

PACIFIC

center

IT'S THE RIGHT FIT!

NEWLY RENOVATED!

**FOR
LEASE**



FOR LEASE: ±177,297 RSF

1600 & 1610 East Saint Andrew Place, Santa Ana, California

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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

5/1,000 RSF

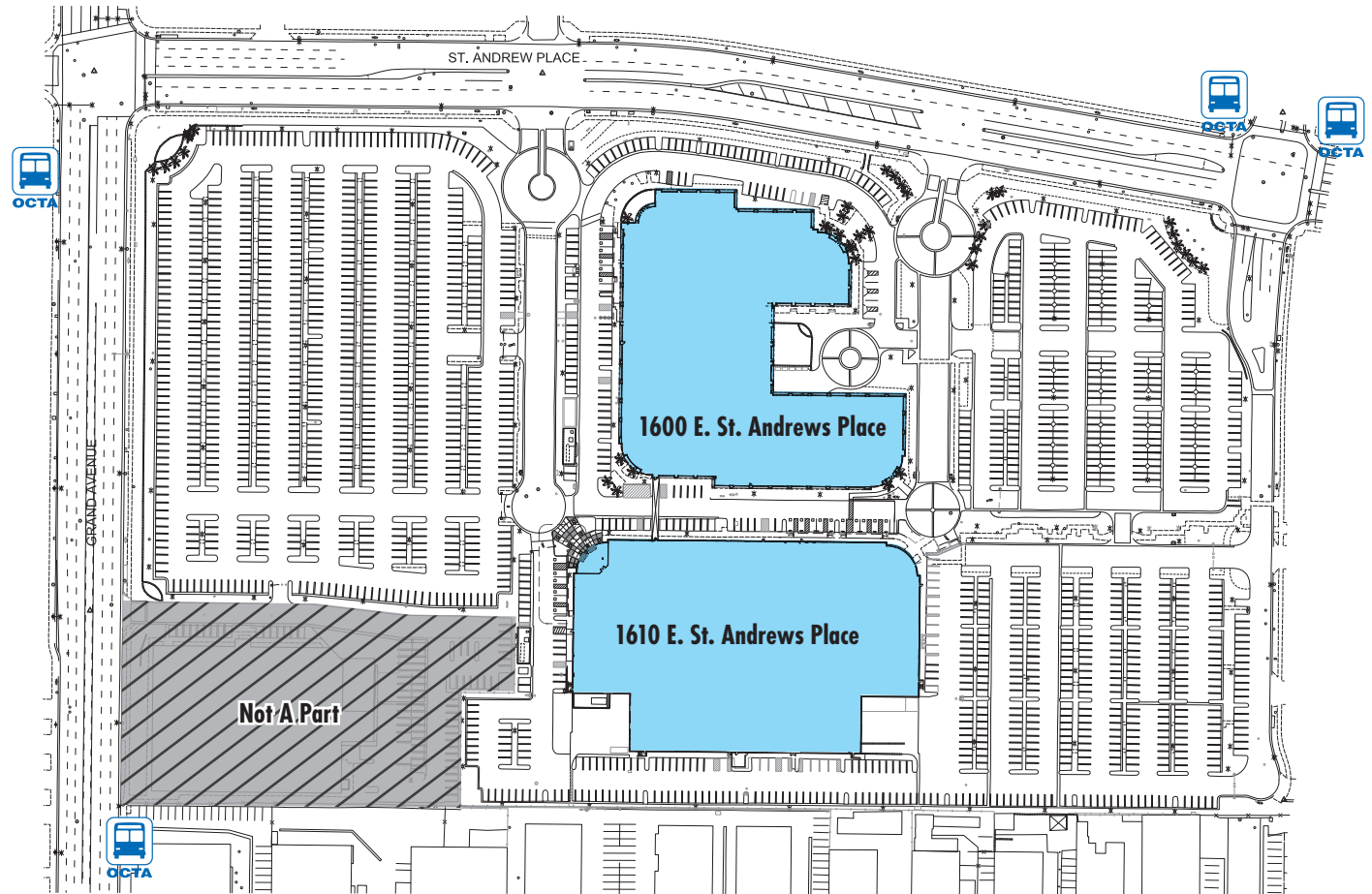
BUILDING FEATURES

- Two building, two-story, elevator served multi-tenant office campus,
- ±177,297 rentable square feet
- Divisible to 25,000 SF
- 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

