LEASE

611 Civic Center Drive West

611 CIVIC CENTER DRIVE WEST

Santa Ana, CA 92701

PRESENTED BY:

FERNANDO CRISANTOS

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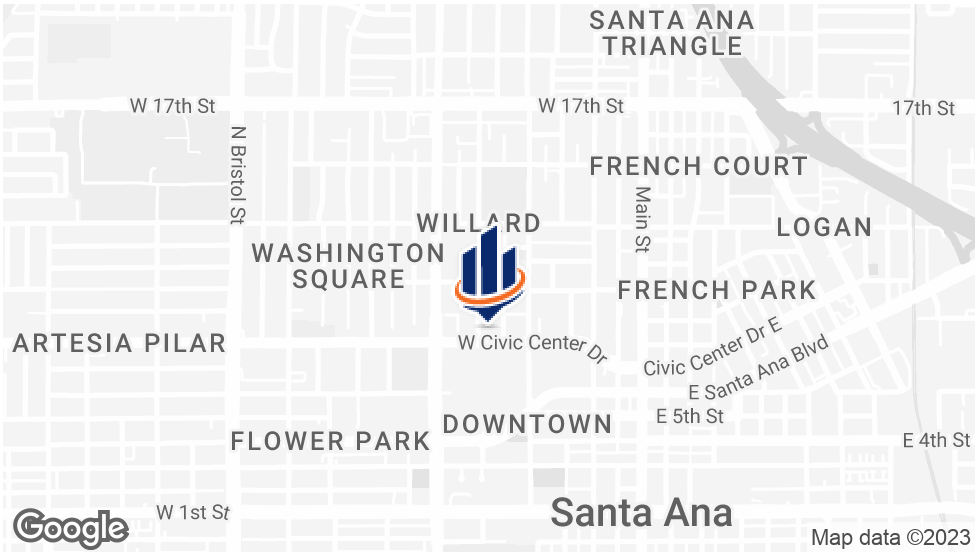
CalDRE #01972227

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$1.90/SF (MG)
AVAILABLE SF:	5,032 SF
LOT SIZE:	19,602 SF
YEAR BUILT:	1963
ZONING:	P
APN:	005-143-08

PROPERTY OVERVIEW

SVN Vanguard is pleased to present 611 Civic Center Dr W For Lease. The 4 story office building offers it's own semi-subterranean parking, café on the ground floor and a service elevator.

PROPERTY HIGHLIGHTS

- Fiber-optic cable
- Directly across from the OC Court House
- Elevator served
- Covered parking
- Private roof top patio
- Owner will modify for the right tenant
-

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ADDITIONAL PHOTOS

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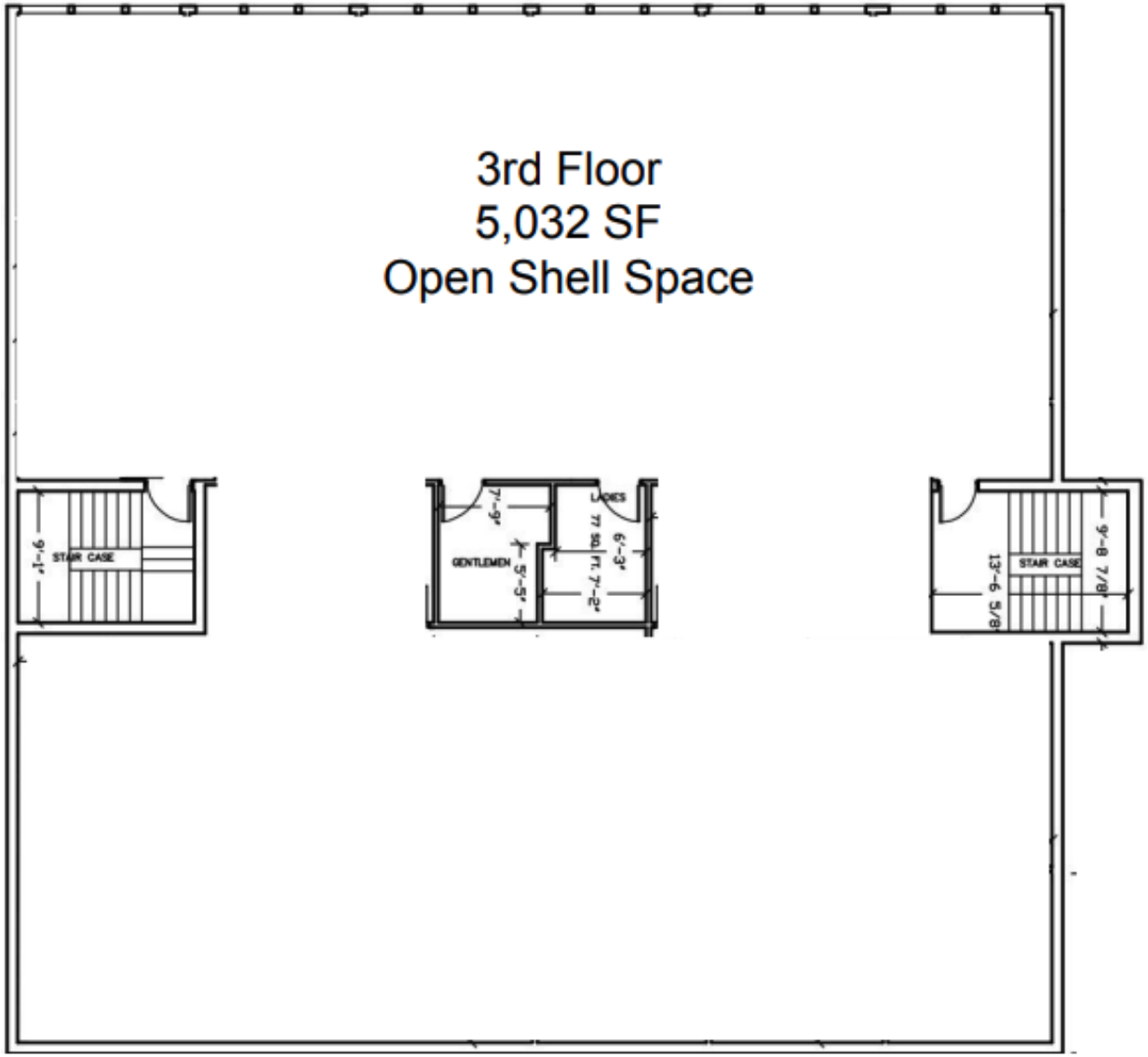
FLOOR PLANS



