

RARE OPPORTUNITY FOR SALE

±179,953 SF ON 3.41 ACRES OF LAND

625 N GRAND AVENUE, SANTA ANA, CA 92701

~ 5 FREEWAY FRONTAGE

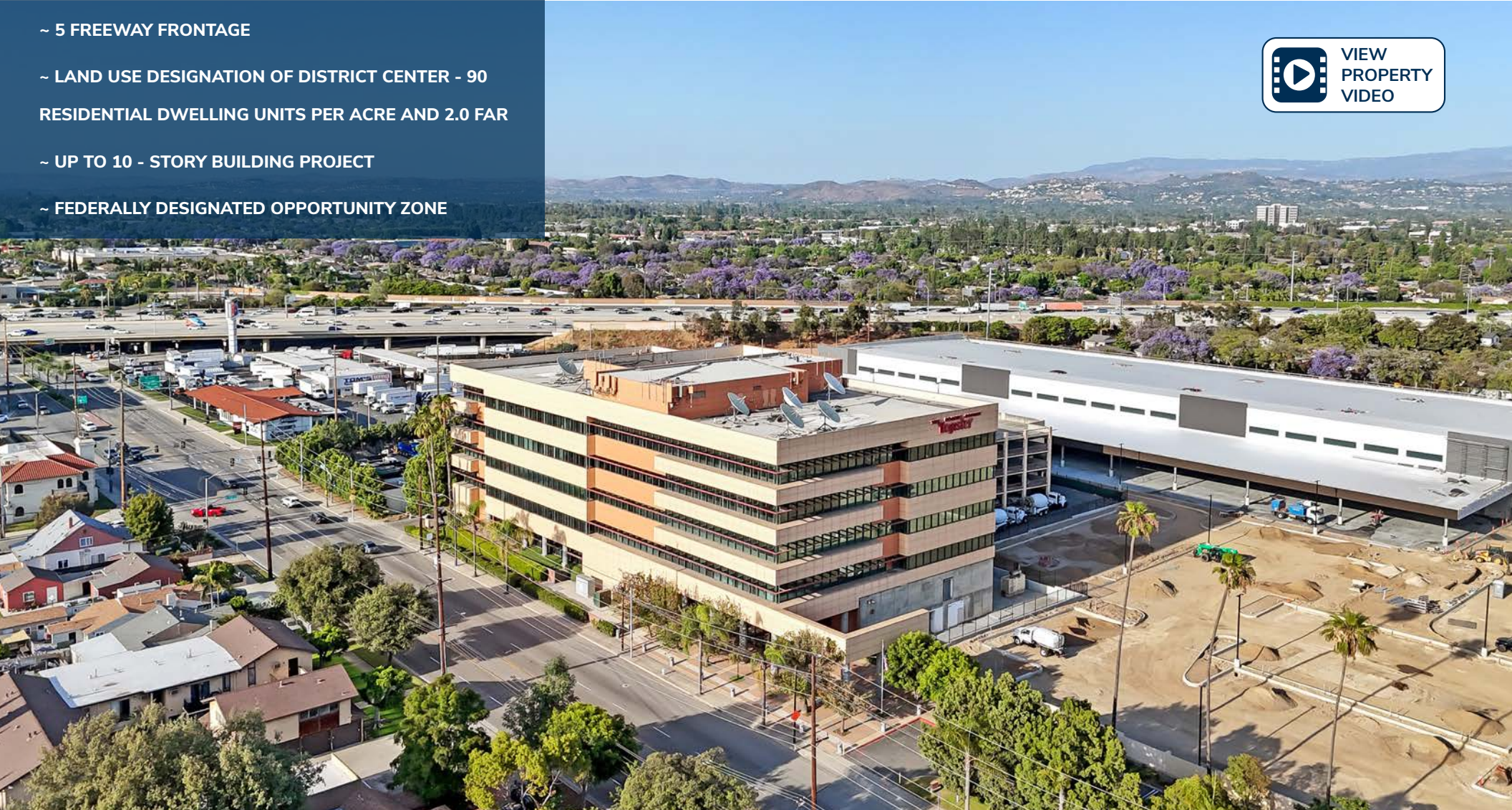
~ LAND USE DESIGNATION OF DISTRICT CENTER - 90

RESIDENTIAL DWELLING UNITS PER ACRE AND 2.0 FAR

~ UP TO 10 - STORY BUILDING PROJECT

~ FEDERALLY DESIGNATED OPPORTUNITY ZONE

FOR SALE



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmitchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

BUILDING DESCRIPTION

625 N GRAND AVENUE, SANTA ANA, CA 92701

FOR SALE

6 FLOORS, INCLUDING BASEMENT

- 1st Floor: 29,163 Rentable Square Feet
- 2nd Floor: 31,660 Rentable Square Feet
- 3rd Floor: 31,639 Rentable Square Feet
- 4th Floor: 31,350 Rentable Square Feet
- 5th Floor: 30,938 Rentable Square Feet
- Basement: 25,203 Rentable Square Feet

