

±8,094 RSF FOR SALE OR LEASE

FREESTANDING OFFICE/LAB BUILDING



**1820 E. DEERE
SANTA ANA, CA**

PROPERTY SUMMARY

This state-of-the-art Office/Lab Building is in the heart Orange County in the city of Santa Ana, California. The property has direct freeway access to Newport-(55), San Diego (405) freeways and the Interstate (5) as well as John Wayne airport. The business park delivers "Class A" creative office, R&D, Lab space with an abundance of parking.

For more information, please contact:



TIM WALKER
office: 949.724.4741
timwalker@lee-associates.com
DRE #: 01218076

Visit

www.1820deere.com



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PROPERTY FEATURES



- » ±8,094 Sq. Ft. Freestanding Office/Building Lab
- » Direct access to John Wayne Airport
- » Direct Access to Newport (55) and San Diego (405) Freeways, Exposure to MacArthur Boulevard
- » Ample Parking
- » R&D/Lab, Creative Office, Showroom / Retail Commercial Uses

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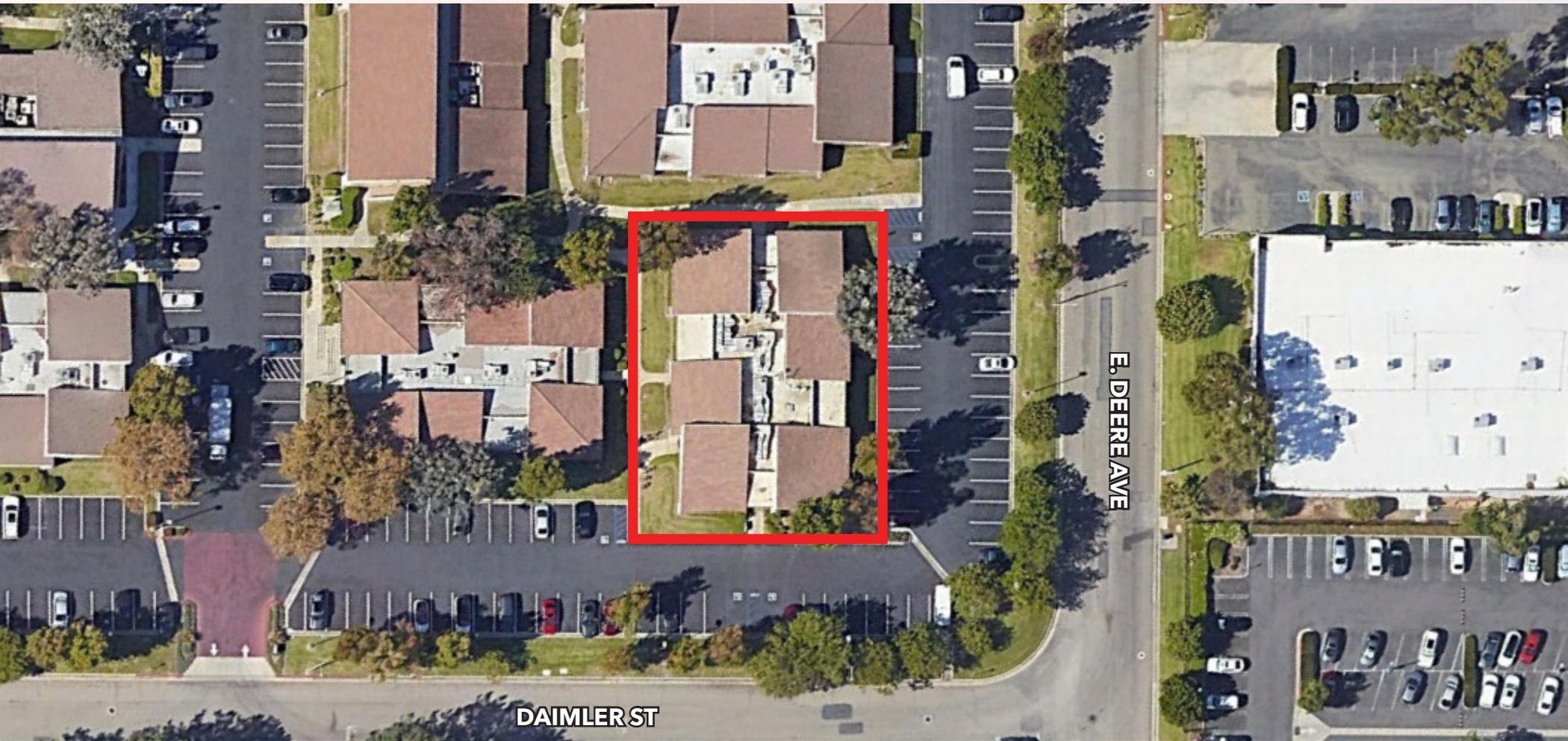


