

UNDER NEW OWNERSHIP

# PACIFIC

center

FOR LEASE:  $\pm 15,917$  to  $\pm 58,811$  RSF AVAILABLE  
VACANT SUITES CURRENTLY UNDER REFURBISHMENT

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





# PACIFIC

center

## ADDRESSES

1600 & 1610 East Saint Andrew Place  
Santa Ana CA 92705

## SURFACE PARKING RATIO

4/1,000 RSF

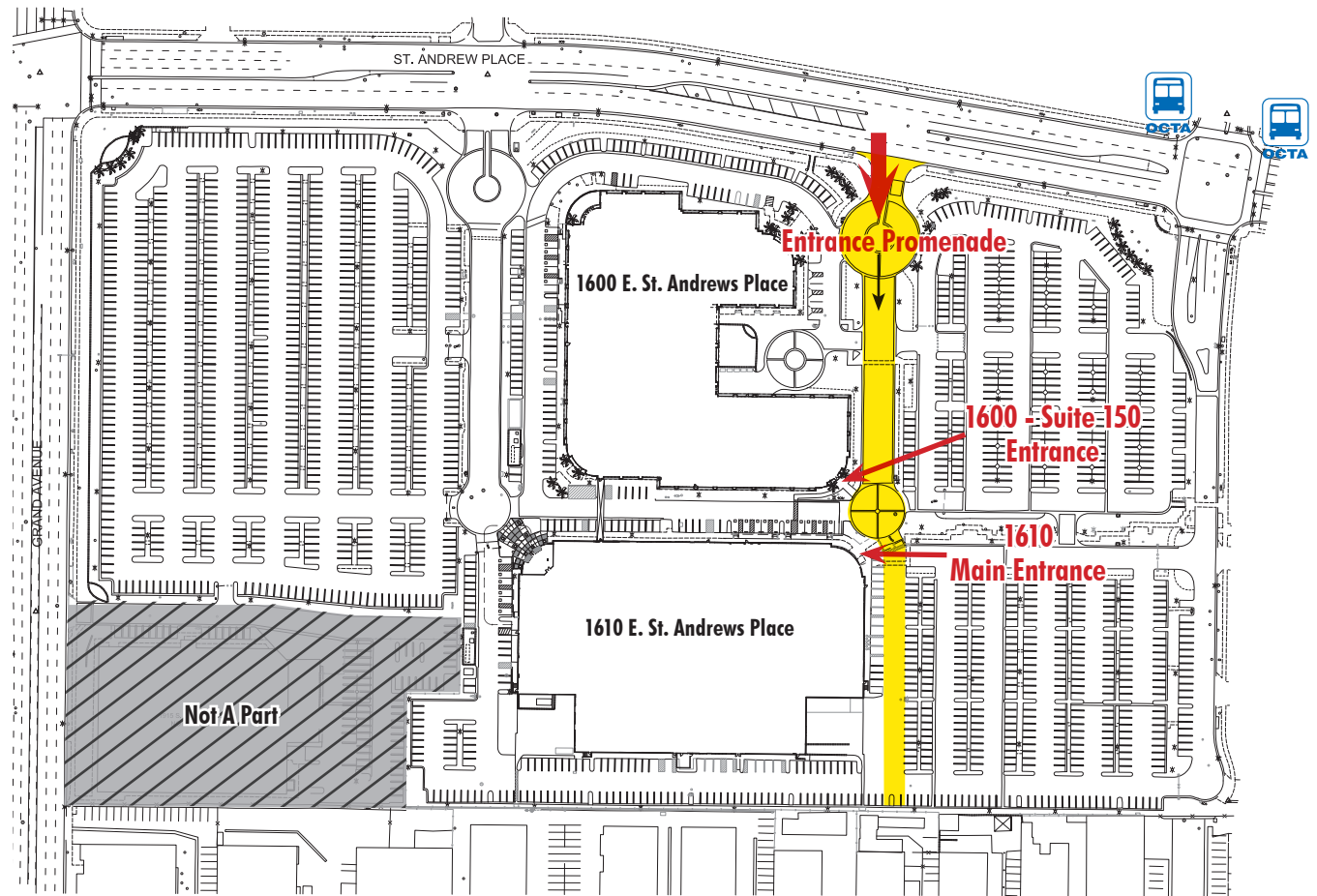
## BUILDING FEATURES

- Two building, two-story, elevator served multi-tenant office campus,
- ±15,917 to ±58,811 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
- On Site Management and Engineer