±179,953 Total Rentable Square Feet



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

EXECUTIVE OVERVIEW

625 N GRAND AVENUE, SANTA ANA, CA 92701

FOR SALE

PROPERTY HIGHLIGHTS:

High Visibility Office Building with 5 Freeway Frontage (700,000 cars per day) with Direct 4-way Access to 5 Freeway and the Dedicated Carpool Lane Access, to the 55, 5, 22, 91 and 57 Freeways

- Four (4) Passenger Elevators Plus One (1) dedicated Freight Elevator
Parking Structure: Two (2) Dedicated Parking Elevators
- **Ceiling Height:**
Floors 1-5: 14 feet 6 inches,
Basement: 11 feet 9 inches
- 4:1 Parking Ratio
- Fully Fire Sprinklered & Fire Alarm System
- ADA Compliant
- 38' - 40' Bay Depths with No Columns and High Ceilings



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmitchell@voitco.com
Lic. #00972088

SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

EXECUTIVE OVERVIEW

625 N GRAND AVENUE, SANTA ANA, CA 92701

FOR SALE

- Excellent office amenity location within 2.5 miles of 336 restaurants, 34 banks, 23 hotels, 49 grocers and 10 health clubs.
- Within 3-minute drive to Santa Ana Civic Center, Main Place Mall, The Outlets of Orange and Tustin Marketplace.
- Transit Oriented District (TOD)
- Across the street from the Santa Ana Regional Transportation Center Direct OCTA and Metrolink access to LA County, San Diego County, San Bernardino County and the Inland Empire.
- Within 4 miles of World Famous Angels Stadium and the Honda Center (2nd train stop from the Santa Ana Regional Transportation Center is 7 minutes) and the longest bike trail in the region along the Santa Ana River Class 1 Bike Trail.
- Onsite auditorium and theatre with state of the art audio visual capability (seating 300).
- Onsite restaurant and commercial kitchen with indoor cafe (100 people) and outdoor Al Fresco patio area for employees and visitors (200 employees). Provides catered lunches, dinners and boardlevel meetings delivered to your conference rooms.
- State-of-the-art security system including 24-hour video surveillance, proximity card readers with abundant lighting.
- Onsite covered parking in attached parking structure with two entry points to the building at the 1st and 3rd floors, serviced by 2 dedicated parking elevators.
- Bus stop in front of building, train station across the street.
- OC Streetcar light rail linking the OC Register Site (less than 2 blocks away) and the entire downtown Santa Ana with Southern California.



JEFF MITCHELL
SENIOR VICE PRESIDENT
949.263.5323
jmittchell@voitco.com
Lic. #00972088

