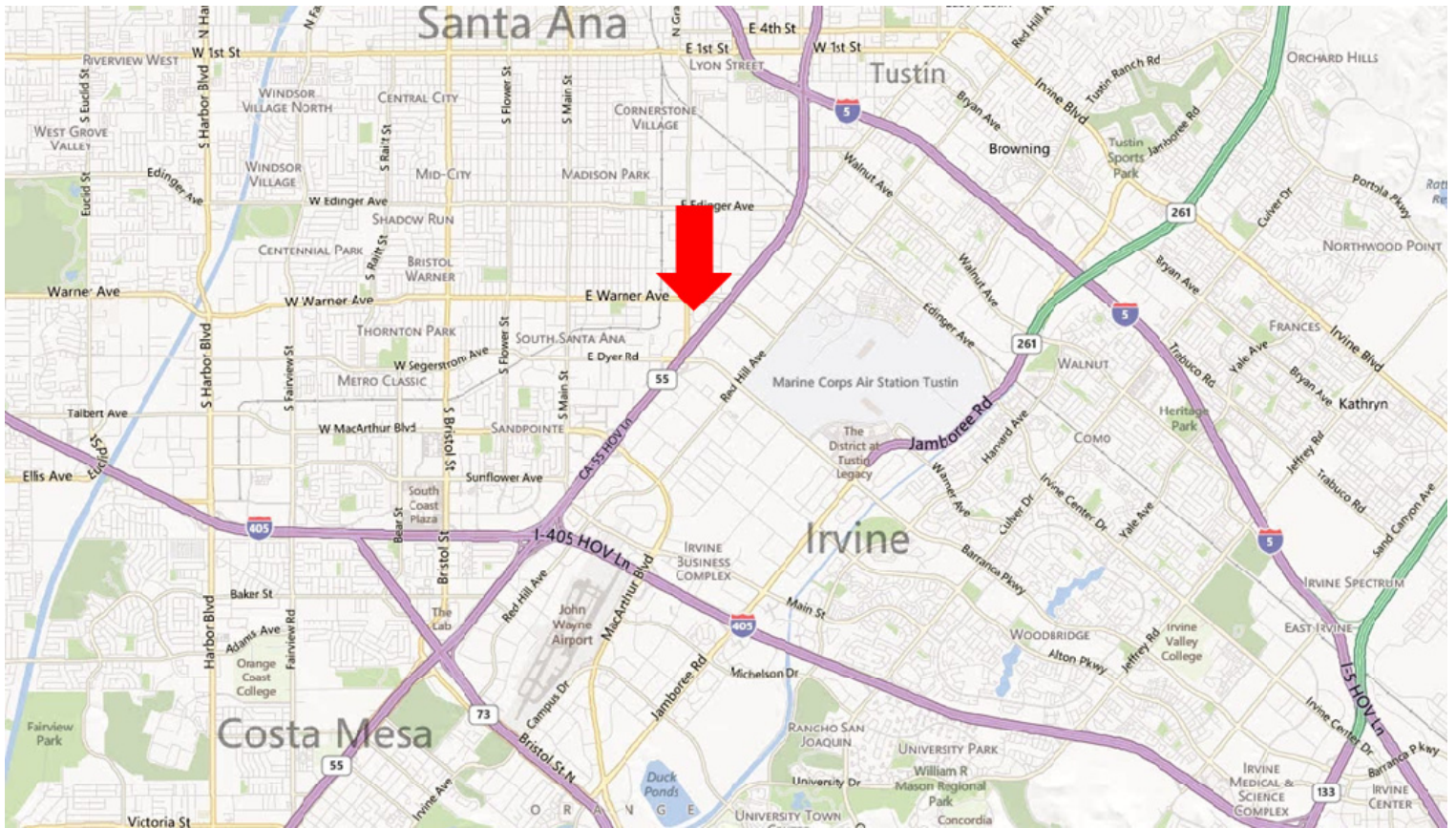
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Location

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Brookhollow Spectrum is centrally located in Orange County. The new development will take place on the Old Crazy Horse site, which was a well know venue throughout Orange County.

