

PACIFIC
center

IT'S THE RIGHT FIT!

NEWLY RENOVATED!

**FOR
LEASE**

FOR LEASE: ±58,205 RSF AVAILABLE
1600 & 1610 East Saint Andrew Place, Santa Ana, California



CBRE

PACIFIC

center

IT'S THE RIGHT FIT!

ADDRESSES

1600 & 1610 East Saint Andrew Place
Santa Ana CA 92705

SITE AREA

±24.44 Acres (one parcel)

APN

430-202-10

SURFACE PARKING RATIO

4/1,000 RSF

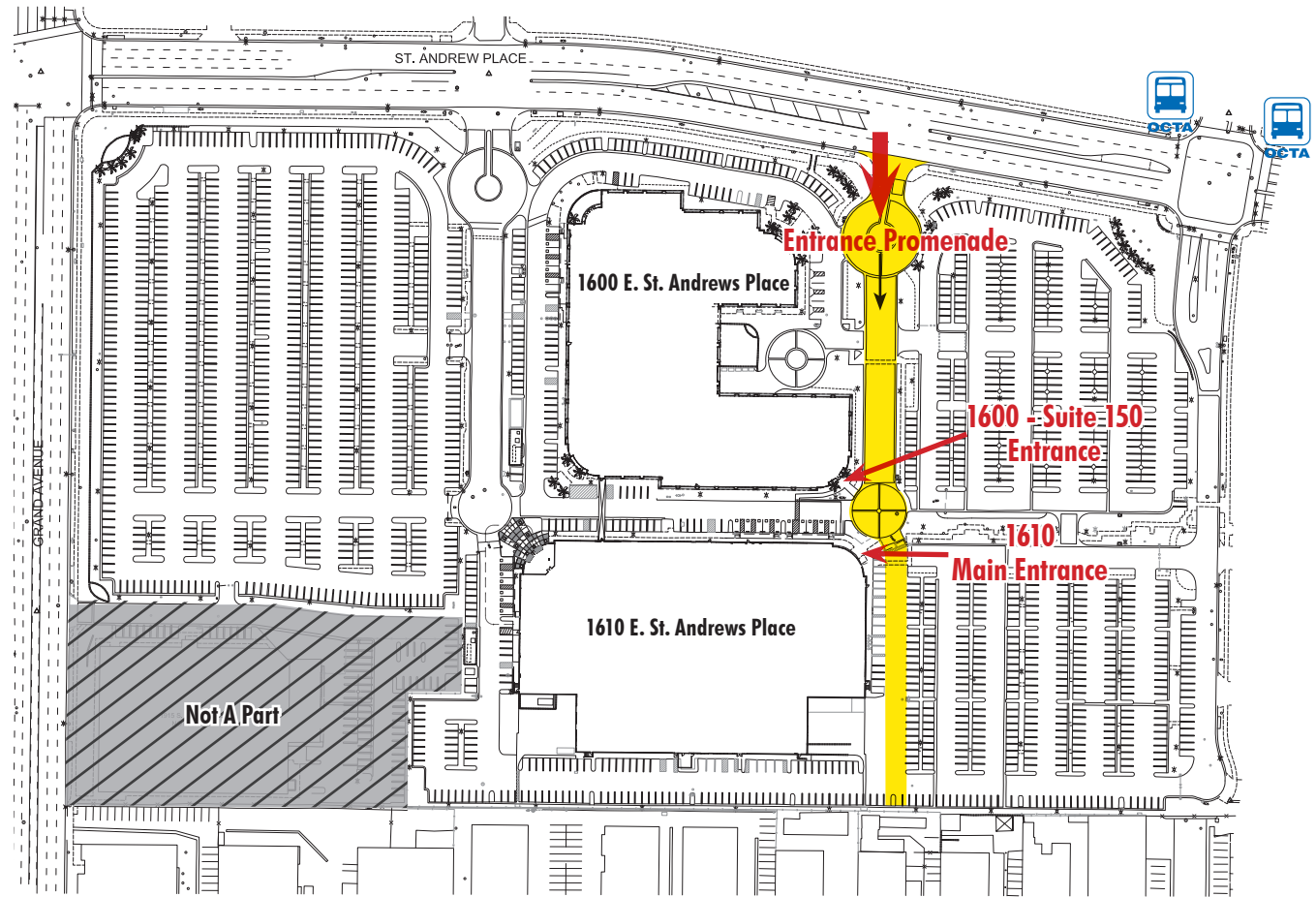
BUILDING FEATURES

- Two building, two-story, elevator served multi-tenant office campus,
- ±58,205 rentable square feet
- Close proximity to numerous amenities, including The District at Tustin Legacy and the future master planned mixed-use Cornerstone Tustin Legacy
- Excellent access to the 405, 55 & 5 freeways

RECENTLY RENOVATED:

- New tensile structures for spacious outdoor seating areas
- Bocce ball court
- New barbecues
- Fire pit
- Exterior refurbishment of buildings including new lobby entrances and building paint
- Landscaping refurbishment
- New lobbies with high ceilings, glass floors

Pacific Center is centrally located between two major Metrolink Stations with numerous OCTA Bus Routes on or adjacent to the property.