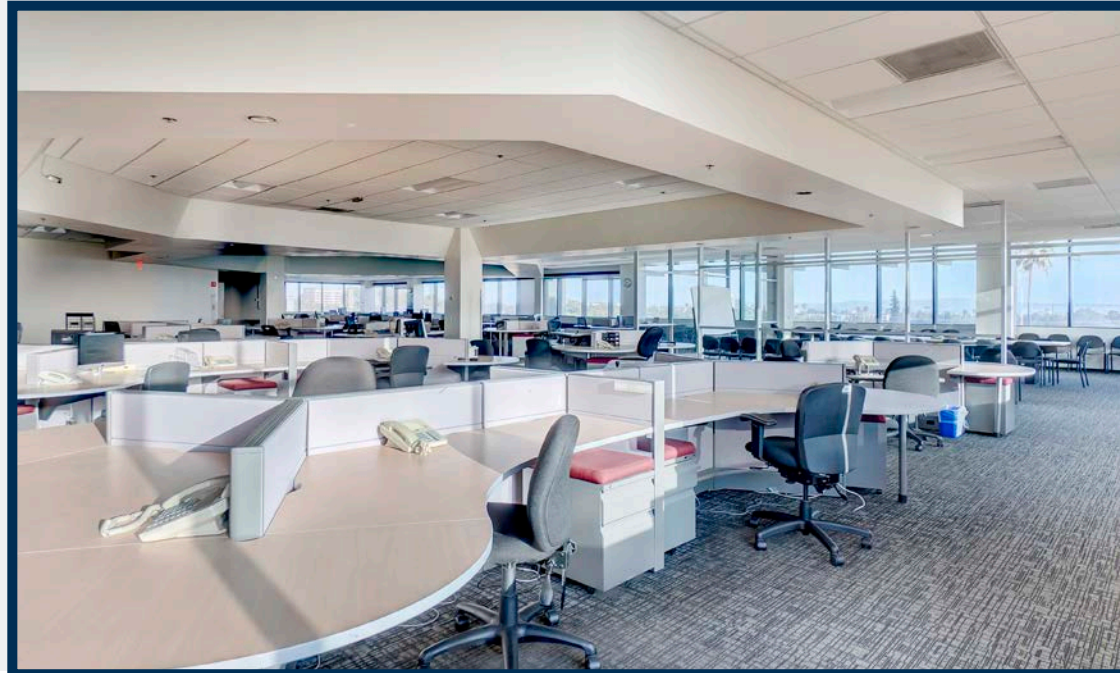
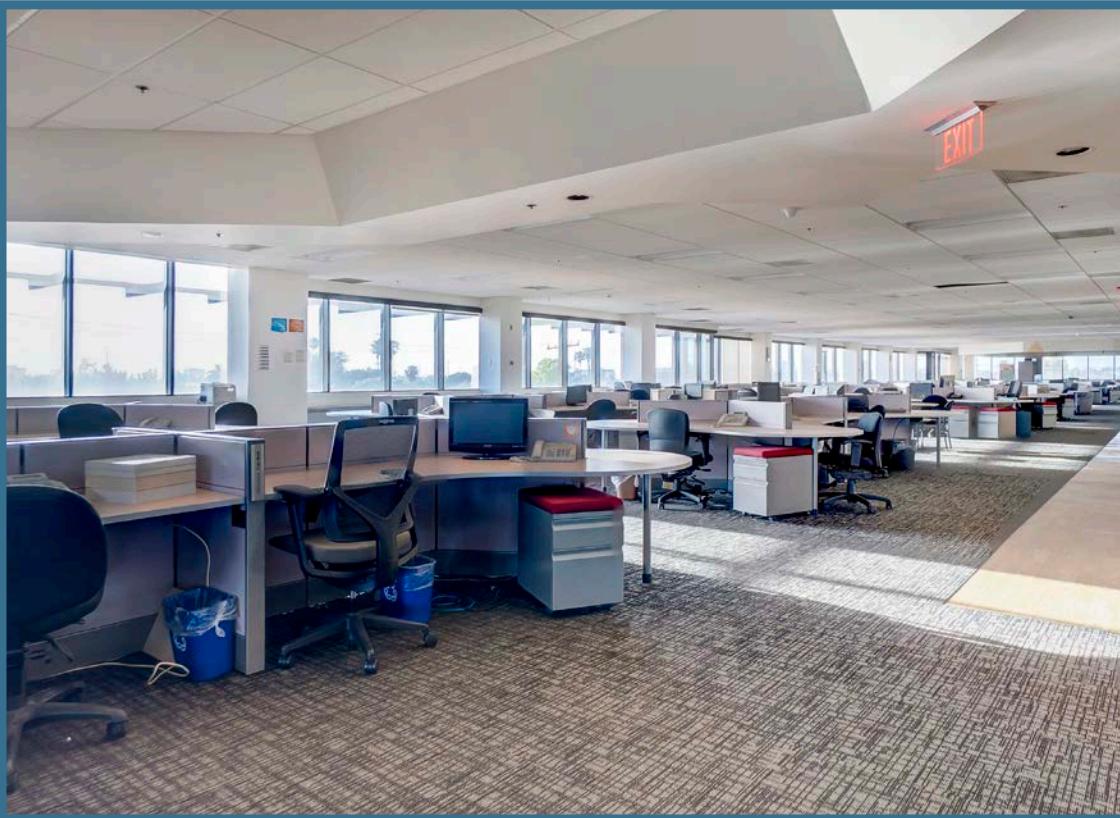
SHANE MITCHELL
SENIOR ASSOCIATE
949.263.5318
smitchell@voitco.com
Lic. #02158130