Brookhollow Spectrum 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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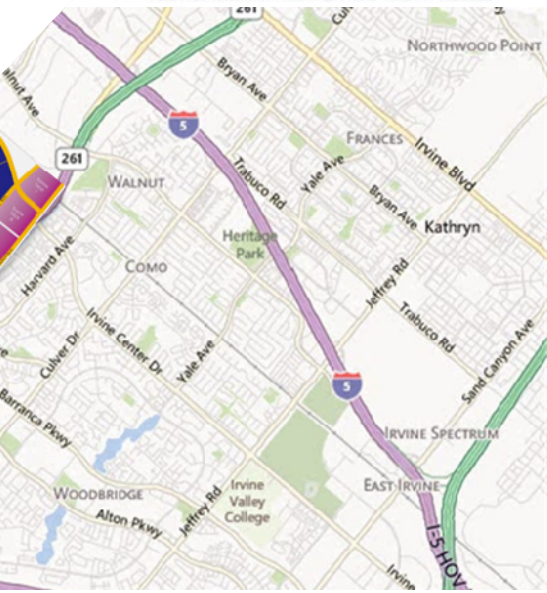
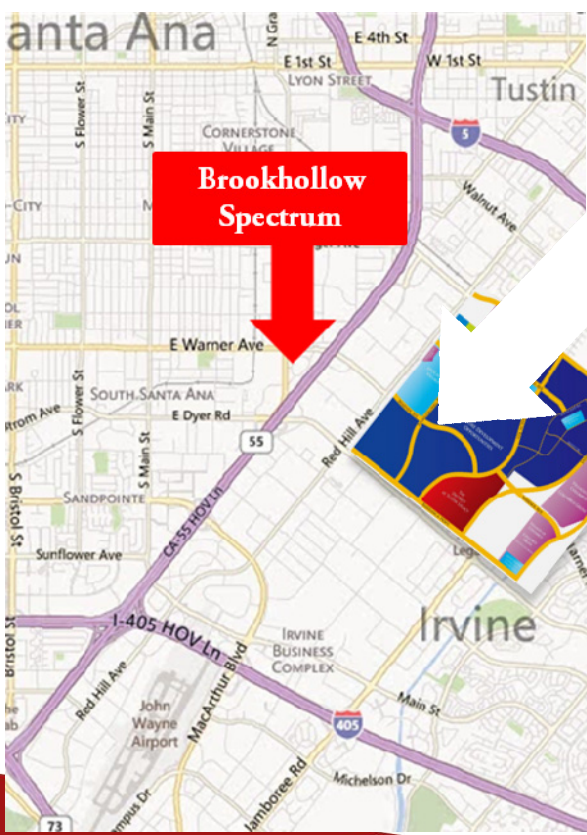
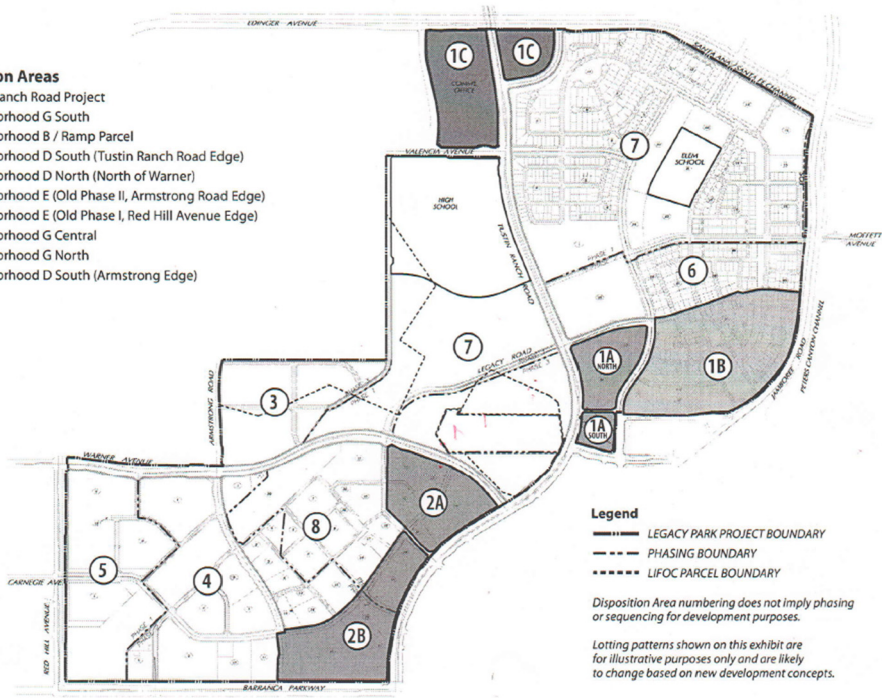
Additional Residential Coming

1580 Brookhollow Drive Santa Ana, CA 92705

Tustin Legacy is developing a multi faceted residential community south of Brookhollow Spectrum which will bring 2,100 new residential homes with in a one mile radius of Brookhollow Spectrum—many of the new residents will use the Dyer exit off the 55 freeway where Brookhollow Spectrum is located.

A new road connection, that is currently under construction, will link Warner Avenue from Red Hill to the new residential developments and will provide fast access for resident to Brookhollow Spectrum.

- Disposition Areas**
- 1A Tustin Ranch Road Project
 - 1B Neighborhood G South
 - 1C Neighborhood B / Ramp Parcel
 - 2 Neighborhood D South (Tustin Ranch Road Edge)
 - 3 Neighborhood D North (North of Warner)
 - 4 Neighborhood E (Old Phase II, Armstrong Road Edge)
 - 5 Neighborhood E (Old Phase I, Red Hill Avenue Edge)
 - 6 Neighborhood G Central
 - 7 Neighborhood G North
 - 8 Neighborhood D South (Armstrong Edge)



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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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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.



B1 thru B3

- 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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