## 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.

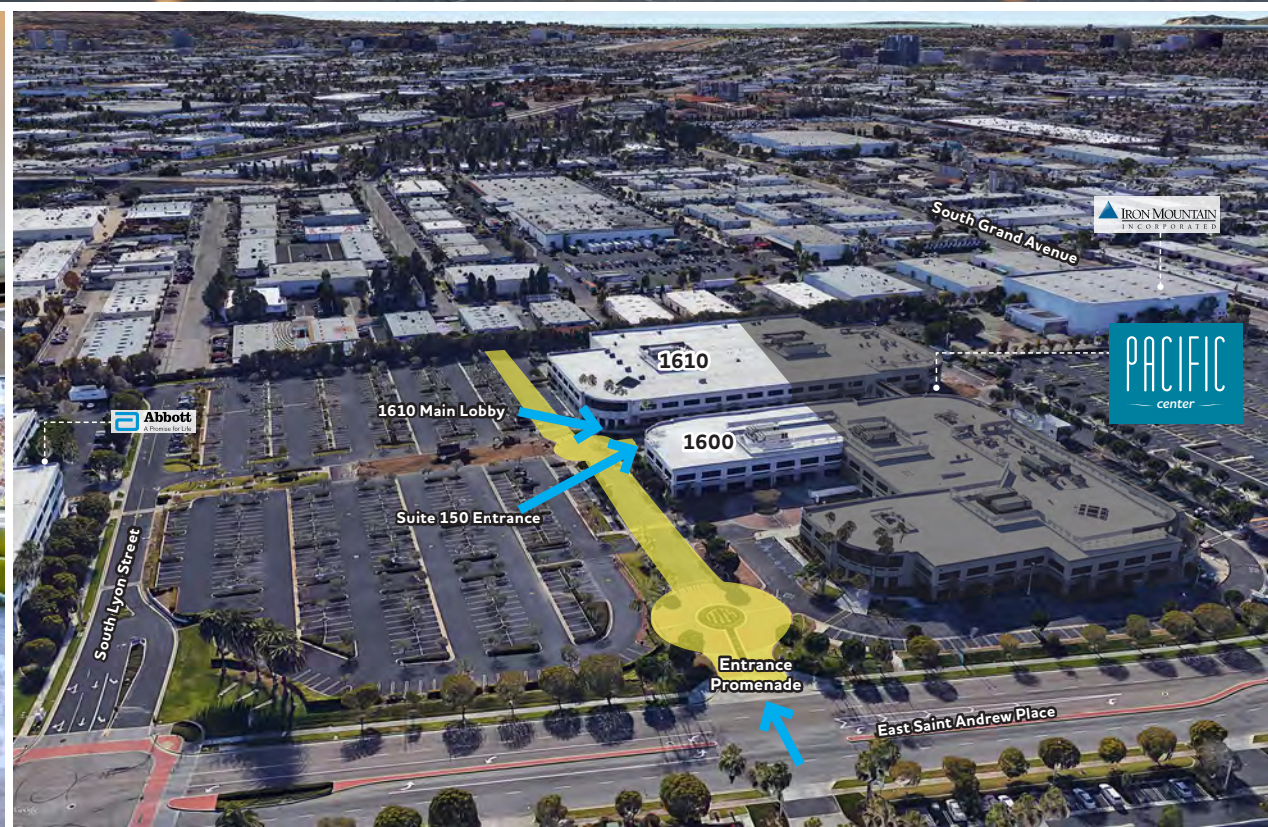


Pacific Center is centrally located between two major Metrolink Stations : The Santa Ana Metrolink depot is 4.2 miles away and The Tustin Metrolink is 3.2 miles away from Pacific Center.