Voit
REAL ESTATE SERVICES

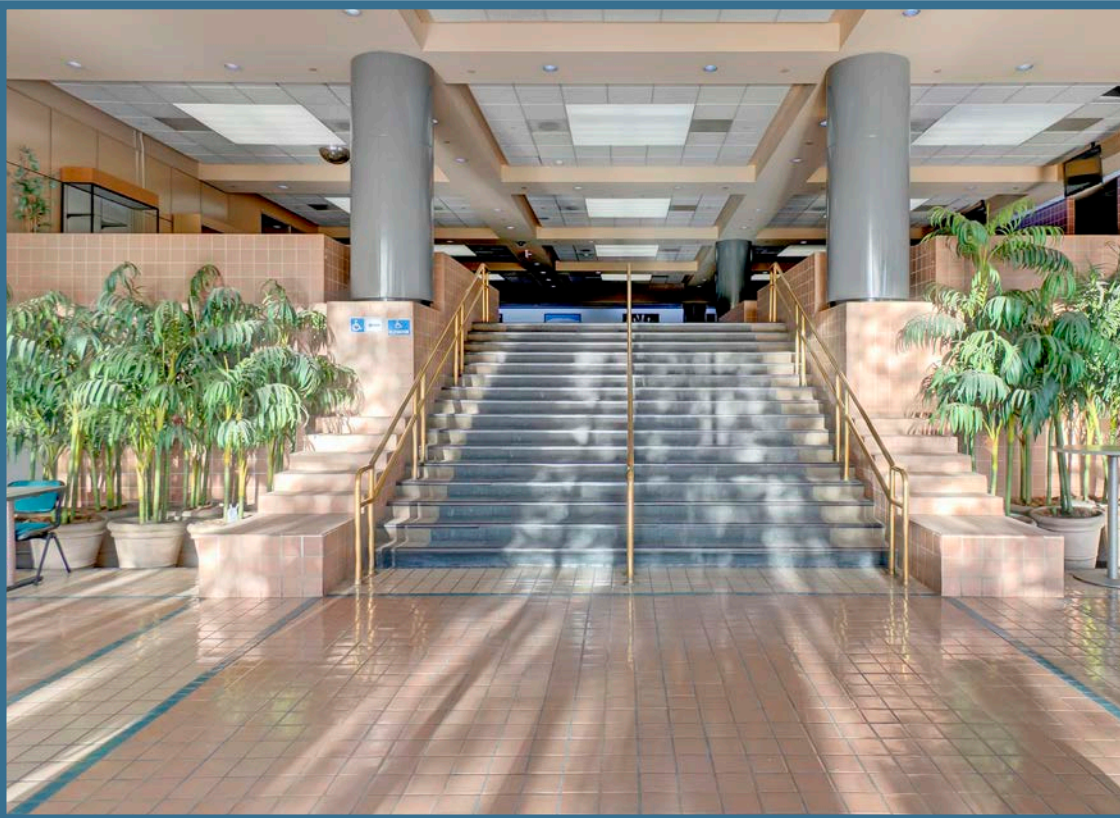
2020 Main Street, Suite 100
Irvine, CA 92614
www.VoitCo.com

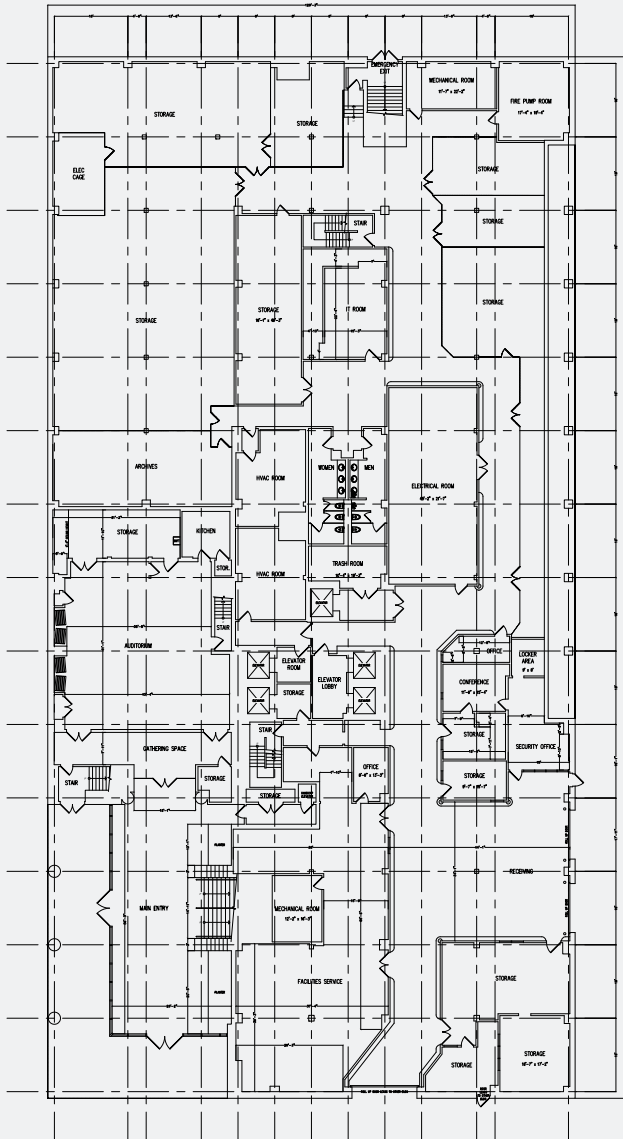
Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