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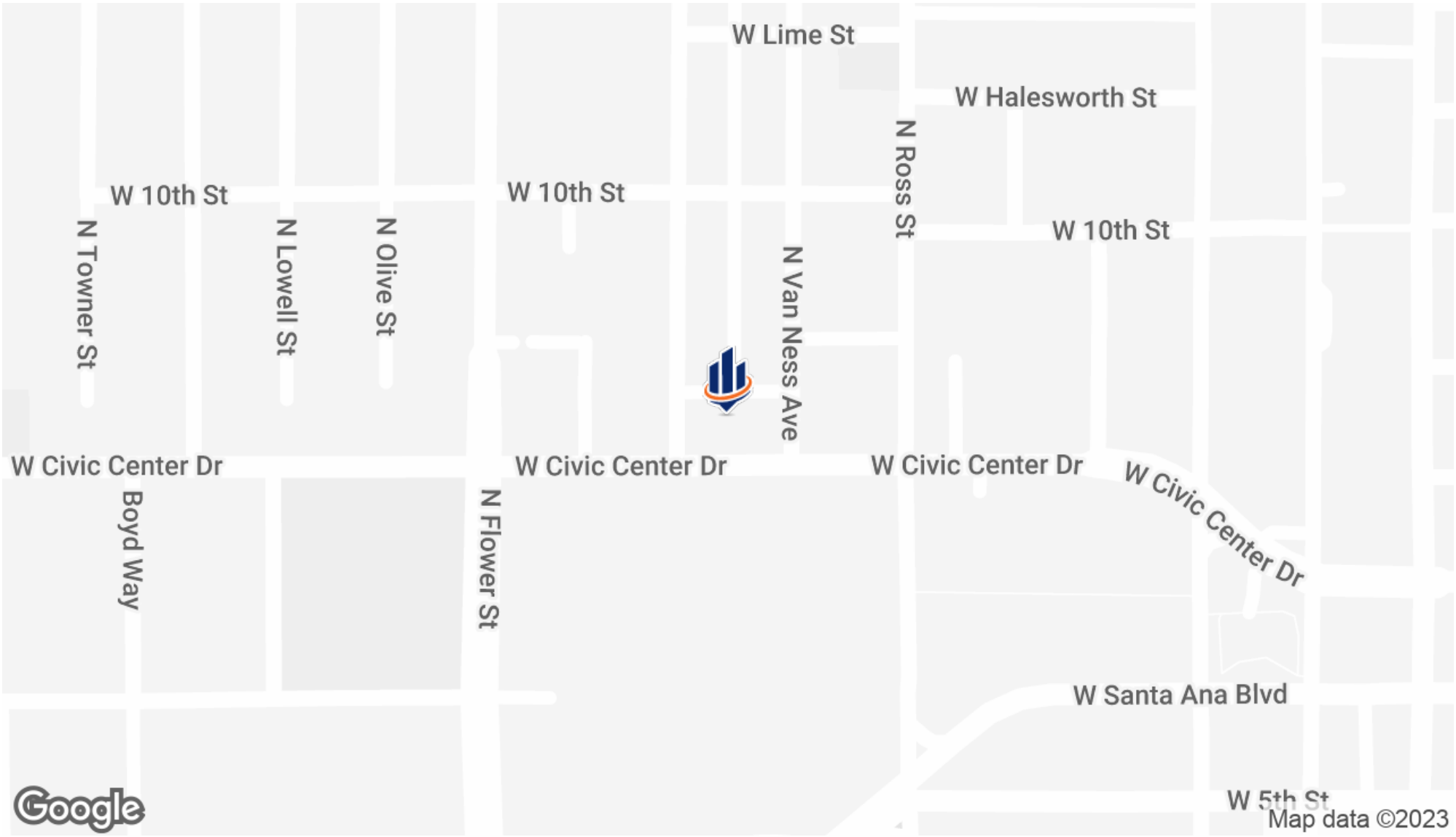
LOCATION MAP