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SITE PLAN



DAIMLER ST

E. DEERE AVE

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AVAILABLE PROPERTIES

BLDG	SF	RATE/PSF	COMMENTS
1820	±8,094	TBD	Creative office/lab (tenant improvements to suite)



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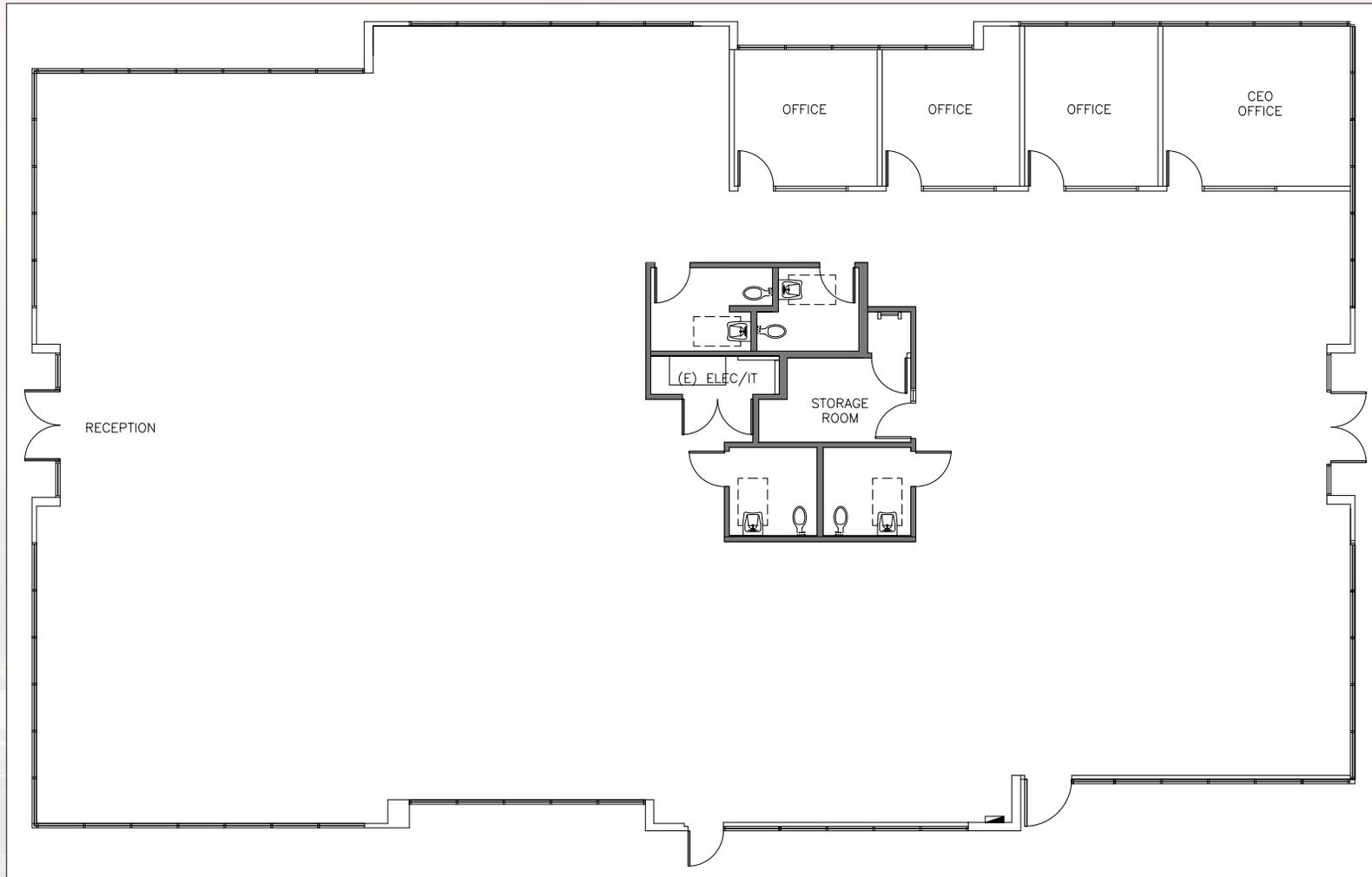