INTERIOR PHOTOS

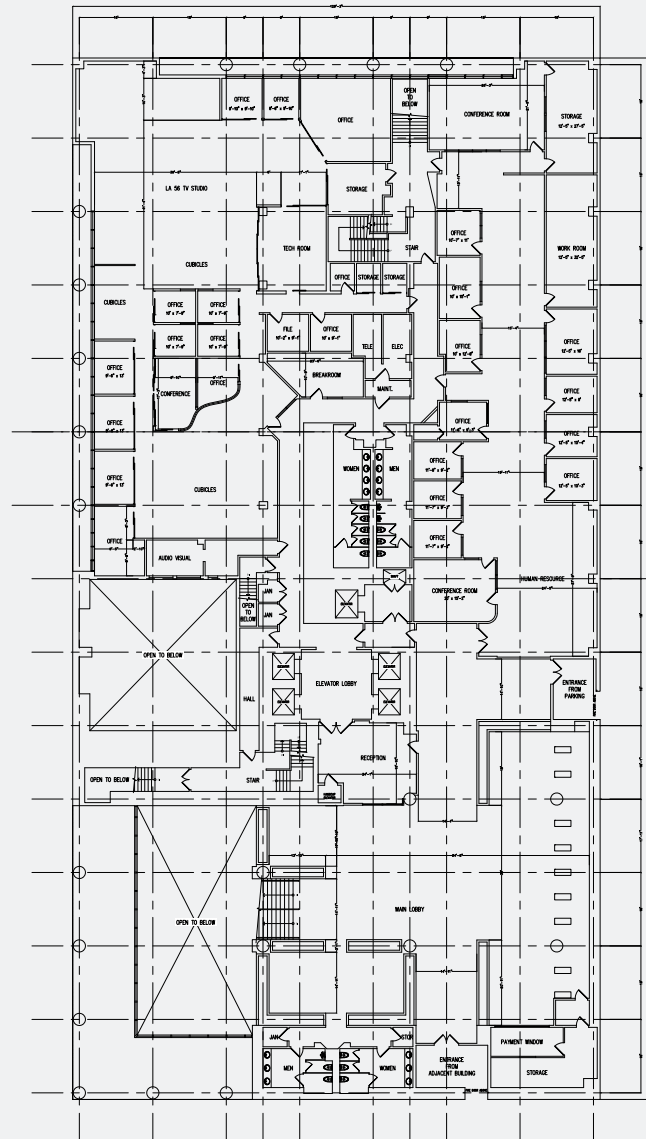


EXTERIOR PHOTOS

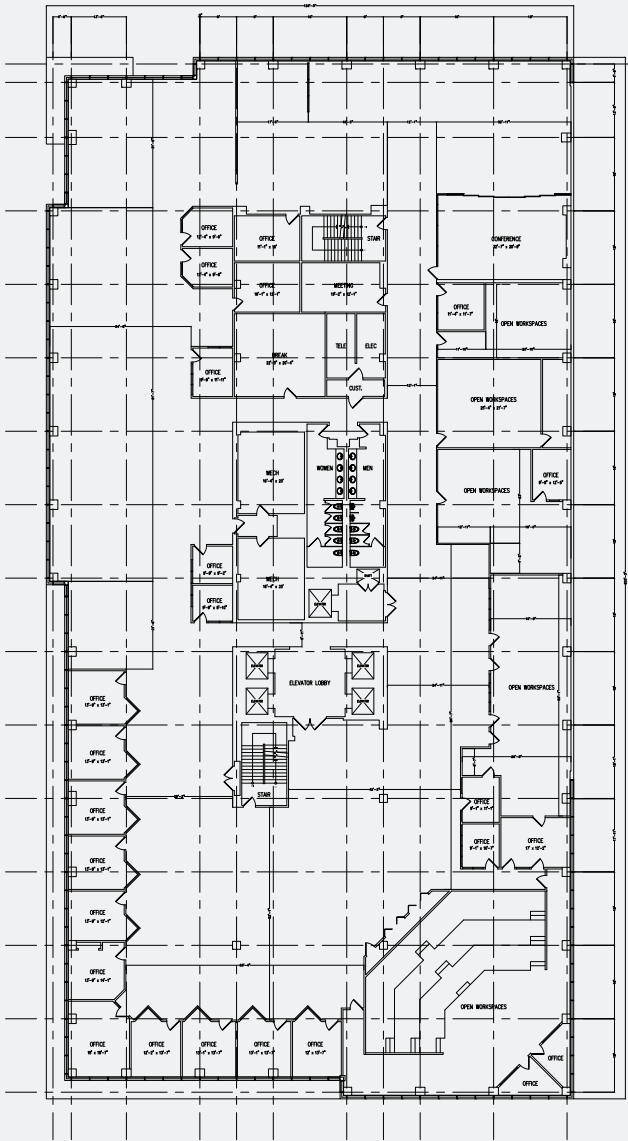