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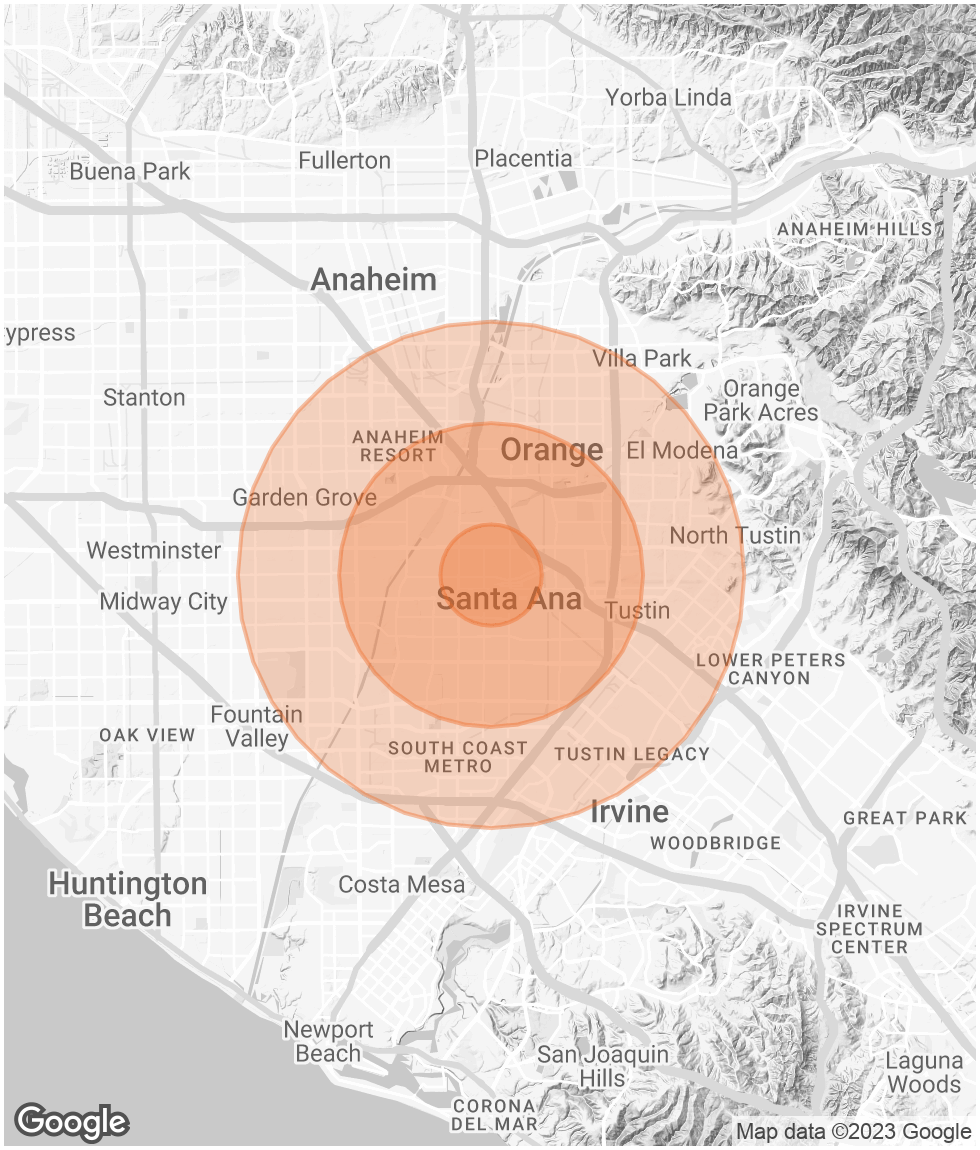
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	59,865	349,080	695,828
AVERAGE AGE	30.9	32.8	35.3
AVERAGE AGE (MALE)	30.1	32.1	34.5
AVERAGE AGE (FEMALE)	31.6	33.5	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	14,093	87,127	197,062
# OF PERSONS PER HH	4.2	4.0	3.5
AVERAGE HH INCOME	$70,384	$84,324	$94,355
AVERAGE HOUSE VALUE	$395,995	$428,609	$482,264

** Demographic data derived from 2020 ACS - US Census*



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