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FREESTANDING OFFICE/LAB BUILDING

FLOOR PLAN As-Built



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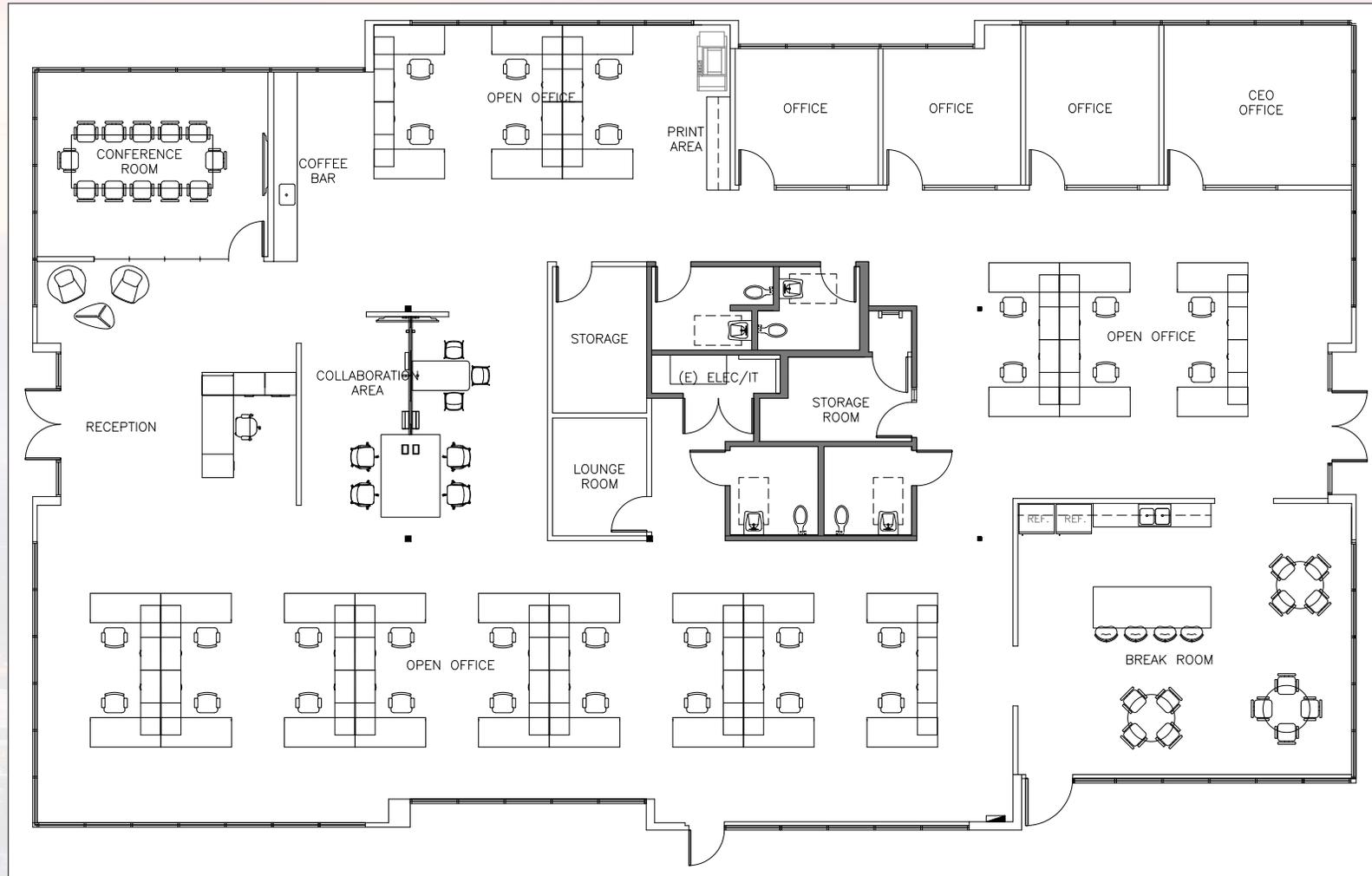
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FREESTANDING OFFICE/LAB BUILDING