Pacific Center offers superior access and public transportation with 5 OCTA bus stops on or adjacent to our site. These routes along with OCTA stationlink buses provide superior access to Tustin/Edinger Metrolink and the Santa Ana Depot. Please refer to OCTA Route 463 for further details.



Pacific Center is centrally located between two major Metrolink Stations : The Santa Ana Metrolink depot is 4.2 miles away and The Tustin Metrolink is 3.2 miles away from Pacific Center.



1610 Lobby



1610 Lobby



1610 Lobby



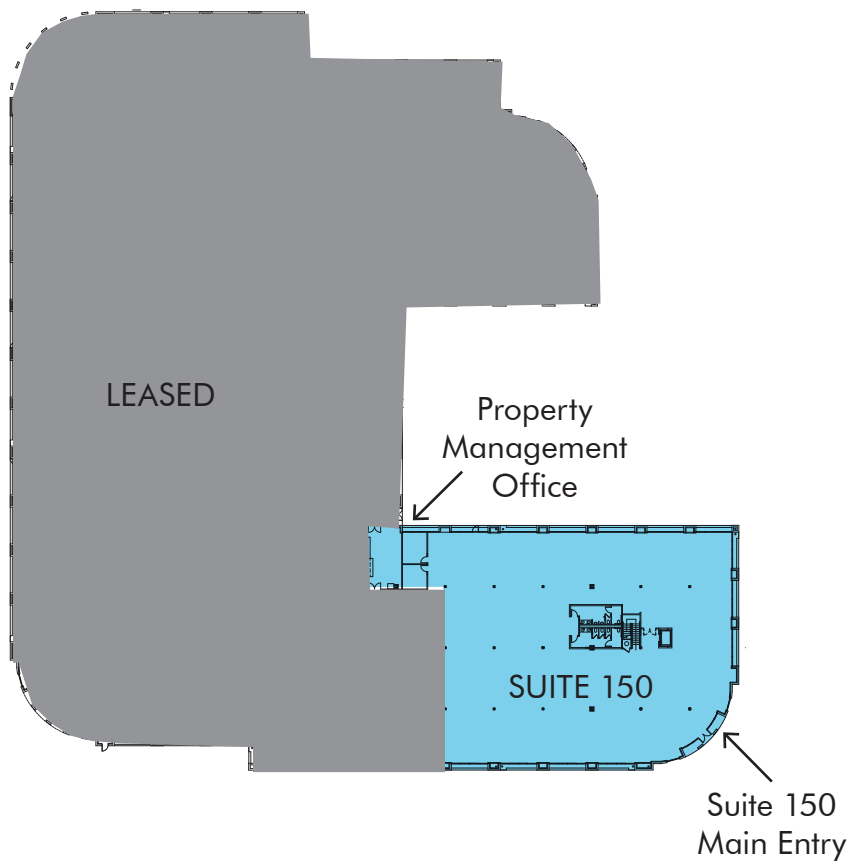
1610 Lobby



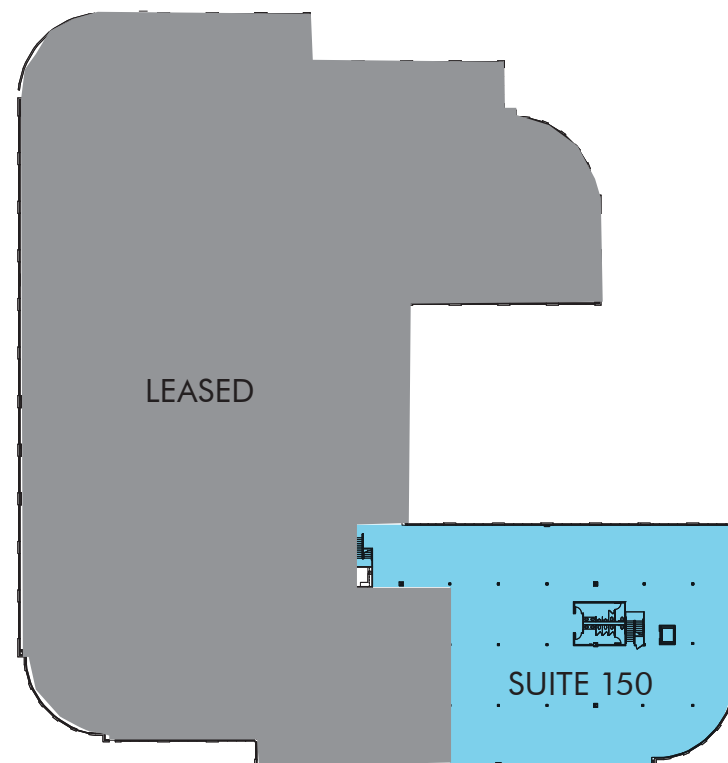
1610 Lobby

FLOOR PLANS: 1600 EAST SAINT ANDREW PLACE

1st floor: ±15,630 RSF



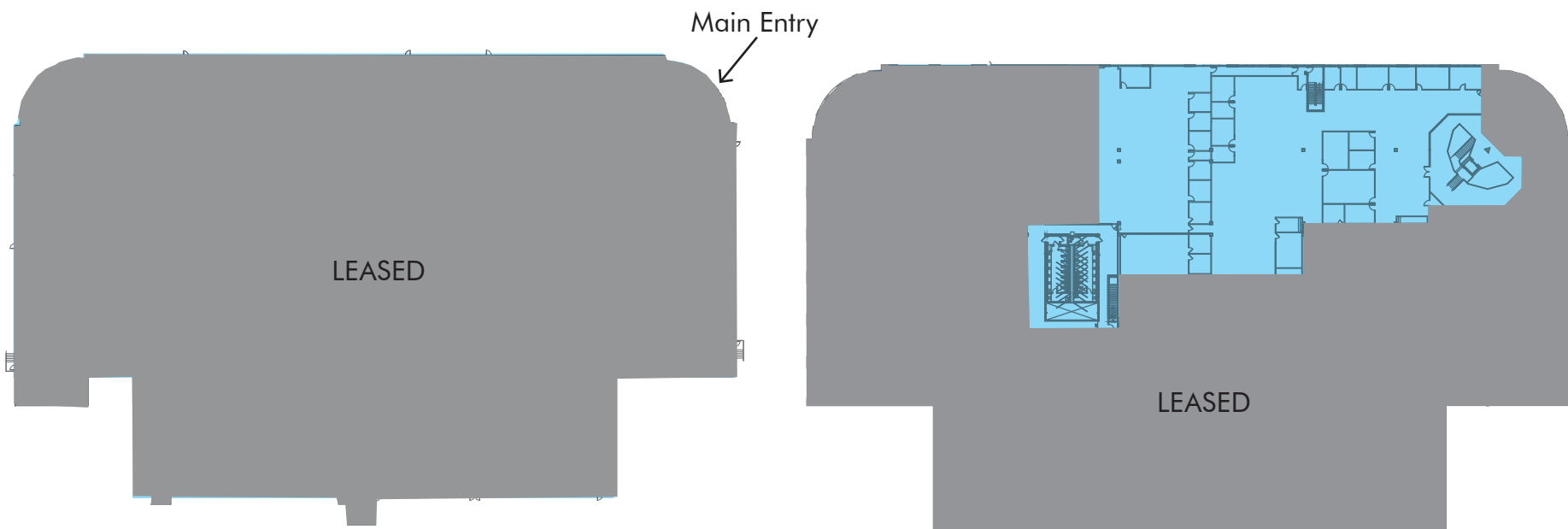
2nd floor: ±17,570 RSF



FLOOR PLANS: 1610 EAST SAINT ANDREW PLACE

1st floor: LEASED

2nd floor: ±25,005 RSF



Amenities Map

PACIFIC OCEAN

- ### Dining

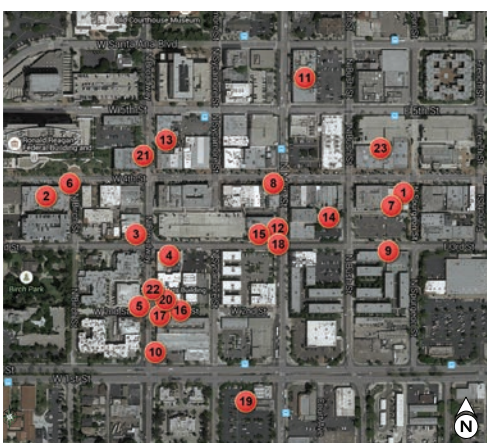
 - 1 Marche Moderne