# PACIFIC

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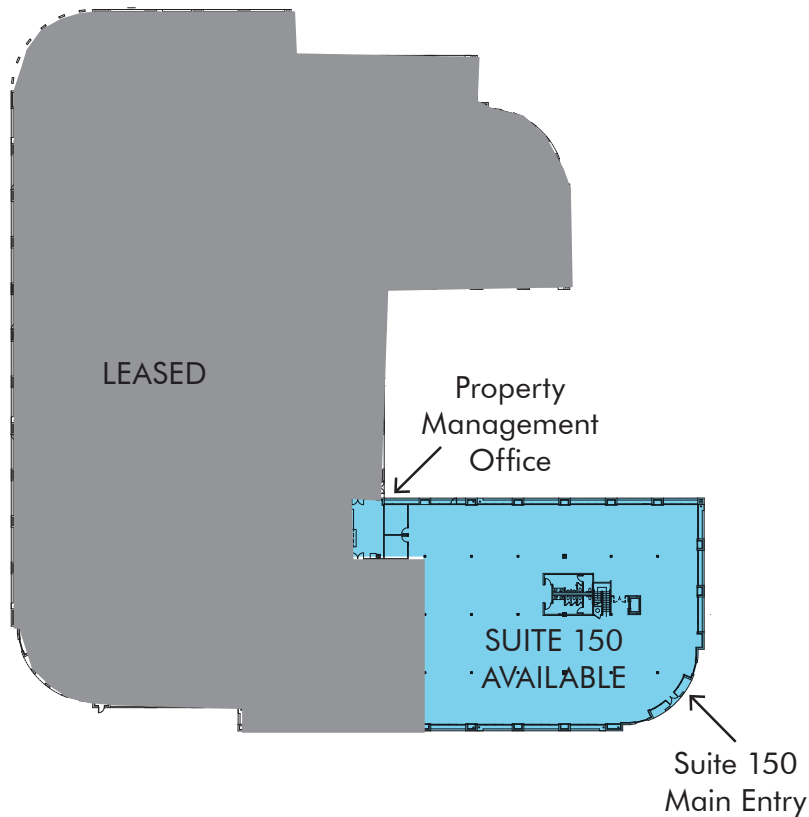
**TWO OPTIONS:**

Option #1: Single tenant to occupy both spaces

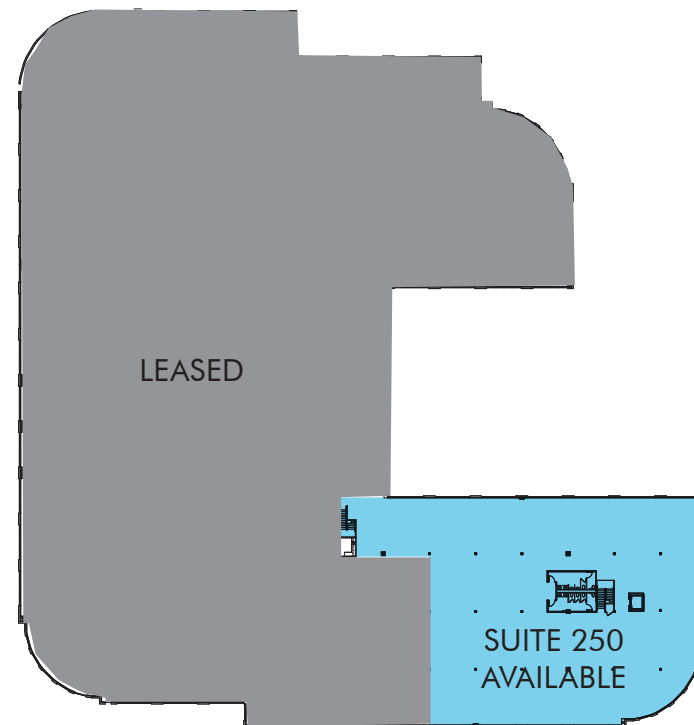
Option #2: Multiple tenants  
(One Tenant per floor)