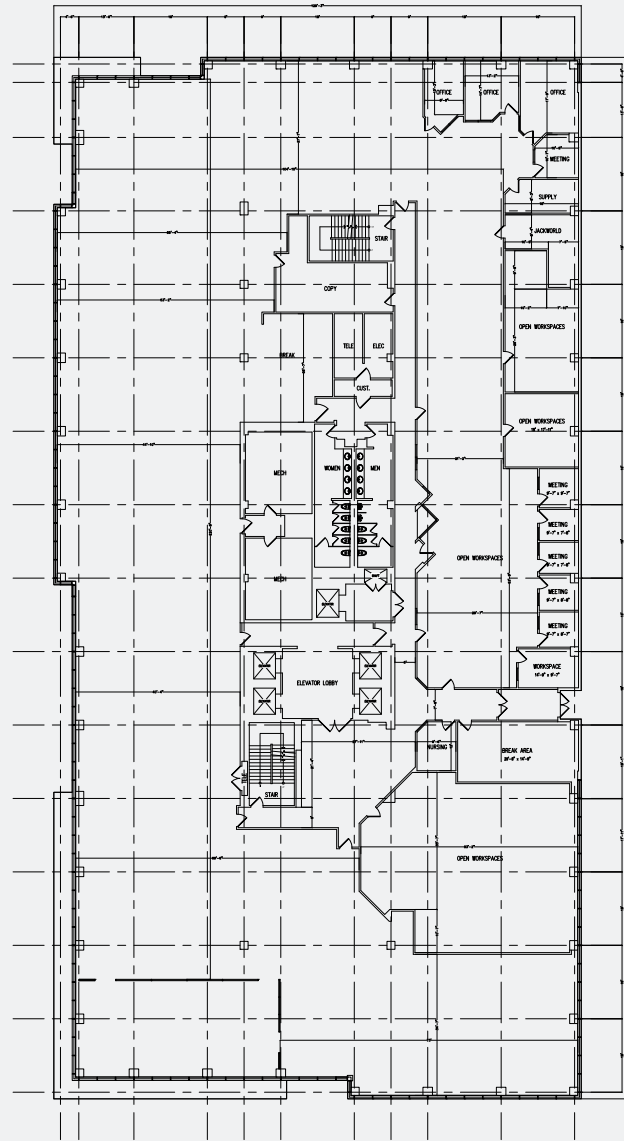
BASEMENT



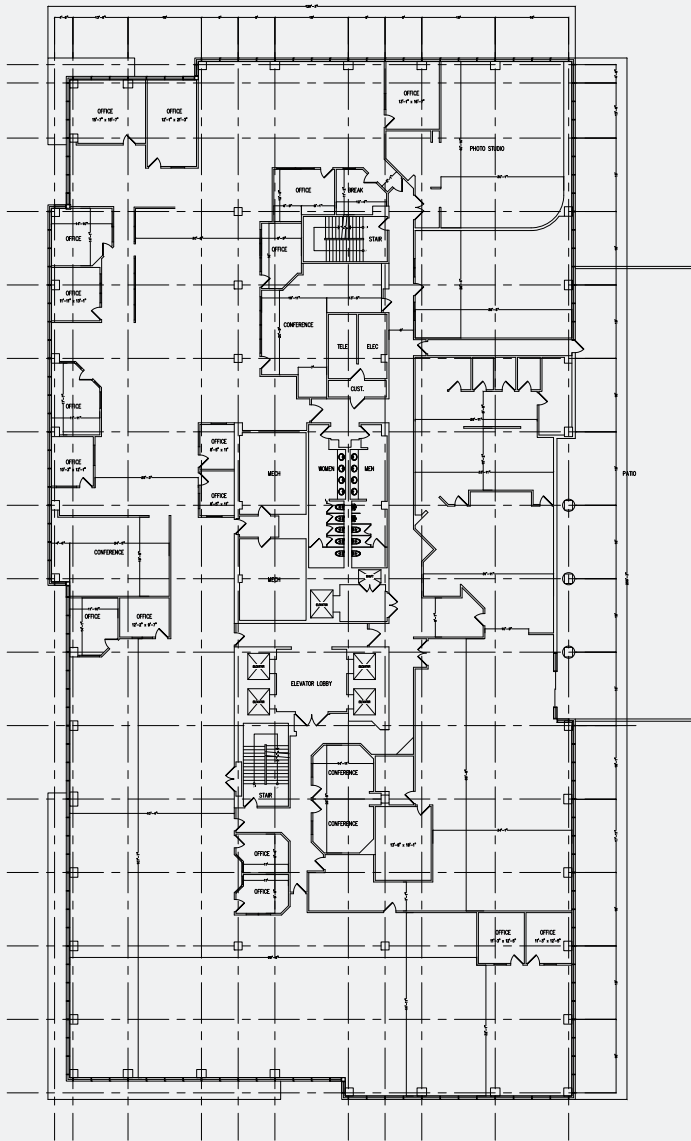
FIRST FLOOR



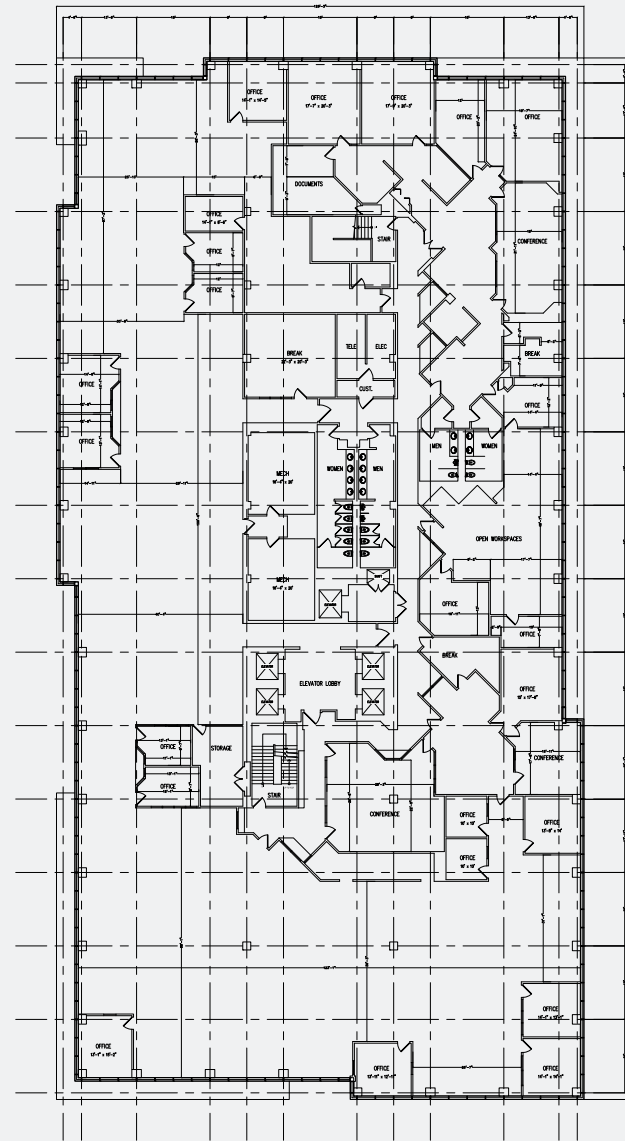