 - 2 Mastro's Steakhouse
 - 3 Seasons 52
 - 4 The Capital Grille
 - 5 Antonello Ristorante
 - 6 Agora Churrascaria
 - 7 Bistango
 - 8 Prego Ristorante
 - 9 Ruth's Chris Prime Steak House
 - 10 Houston's
 - 11 Andre's Conscious Cuisine
 - 12 The Winery Restaurant & Wine Bar
 - 13 RA Sushi
 - 14 JT Schmid's
 - 15 The Auld Dubliner
 - 16 Bluewater Grill
 - 17 Whole Foods
 - 18 Citrus Cafe
 - 19 Flame Broiler **Flame Broiler**
 - 20 Subway **SUBWAY**
 - 21 Starbucks
 - 22 Bonefish Grill
 - 23 Romano's Macaroni Grill
 - 24 Taco Rosa
 - 25 California Pizza Kitchen
 - 26 Islands Restaurant
 - 27 Lazy Dog Cafe
 - 28 BJ's Restaurant & Brewhouse
 - 29 El Pollo Loco
 - 30 Jack in the Box
- ### Dining (cont'd)

 - 31 T K Burgers
 - 32 Mega Subs
 - 33 Taco Bell/Pizza Hut
 - 34 Carl's Jr.
 - 35 Spoons
 - 36 Del Taco
 - 37 Waba Grill
- ### Hotels

 - 1 Double Tree by Hilton Hotel
 - 2 Double Tree by Hilton Hotel
 - 3 Courtyard Marriott