FLOOR PLANS: 1600 EAST SAINT ANDREW PLACE

1st floor: ±15,917 RSF



2nd floor: ±17,892 RSF



Suite Note: Private double door entry, elevator served and restrooms.

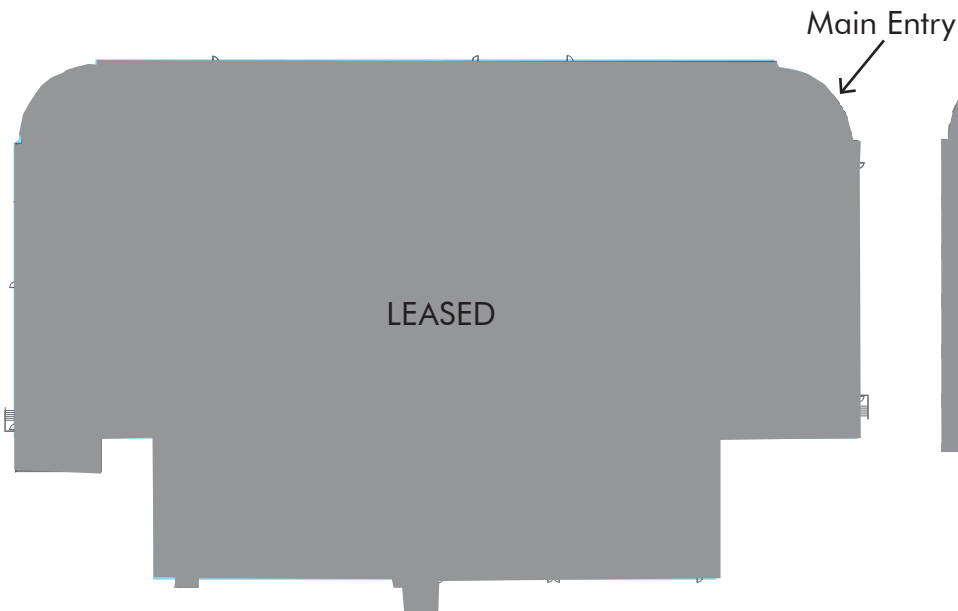
In Process: New Class A Lobby within the suite, restroom refresh, complete white box and demo, new stairwell connecting the two floors.



## FLOOR PLANS: 1610 EAST SAINT ANDREW PLACE

1st floor: LEASED

2nd floor: ±25,005 RSF



Suite Note: Double door glass entry, open functional space, great window line, and large oversized private restrooms

In Process: New Class A Lobby within the suite, restroom refresh, complete white box and demo new stairwell connecting the two floors



