

ROHRS BUILDING

415 N Sycamore St, Santa Ana, CA 92701



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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LEASE OVERVIEW

AVAILABLE SF: 7,600 SF

LEASE RATE: \$2.00 SF/Month (MG)

BUILDING SIZE: 18,216 SF

YEAR BUILT: 1924



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1 | PROPERTY INFORMATION

LDC 1924





FOR LEASE | OFFICE

ROHRS BUILDING

415 N Sycamore St, Santa Ana, CA 92701



PROPERTY OVERVIEW

SVN Vanguard is pleased to present the Rohrs Building. It is a historic building with original brick facade that has been renovated to meet current standards throughout the years. The building is strategically located in Santa Ana on Sycamore between 4th and 5th Street and has ideal proximity to both residential and commercial density. The property has outstanding visibility and excellent exposure and is adjacent to the city parking lot and structure.

Located near one of Santa Ana's main thoroughfares. All major amenities are within walking distance including world famous restaurants, shopping and museums. This building is well suited for all professional uses and is situated one-quarter mile from the Ronald Reagan Federal Building and Courthouse. The Santa Ana transportation hub is also within 10 minutes. Santa Ana is undergoing explosive new development and a revitalization of its urban communities. Various sized suites are being offered that will suit your needs and expectations.

LOCATION OVERVIEW

The building sits in the heart of the thriving downtown area of Santa Ana. It is walking distance to the Ronald Reagan Building and Courthouse and surrounded by shops and restaurants unique to Santa Ana. Local property owners have been working hard to reinvigorate historic areas by attracting businesses not normally associated with Santa Ana. Behind the historic brick facades you'll find anything from futuristic gaming arenas to high-powered legal and financial firms. This has all been done without losing any of the city's charm.



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BUILDING DESCRIPTION

This three-story commercial building was originally intended to house retail establishments on the ground level and offices on the upper stories. Ideal for any professional or business use. Brick construction, the façade is faced with the original salmon colored brick on the upper story while the lower story has been covered with brown colored brick. The roof is shielded by a stepped parapet, raised in the center to accommodate a tablet inscribed "ROHRS BLDG 1924". A molding course caps the parapet. Glazed white brick defines a paneled frieze between stories and frames the three identical windows located on the upper level. Exposed brick with solid wood beams line the interior walls giving the space neo-classic look. An open three-story lobby gives access to a carpeted solid steel staircase and an elevator. A full basement with kitchen is available for special events and meetings.

PROPERTY HIGHLIGHTS

Creative / Medical Offices

Downtown Santa Ana

Historic Building with modern features

Elevator access to all floors

Walking distance to all amenities

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Available Spaces

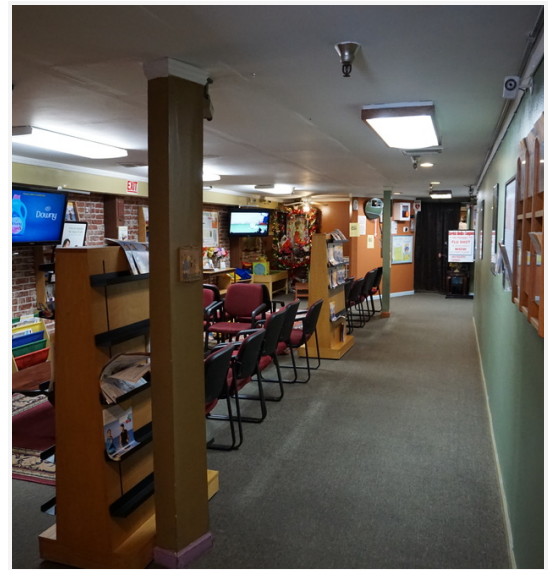
Lease Rate: \$2.00 SF/MONTH (MG) **Total Space** 3,800 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1st Floor Build-to-Suit	Medical / Creative / Executive	\$2.00 SF/MONTH	Modified Gross	3,800 SF	Negotiable	Built-to-Suit spaces from small creative office suites to the entire floor.
2nd Floor Build-to-Suit	Medical / Creative / Executive	\$2.00 SF/MONTH	Modified Gross	3,800 SF	Negotiable	Built-to-Suit spaces from small creative office suites to the entire floor.





