



THE RANCH AT SEAL BEACH

3010, 3020 & 3030 Old Ranch Parkway
Seal Beach, CA



Newly remodeled space with hundreds of nearby amenities in Orange County

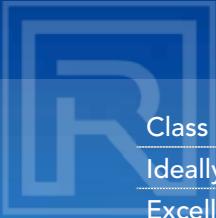
LEASING AGENTS:

James Estrada
Senior Managing Director
CA RE Lic. #00930168
949.608.2031
james.estrada@ngkf.com

George Thomson
Senior Managing Director
CA RE Lic. #00947200
949.608.2037
george.thomson@ngkf.com



OWNED & OPERATED BY:
PARALLEL
CAPITAL PARTNERS



Class A Office Building

Ideally Located in Seal Beach Between Los Angeles and Orange County

Excellent Local Transportation Links

\$2.1 Million Dollars Spent in Recent Renovations

New Branding, Landscaping, Carpet and Interior Upgrades

5 New Charging Stations

Abundant On Site Parking

On Site Cafe

On Site Property Management

Max Stories - 4

Next to the 405, 605 and 22 Freeways

10 Minutes Away from Long Beach Airport

Numerous Surrounding Amenities

Total Size: ±**297,241** SF

3010: ±**89,511** SF

3020: ±**104,270** SF

3030: ±**83,460** SF



AMENITIES



EATERIES

- Baja Fresh
- Bamboo Grill & Sushi
- Bowlology
- California Pizza Kitchen
- Chick-fil-A
- Chipotle Mexican Grill
- Daphne's
- In-N-Out Burger
- Islands
- Jamba Juice
- Kobe Steakhouse
- Panera Bread
- Pei Wei
- Pick up Stix
- Romano's Macaroni Grill
- Rubio's
- Santa Fe Italian Deli
- Spaghettini
- Subway
- Yalla Mediterranean
- Yogurtland
- Z Pizza
- Kohl's
- Marshalls
- Massage Envy Spa
- New York & Company
- PetSmart
- Prep Kitchen Essentials
- Ralphs
- Rite Aid
- Rossmoor Cleaners
- Rossmoor Dental Group
- Rossmoor Nails & Spa
- Serenity Salon & Spa
- Soma Intimates
- Sprouts Farmers Market
- Staples
- Supercuts
- Talbots
- Target
- The UPS Store
- Toys R Us / Babies R Us
- ULTA Beauty
- Unocal
- Verizon Wireless
- Wells Fargo

RETAIL

- Ann Taylor Loft
- AT&T
- Bed Bath & Beyond
- Chico's
- Citibank
- CVS
- Fidelity Investments
- Francesca's
- GNC
- Great Clips
- Happy Nails
- Home Goods
- Jos. A. Bank

HOTELS

- Ayres Hotel

COFFEE

- Peet's Coffee & Tea
- Starbucks

FITNESS

- Pure Barre

GOLF

- Old Ranch Country Club



NEW LOGO, NAME AND SIGNAGE



An impressive office project that features a range of services and facilities to benefit any business, including a three-story atrium and cafe.

THREE-BUILDING PROPERTY

EXTENSIVE LOBBY AND ELEVATOR UPGRADES



NEW CARPET



NEW LANDSCAPING





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3010

MERRELL LYNCH

THE OLSON
COMPANY



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OWNED & OPERATED BY:



4675 MacArthur Court, Suite 1600, Newport Beach, CA 92660 | Corporate CA RE Lic. #01355491

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