SECOND FLOOR



THIRD FLOOR

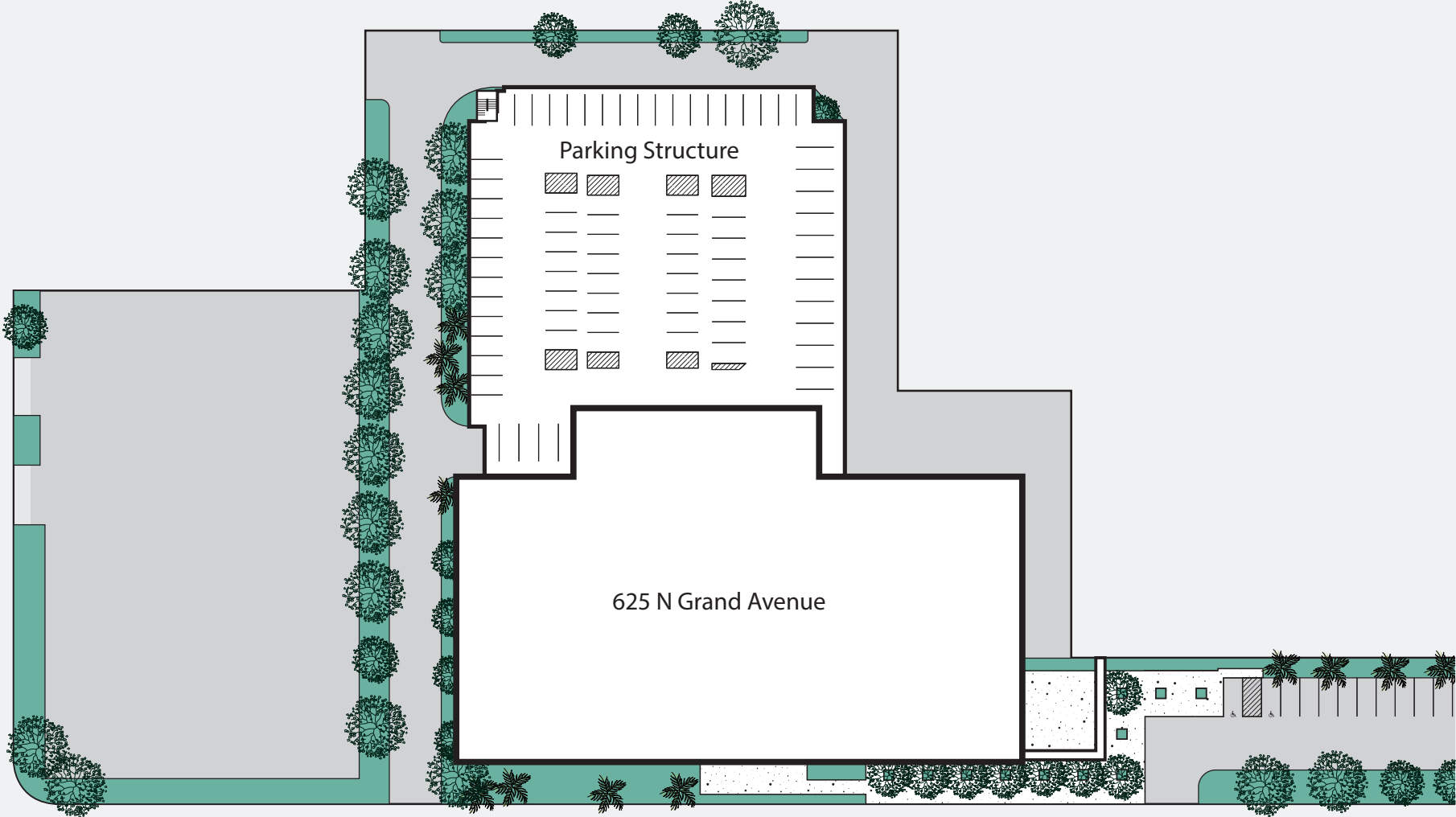


FOURTH FLOOR



FIFTH FLOOR

SITE PLAN