Additional Photos





2 LOCATION INFORMATION



Location Maps





Retailer Map



Google

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3 | RENT COMPARABLES



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Rent Comps



★ SUBJECT PROPERTY

415 N Sycamore St | Santa Ana, CA 92701

Lease Rate:	\$2 SF/MONTH	Lease Type:	MG
Space Size:	3,800 SF	Year Built:	1924
Bldg Size:	18,216 SF	Lot Size:	0 AC



106 W. 4TH STREET

Santa Ana, CA 92701

Lease Rate:	\$24.00 SF	Lease Type:	Full Service
Space Size:	1,066 SF	Year Built:	1925
Bldg Size:	49,500 SF	Lot Size:	0.17 AC
Lease Date	01/25/17	Occupancy:	47.7000007



309 W 4TH ST

309 W 4th St | Santa Ana, CA 92701

Lease Rate:	\$24.00 SF	Lease Type:	NNN
Space Size:	3,850 SF	Year Built:	1900
Bldg Size:	9,500 SF	Lot Size:	0 AC
Occupancy:	60%		

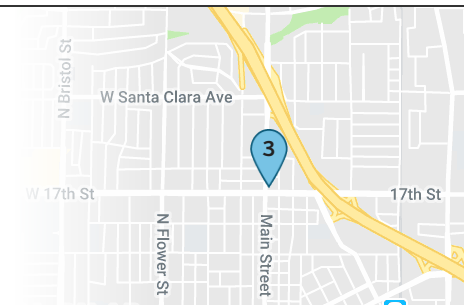
NNN est. \$3.60



1701 N MAIN ST

Santa Ana, CA 92706

Lease Rate:	\$22.20 SF	Lease Type:	MG
Space Size:	1,352 SF	Year Built:	1977
Bldg Size:	13,270 SF	Lot Size:	2.089072543
Lease Date	07/02/17		





Rent Comps



4

GEORGETOWN BUILDING

250 N Golden Circle Drive | Santa Ana, CA 92705


Lease Rate:	\$20.28 SF	Lease Type:	MG
Space Size:	2,219 SF	Year Built:	1977
Bldg Size:	26,580 SF	Lot Size:	1.4 AC
Lease Term:	12 months	Occupancy:	80%

2-story colonial style office building





Rent Comps Summary

SUBJECT PROPERTY	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
 Rohrs Building 415 N Sycamore St Santa Ana, CA 92701	\$2.00 SF/month [MG]	3,800 SF	18,216 SF	-	-