 - 4 Comfort Inn & Suites
 - 5 Embassy Suites
 - 6 Hampton Inn & Suites
 - 7 Best Western
 - 8 Holiday Inn
 - 9 Residence Inn Tustin
 - 10 Fairfield Inn & Suites Tustin
 - 11 Wyndham Irving Airport
 - 12 Irvine Marriott
 - 13 Hilton Irvine Airport
 - 14 Radisson Newport Beach
 - 15 Courtyard Irvine Marriott
 - 16 Residence Inn Irvine Airport
 - 17 Ayres Hotel & Suites
 - 18 The Westin South Coast Plaza
 - 19 Crowne Plaza Costa Mesa
 - 20 Fairmont Newport Beach Hotel



DOWNTOWN SANTA ANA DINING



- 1 Playground 2.0
- 2 Crave
- 3 Egeko
- 4 Chapter One: The Modern Local
- 5 C4 Deli
- 6 Bistro 400
- 7 Bando Bol
- 8 Cornerstone Studios
- 9 Festival Restaurant & Bar
- 10 Hipcooks
- 11 Karmina Restaurant & Grill
- 12 La Gloria
- 13 Las Brisas 2
- 14 Las Cazuels Restaurant
- 15 Black Box
- 16 Lola Gaspar
- 17 Memphis at the Santora
- 18 Mi Cominito
- 19 Original Mike's
- 20 PROOF
- 21 The North Left
- 22 The Wreck Hall @ Proof Bar
- 23 4th Street Market