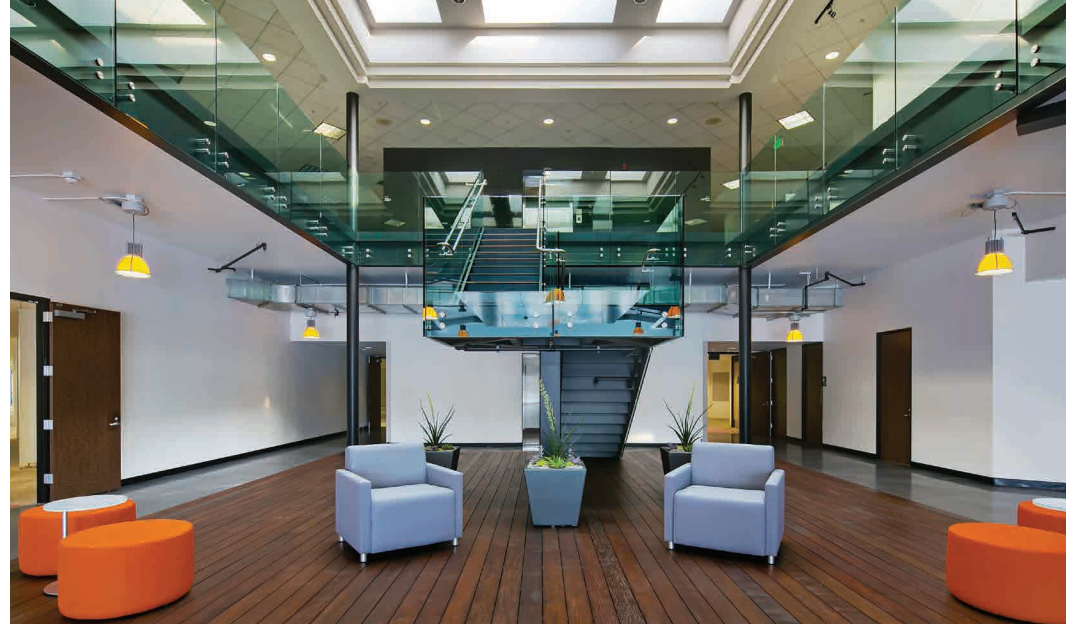
Pacific Center is centrally located between two major Metrolink Stations with numerous OCTA Bus Routes on or adjacent to the property.



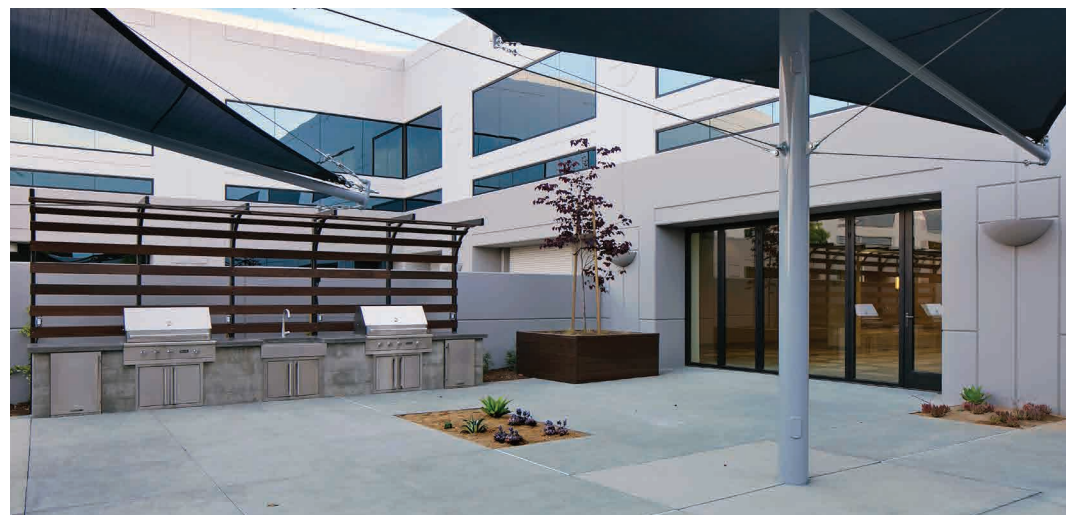
Pacific Center offers superior access and public transportation with 5 OCTA bus stops on or adjacent to our site. These routes along with OCTA stationlink buses provide superior access to Tustin/Edinger Metrolink and the Santa Ana Depot. Please refer to OCTA Route 463 for further details.



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.