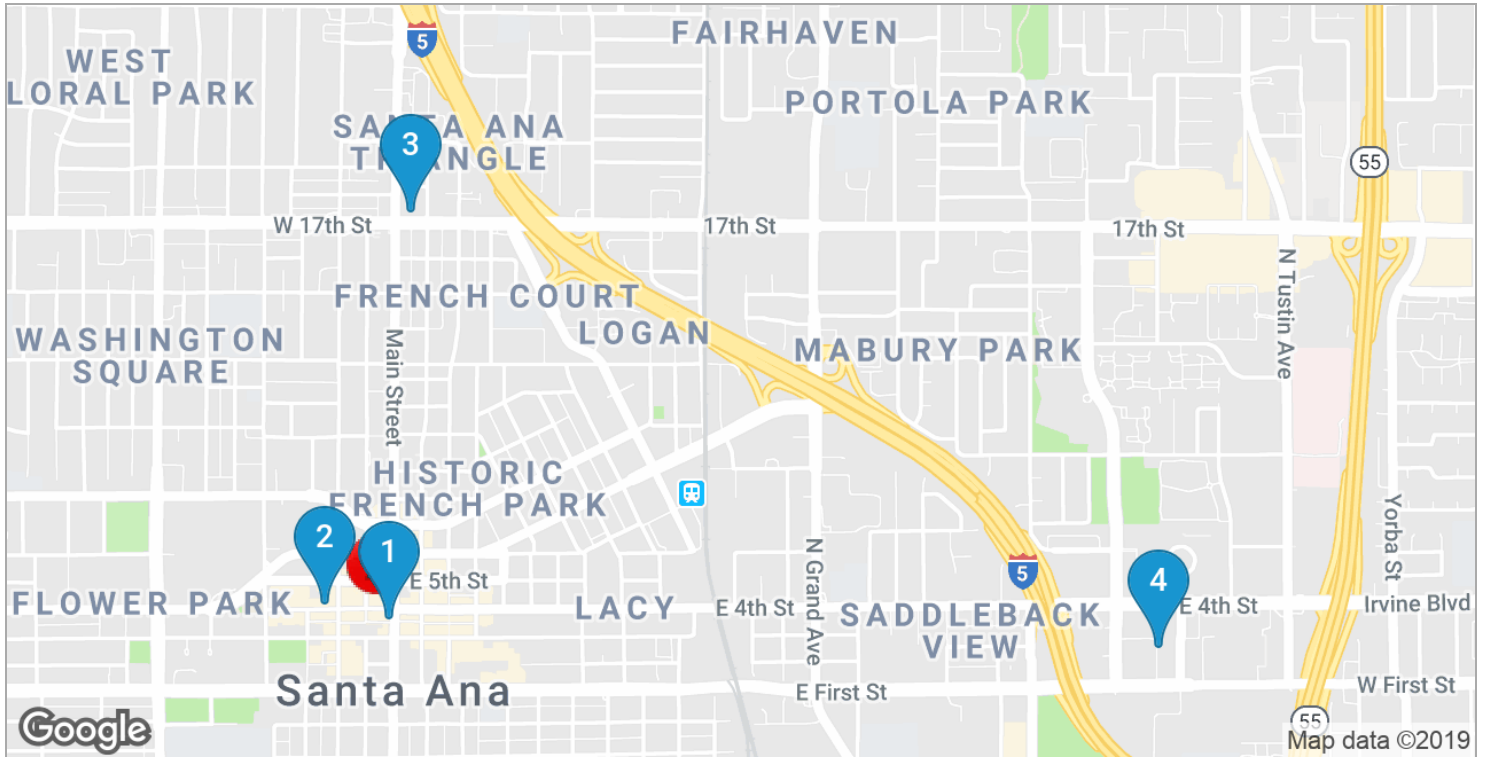
RENT COMPS	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1 106 W. 4th Street Santa Ana, CA 92701	\$24.00	1,066 SF	49,500 SF	-	47.70000076293945%
2 309 W 4th St 309 W 4th St Santa Ana, CA 92701	\$24.00	3,850 SF	9,500 SF	-	60%
3 1701 N Main St Santa Ana, CA 92706	\$22.20	1,352 SF	13,270 SF	-	-
4 Georgetown Building 250 N Golden Circle Drive Santa Ana, CA 92705	\$20.28	2,219 SF	26,580 SF	12	80%

	PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
TOTALS/AVERAGES	\$22.62	2,122 SF	24,713 SF	12	62.57%