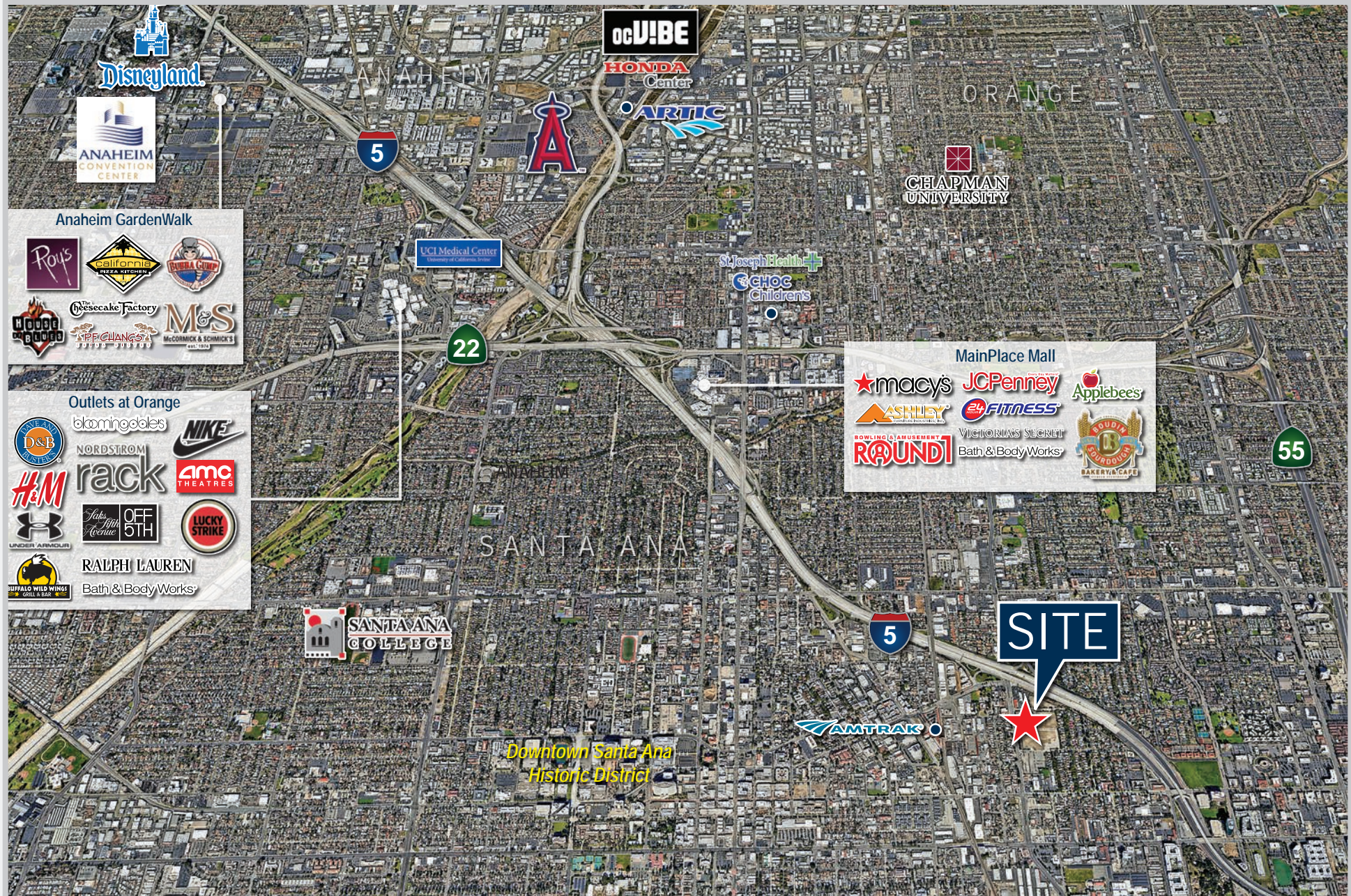


GRAND AVE

URBAN TRANSFORMATION AERIAL



RETAIL AMENITIES MAP



FREEWAY OBLIQUE