# Amenities Map

PACIFIC OCEAN

## 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)

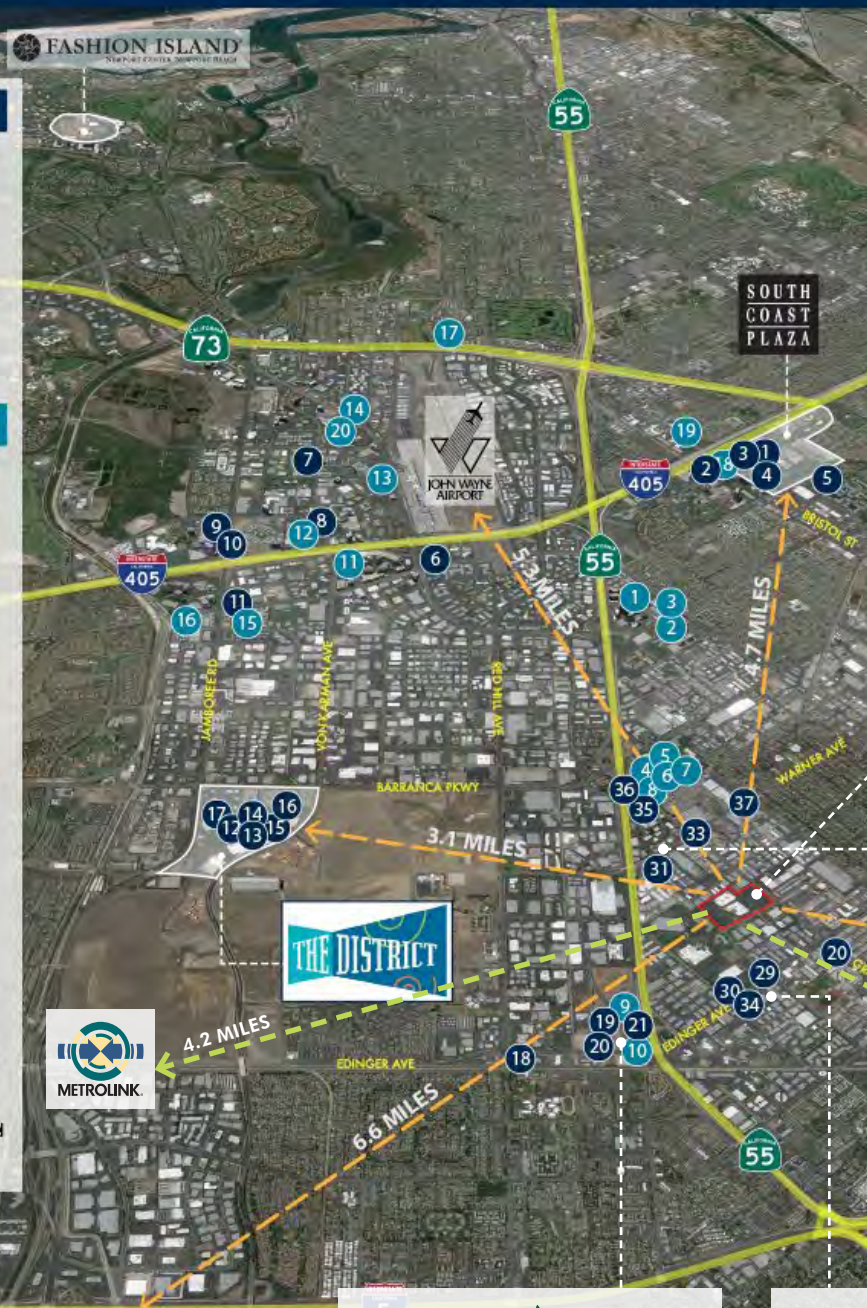
- 31 T.K. Burgers
- 32 Mega Subs
- 33 Taco Bell/Pizza Hut 
- 34 Carl's Jr. 
- 35 Spoons 
- 36 Del Taco 
- 37 Waba Grill 