Rent Comps Map



SUBJECT PROPERTY

415 N Sycamore St | Santa Ana, CA 92701

1

106 W. 4th Street
Santa Ana, CA 92701

2

309 W 4TH ST
309 W 4th St
Santa Ana, CA 92701

3

1701 N Main St
Santa Ana, CA 92706

4

GEORGETOWN BUILDING
250 N Golden Circle Drive
Santa Ana, CA 92705





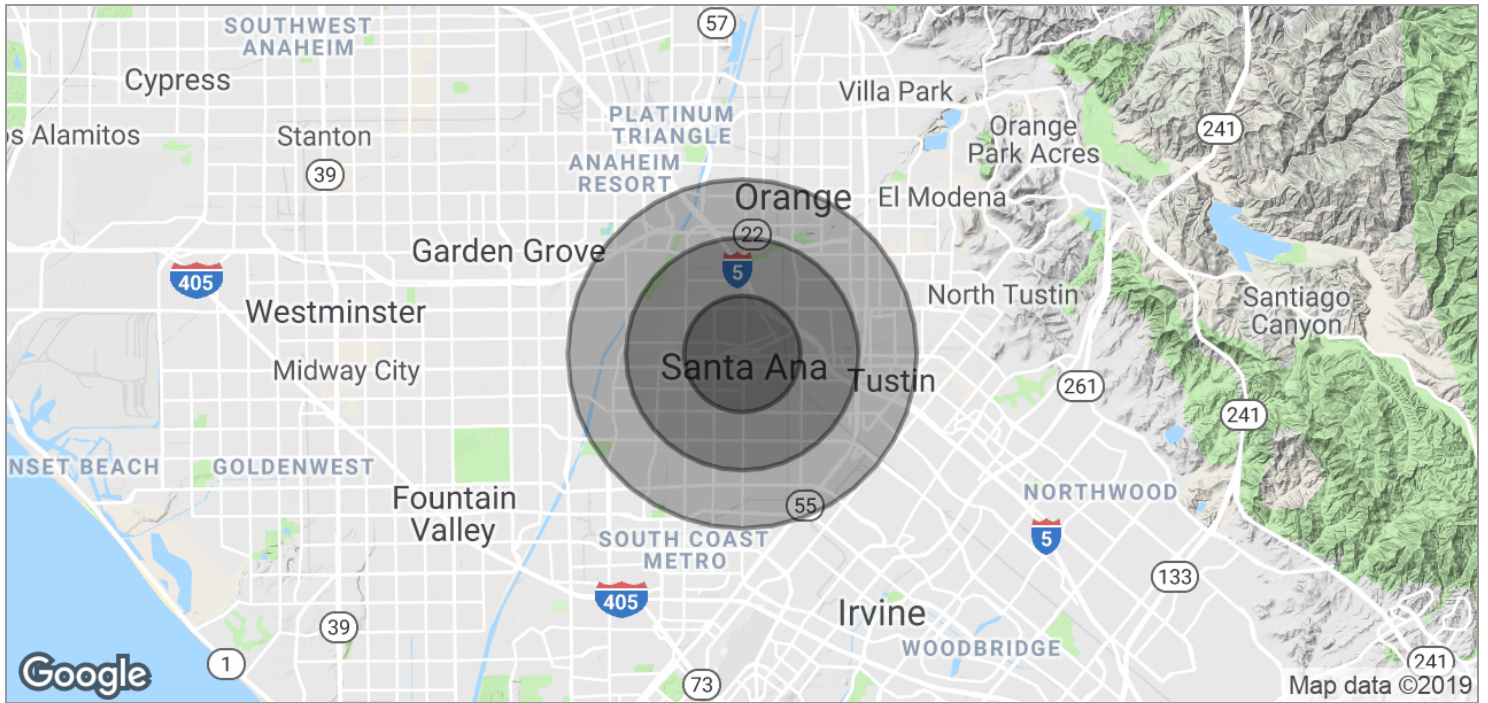
4 | DEMOGRAPHICS



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Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	64,067	180,304	332,062
MEDIAN AGE	26.5	27.9	28.6
MEDIAN AGE (MALE)	26.5	27.9	28.3
MEDIAN AGE (FEMALE)	26.5	27.9	29.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	13,746	39,418	77,364
# OF PERSONS PER HH	4.7	4.6	4.3
AVERAGE HH INCOME	\$53,767	\$64,862	\$67,522
AVERAGE HOUSE VALUE	\$433,205	\$548,760	\$502,301





County Information



Orange County

Orange County is the third most populous count in the State of California and the sixth most populous county in the United States. Orange County is located the heart of Southern California between Los Angeles to the north, Riverside and San Bernardino counties to the east, and San Diego to the south. Orange County has a population of over 3 million and is comprised of 34 cities within 948 square miles. It is an influential metropolitan area with world class educational, cultural, scientific and business institutions making it one of the most desirable places to live and work. The diverse economy is a key component of its stability ad continual performance leading to one of California's leading economic markets.

Economic & Business Climate

With over 3.1 million residents, Orange County is the 6th most populous county in the U.S. With a total civilian labor force of 1.6 million, Orange County enjoys a diverse economy, with output and employment well-distributed among sectors.

The county's Gross Domestic Product in 2013 was estimated to be \$197.1 billion. It also ranks 15th among the nation's metro areas based on its Gross Metropolitan Product. And if the county were a separate country, it would be ranked 45th in the world.

The County has over 42 miles of coastline and is home to some of the world's most popular tourist attractions such as Disneyland Resort and California Adventure, Mission San Juan Capistrano, Knott's Berry Farm and miles of popular beaches. It is home to John Wayne Airport [SNA] which is a world class aviation gateway for business and leisure travel, serving more than 9 million passengers annually. John Wayne Airport is represented by almost every large commercial airline and offers domestic and international travel.

Transit in Orange County is offered primarily by the Orange County Transportation Authority. The American Public Transportation Association [APTA] cited OCTA as the best large public transportation system in the United States for 2005. OCTA manages the county's bus network and funds the construction and maintenance of local streets, highways, and freeways; regulates taxicab services; maintains express toll lanes through the median of California State Route 91; and works with Southern California's Metrolink to provide commuter rail service along three lines—the Orange County Line, the 91





City Information



Santa Ana, CA

Santa Ana is the county seat and second most populous city in Orange County, California. The United States Census Bureau estimated its 2011 population at 329,427, making Santa Ana the 57th most-populous city in the United States. Santa Ana is located in Southern California, adjacent to the Santa Ana River, about 10 miles [16 km] away from the California coast. Founded in 1869, the city is part of the Greater Los Angeles Area, the second largest metropolitan area in the United States with almost 18 million residents in 2010. Santa Ana is a very densely populated city, ranking fourth nationally in that regard among cities of over 300,000 residents (trailing only New York City, San Francisco, and Boston).