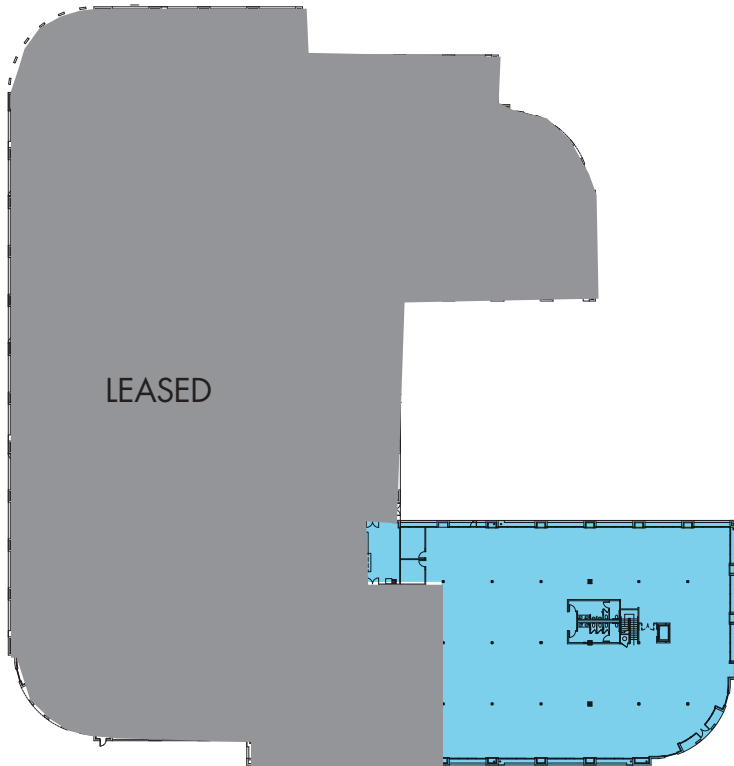


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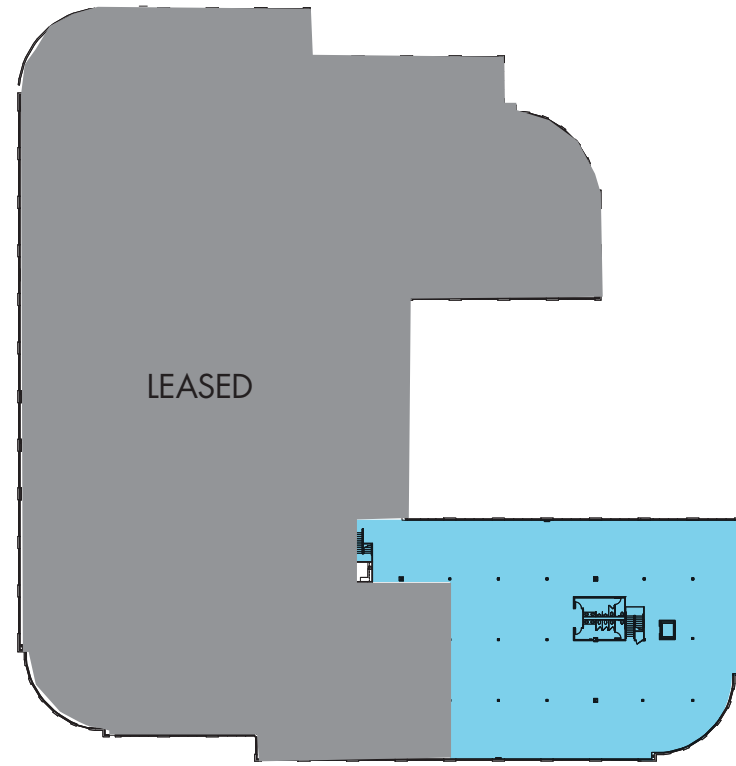


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1st floor: ±17,168 RSF (APPROXIMATE)



