

# 555 N. PARK CENTER DRIVE

## SANTA ANA, CALIFORNIA



## PROPERTY FOR SALE

### EXCLUSIVELY OFFERED BY:

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# PROPERTY FEATURES



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- 100% Occupied
- Redevelopment Opportunity
- Ability to convert to Owner/User building, following tenant roll, if desired
- Two-Story office building
- Prime Santa Ana location with immediate access to 5/55 freeways, dining, entertainment & amenities
- Diversified tenant mix including financial & professional services
- All tenants weathered the pandemic, 3 expanded in the last six months
- Recent building renovations include: new HVAC units, new roof, recently paved and striped parking lot, new exterior paint, new landscaping and remodeled exterior facade

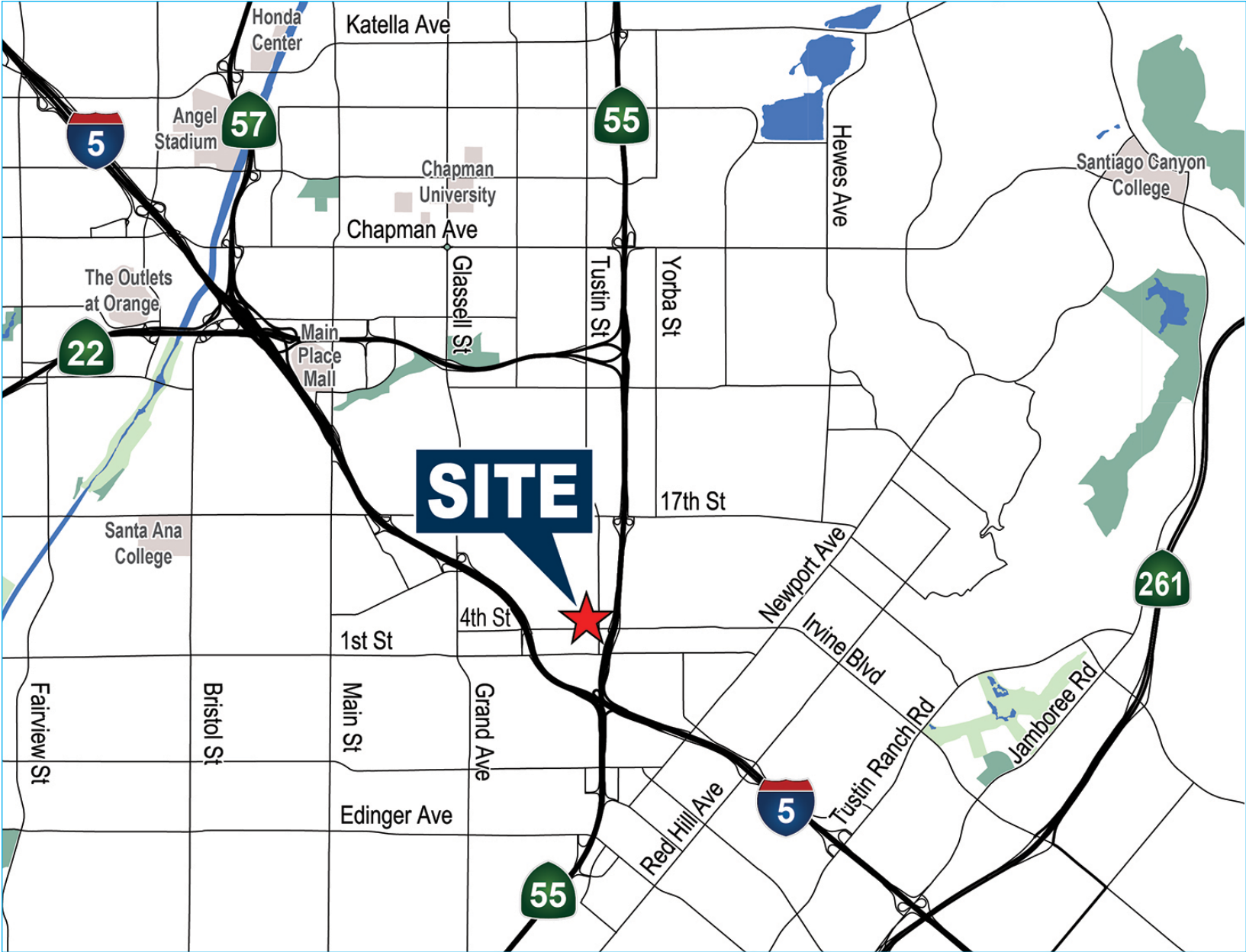
## PROPERTY DESCRIPTION

Address	555 N. Park Center Drive, Santa Ana, CA 92705
Total Building Area	±24,737 Square Feet
Lot Size	±56,628 Square Feet (1.30 Acres)
In Place NOI (2022)	\$400,837
Year Built	1977
Total Units	14 Suites (859 - 4,926 Square Feet)
Parking Ratio	3.19: 1,000 (79 parking space)
Assessor Parcel #	400-043-06
Zoning	P-Professional, Mixed Use Overlay Zone





# LOCATION MAP





# AMENITIES MAP