FLOOR PLAN Single Tenant Concept



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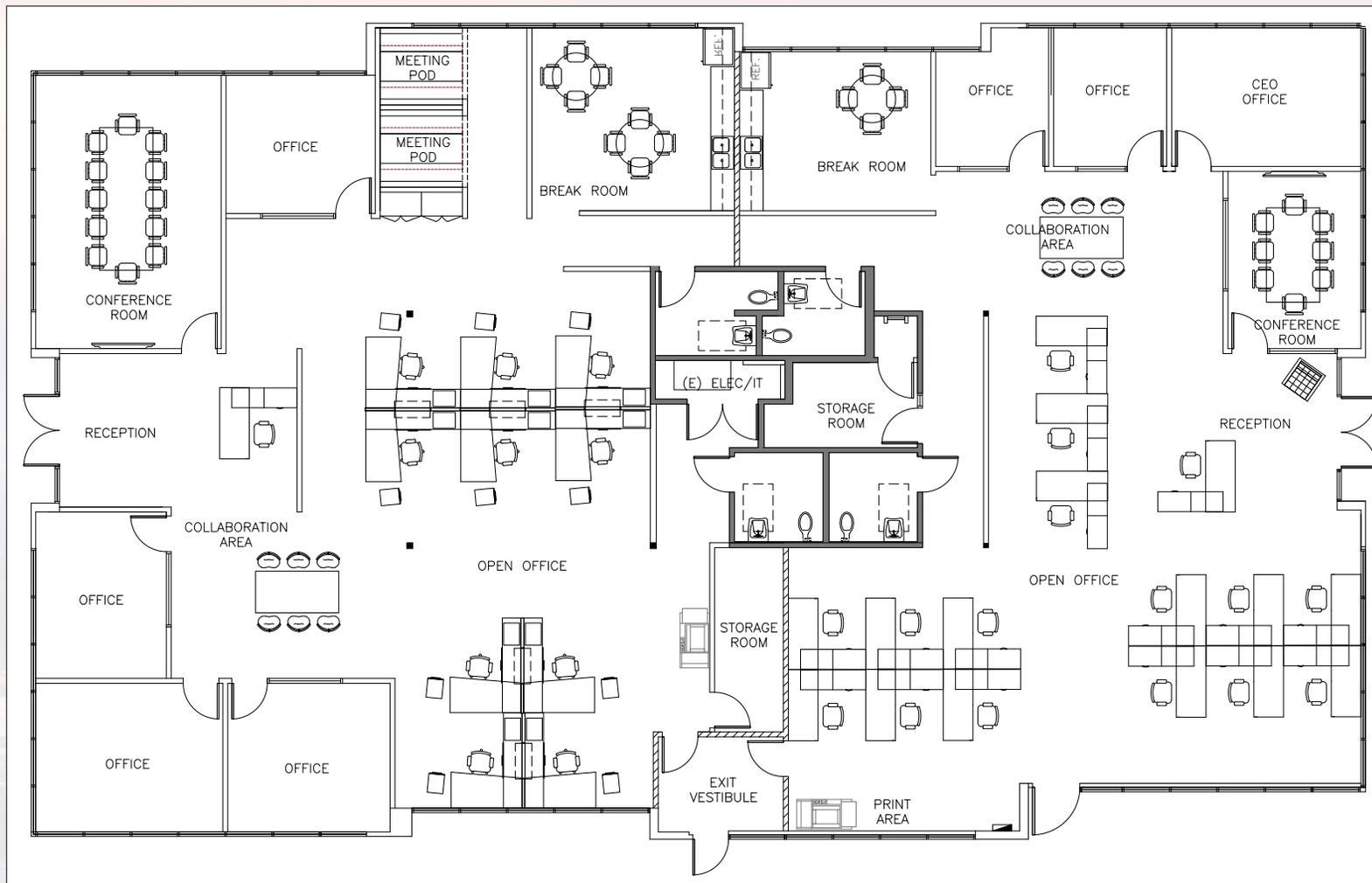
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FREESTANDING OFFICE/LAB BUILDING

FLOOR PLAN

Two Tenant
Concept



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SANTA ANA

Santa Ana is downtown for the world famous Orange County, California. It is the County Seat, the second-most populous city in Orange County, and is home to a vibrant evening scene and arts community. Over 1,400 City employees work hard every day to deliver efficient public services in partnership with our community to ensure public safety, a prosperous economic environment, opportunities for our youth, and a high quality of life for residents.

The City of Santa Ana is a 27-square mile, ethnically diverse city located 35 miles south of Los Angeles and roughly ten miles inland from the Pacific Ocean. With a total population of over 310,000, Santa Ana is Orange County's second largest city and serves as the county seat. The City comprises more than 60 distinct neighborhoods. The Santa Ana Unified School District is the local school district that serves the majority of our community. Additionally, there are six neighboring school districts that serve portions of the city, including Garden Grove, Tustin, Orange, Irvine, Newport-Mesa, and Huntington Beach Unified School Districts.