## 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



THE MARKET PLACE  
WE'VE GOT IT ALL



## DOWNTOWN SANTA ANA DINING



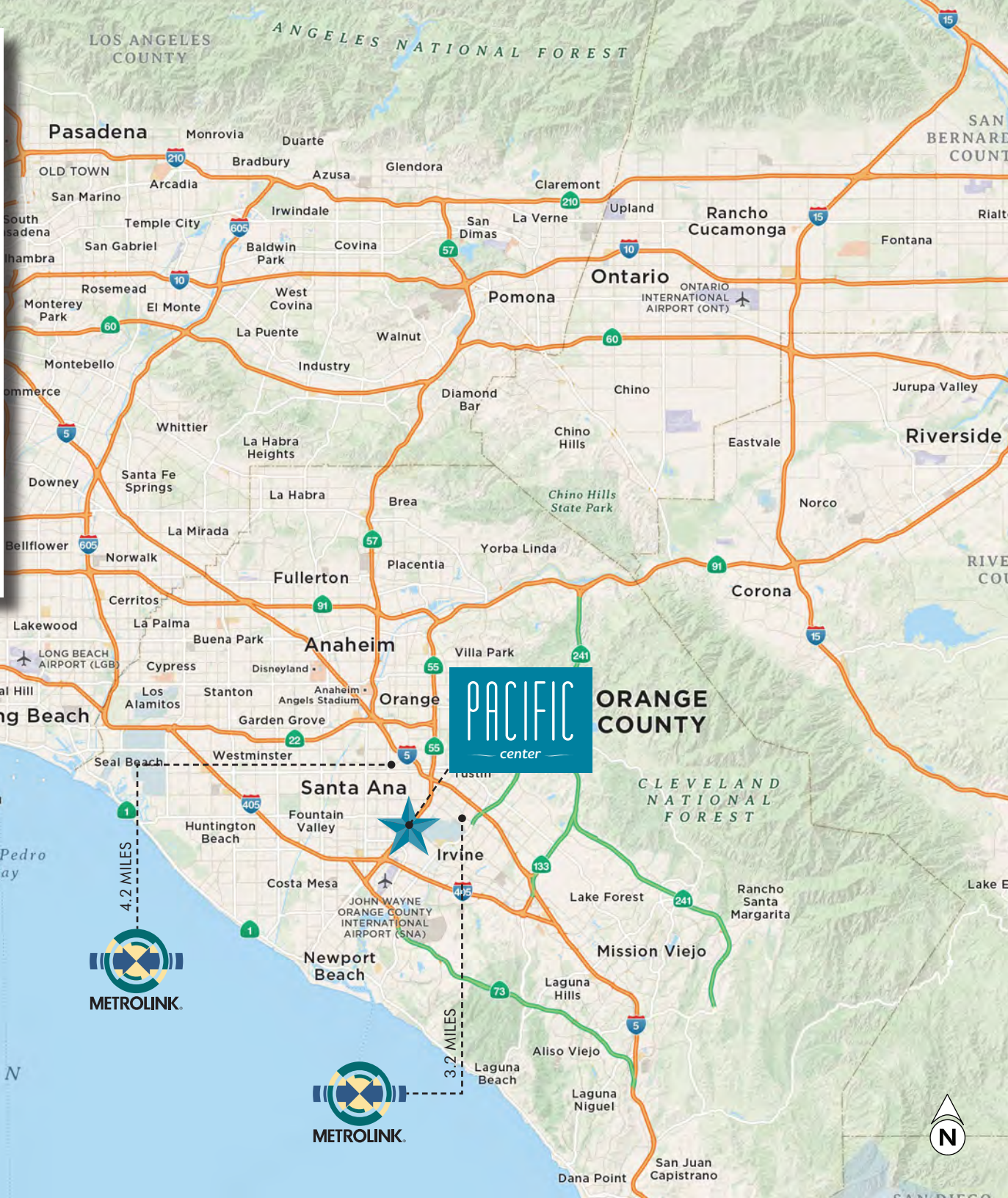
- Playground 2.0
- Crave
- Egeko
- Chapter One: The Modern Local
- C4 Deli
- Bistro 400
- Bongo Bol
- Cornerstone Studios
- Festival Restaurant & Bar
- Hipcooks
- Kormina Restaurant & Grill
- La Gloria
- Las Brisas 2
- Las Cazuelas Restaurant
- Black Box
- Lola Gaspar
- Memphis at the Santora
- Mi Cominito
- Original Mike's
- PROOF
- The North Left
- The Wreck Hall @ Proof Bar
- 4th Street Market



Google



INGRESS/EGRESS MAP







For More Information  
Please Contact:

**CBRE**

**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

Professional Owned by:



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