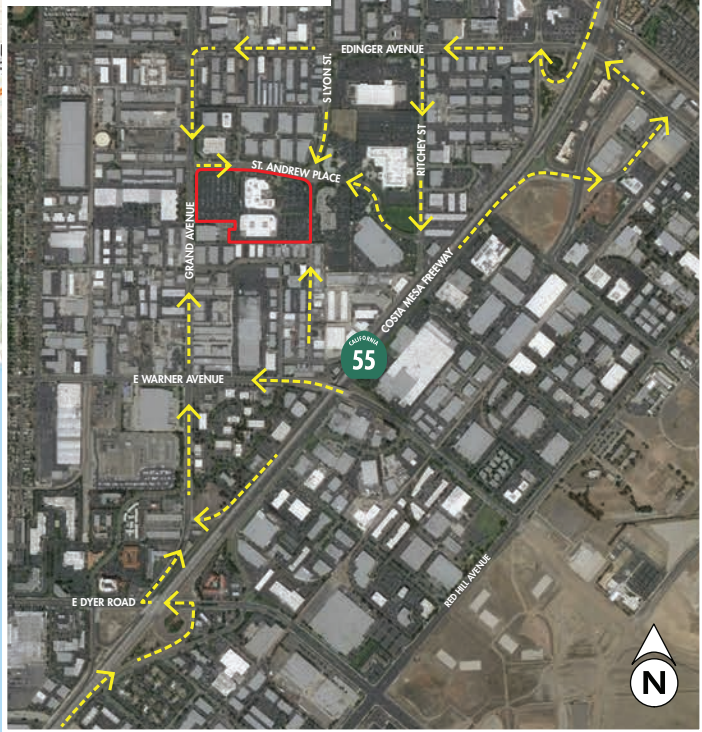


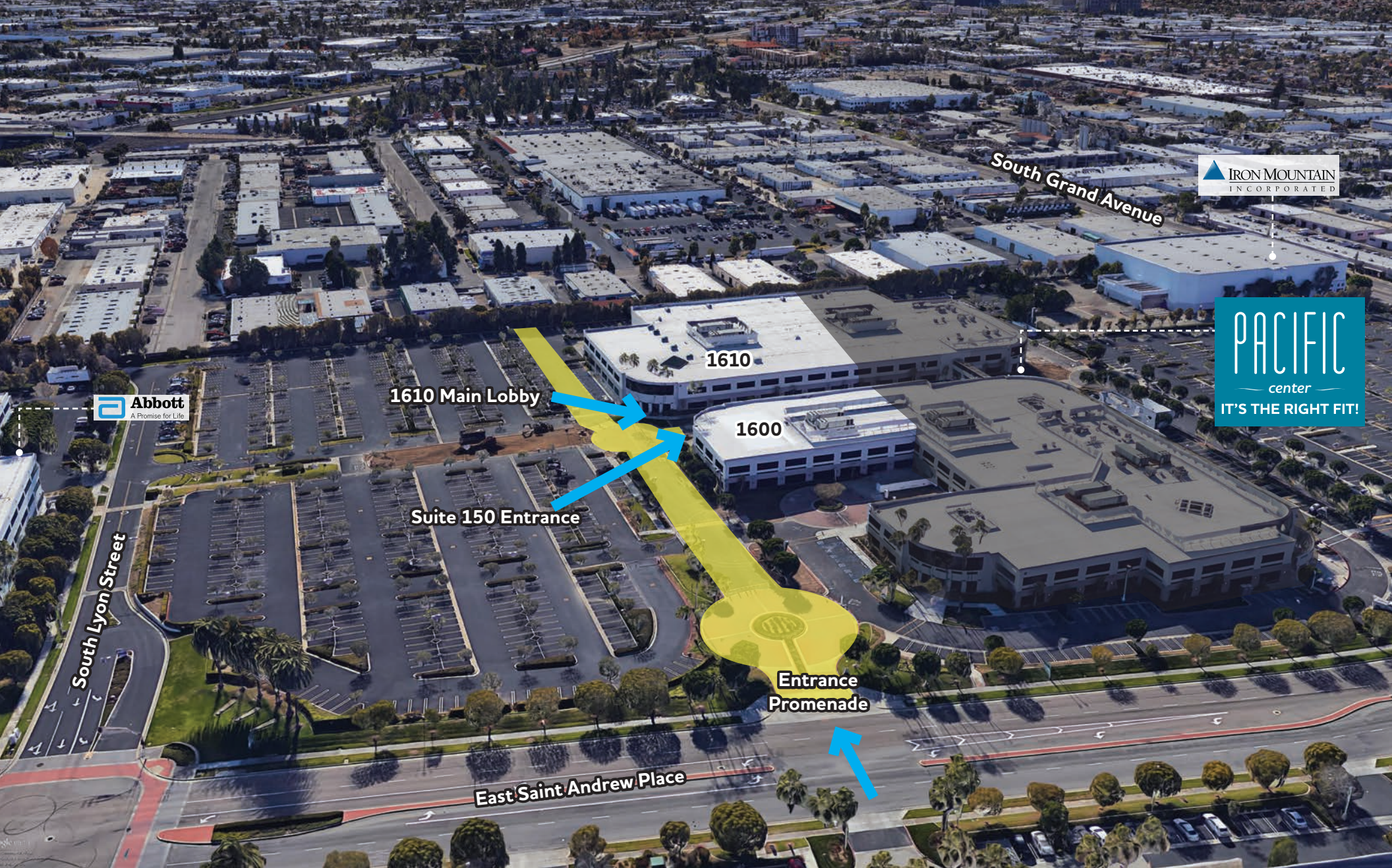
THE MARKET PLACE
WE'VE GOT IT ALL*



Google

INGRESS/EGRESS MAP





For More Information
Please Contact:

Dave Desper

Executive Vice President
+1 949 725 8504
Lic. 01094144
dave.desper@cbre.com

Ross Bourne

Senior Vice President
+1 949 725 8537
Lic. 01436669
ross.bourne@cbre.com

Rick Warner

Senior Vice President
+1 714 371 9250
Lic. 00645389
rick.warner@cbre.com

Chip Warner

Vice President
+1 714 371 9251
Lic. 01888851
chip.warner@cbre.com