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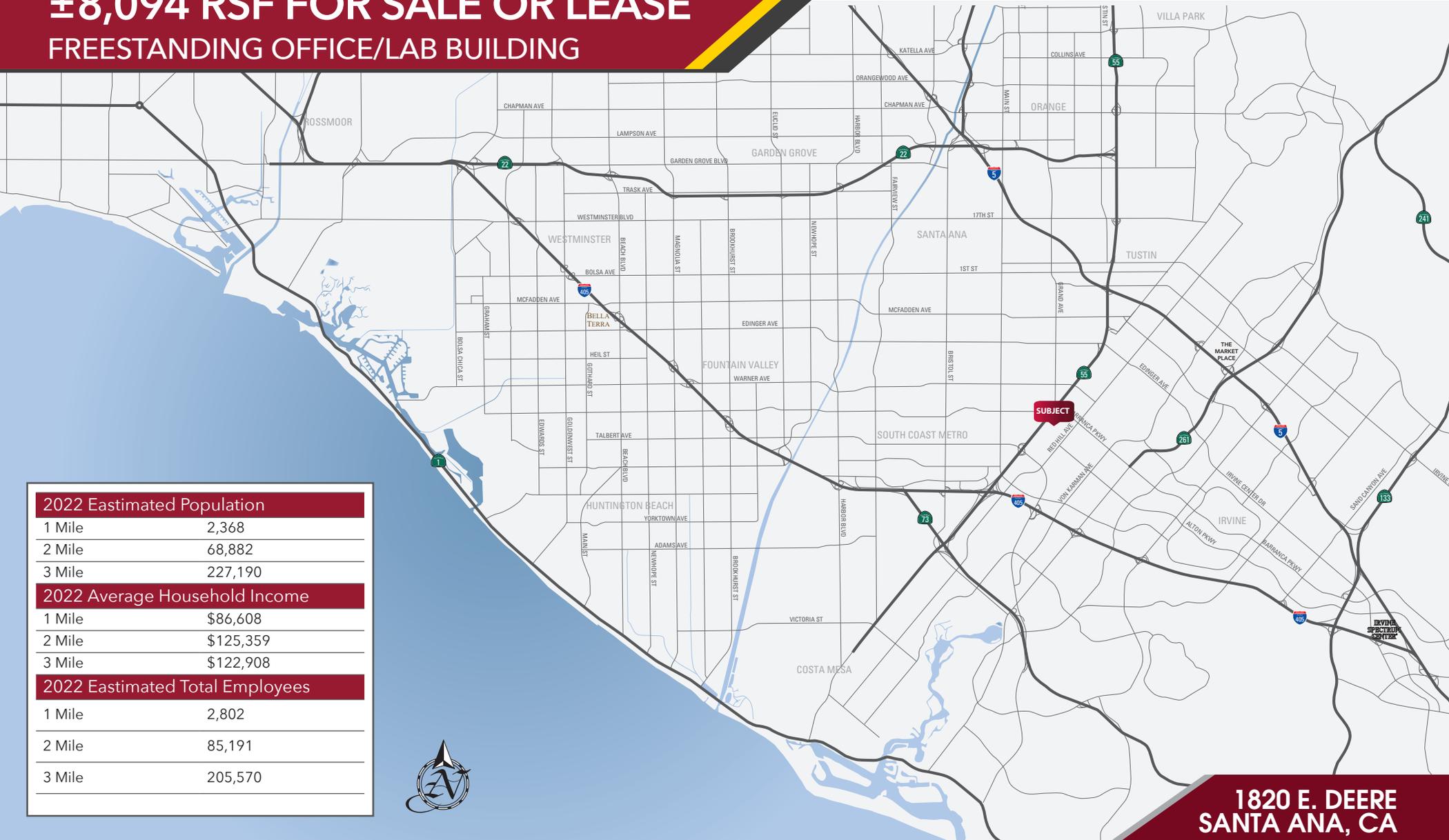
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2022 Eastimated Population

1 Mile	2,368
2 Mile	68,882
3 Mile	227,190

2022 Average Household Income

1 Mile	\$86,608
2 Mile	\$125,359
3 Mile	\$122,908

2022 Eastimated Total Employees

1 Mile	2,802
2 Mile	85,191
3 Mile	205,570



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