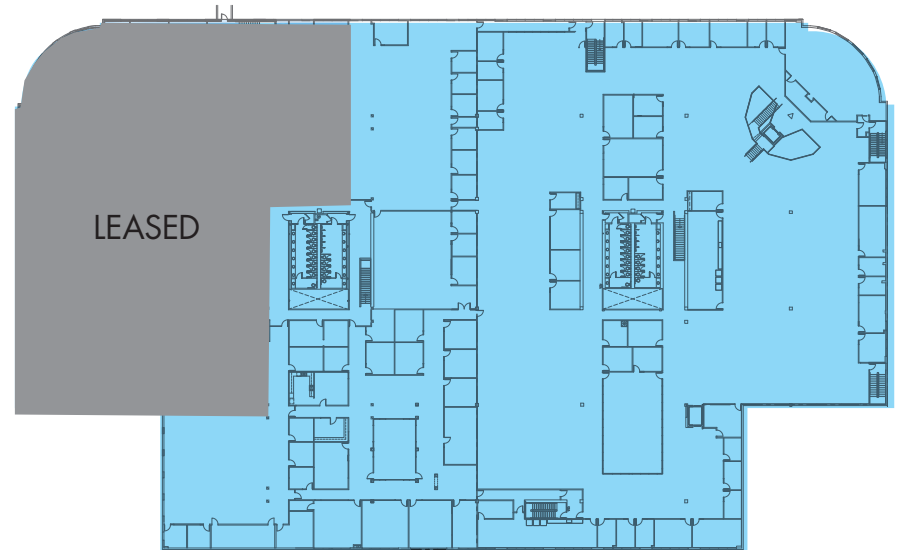
2nd floor: ±17,880 RSF (APPROXIMATE)



-  AVAILABLE
-  LEASED

1st floor: ±66,613 RSF
(Divisible to 25K SF)

2nd floor: ±75,636 RSF
(Divisible to 25K SF)



Amenities Map

PACIFIC OCEAN

FASHION ISLAND
NEWPORT CENTER, NEWPORT BEACH

Dining

- 1 Marché 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 
- 20 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 

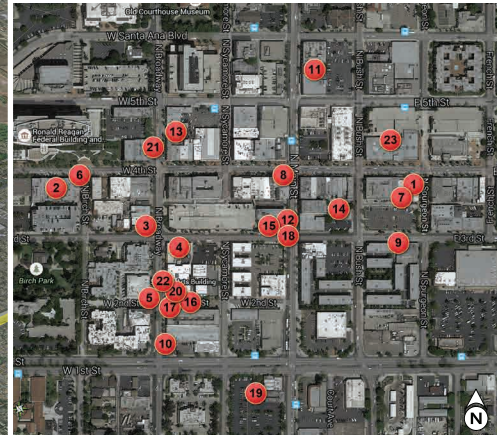
Dining (cont'd)

- 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 Bal
- 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*



- 23
- 24
- 22
- 25
- 26
- 27
- 28

Subway, Starbucks, The Flame Broiler

Jack in the Box, Subway, El Pollo Loco

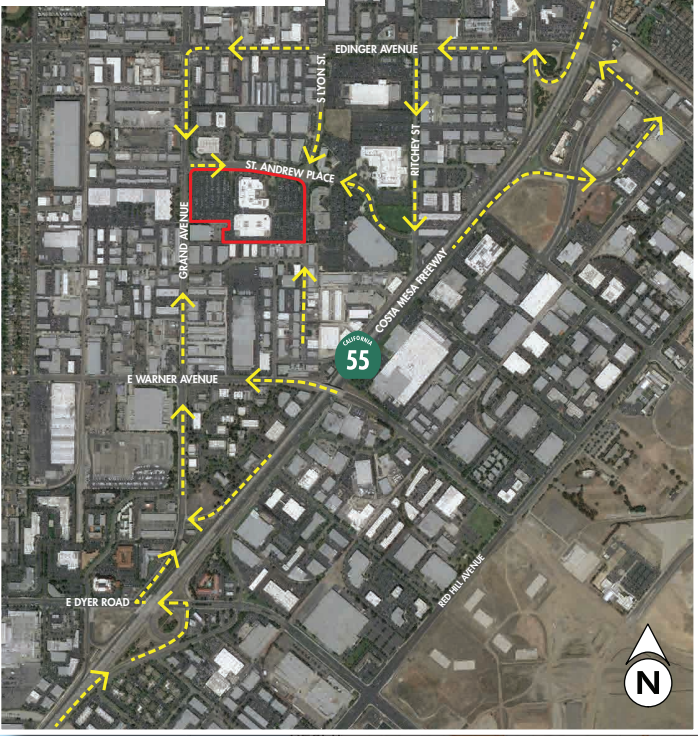
Spoons, Waba Grill, Taco Bell, Del Taco, TK Burgers

DOWNTOWN
SEE INSET ABOVE



Google

INGRESS/EGRESS MAP



PACIFIC OCEAN



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RICOH

Tustin Legacy (Future Development)



Santa Ana



South Lyon Street

1610

1600

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East Saint Andrew Place

South Grand Avenue



For More Information
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