In 2011 Forbes ranked Santa Ana the fourth-safest city of over 250,000 residents in the United States. The city is also known as the financial and governmental center of Orange County. It's been in recent competition with its fast growing neighbor, the city of Irvine in regards to commercial growth. Working over the years to revitalize its downtown area, it now features The Santa Ana Artist's Village which was created around Cal State Fullerton's Grand Central Art Center. The village includes the Bowers Museum, the Old County Courthouse as well as several theaters and art galleries.

The downtown area also contains both retail and housing, as well as the Santa Ana Civic Center and the Ronald Reagan Federal Building and Courthouse. Several historic homes dating from the late 1800s can be found there as well making preservation a central issue as development of the downtown area continues. Near the intersection of the Santa Ana Freeway and the Costa Mesa Freeway is the newly designated "Metro East" area, which the city council has envisioned as a secondary mixed-use development district. Currently the area is occupied by several office towers, but little retail or housing.

Economic & Business Climate

Santa Ana is the corporate headquarters of several companies including Behr Paint, CoreLogic, Corinthian Colleges, First American Corporation and Ingram Micro. It also houses major regional headquarters for the Xerox corporation, Ultimate Software, and T-Mobile. One of Santa Ana's most notable businesses is the Rickenbacker musical instrument company, whose electric guitars and bass guitars earned fame in the hands of many rock and roll legends. Santa Ana is part of a metropolitan area which includes Los Angeles and Long Beach. When it comes to gross metropolitan product of U.S. metro areas, Los Angeles-Long Beach-Santa Ana, CA is ranked number two in 2013 with a GMP of \$792.2 billion. According to the Employment Development Department, the current unemployment rate for 2015 is 5 percent.





Local Attractions



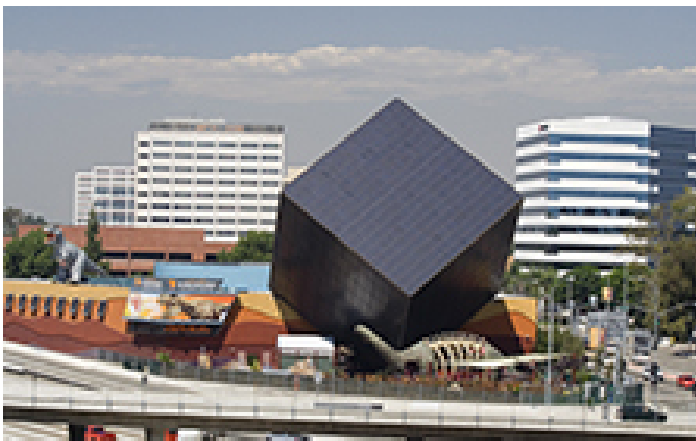
RONALD REAGAN BUILDING & COURTHOUSE

The Ronald Reagan Federal Building and Courthouse at 411 West Fourth Street in Santa Ana, California, is an eleven-story Federal courthouse facility on 3.94 acres that includes courtrooms, judges chambers, offices and courtroom galleries of the United States District Court for the Central District of California.



BOWERS MUSEUM

The building sits in the heart of the thriving downtown area of Santa Ana. It is walking distance to the Ronald Reagan Building and Courthouse and surrounded by shops and restaurants unique to Santa Ana. Local property owners have been working hard to reinvigorate historic areas by attracting businesses not normally associated with Santa Ana. Behind the historic brick facades you'll find anything from futuristic gaming arenas to high-powered legal and financial firms. This has all been done without losing any of the city's charm.



DISCOVERY CUBE SCIENCE CENTER

Discovery Cube is a science museum in Santa Ana, California, with more than 100 hands-on science exhibits designed to spark children's natural curiosity. Designed by architectural engineers Carl Johnson and Svend Nielsen, it has become a visual landmark due to its ten-story solar array cube that stands over Interstate 5





DISCLAIMER

ROHRS BUILDING | 18,216 SF | SANTA ANA, CA

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