

1840 E. 17th Street, Santa Ana, CA



Properties for Lease

1 1840 E 17th St, Santa Ana, CA 92705



Property Details

Total Space Available	21,538 SF
Rental Rate Yr	\$16.20 /SF/Yr
Min. Divisible	2,700 SF
Max. Contiguous	21,538 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	21,538 SF
Building Class	B
Year Built	1969
Lot Size	49,769 SF
Zoning Description	Arterial Commercial - C5
Status	Active

Broker Information

Randy Tribolet
AAA Property Management
(714) 557-0621

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
#240/2nd Floor	5,567 SF	\$16.20 /SF/Yr	2,700 SF	21,538 SF	Modified Gross	Now	Great visibility on primary arterial street. Currently improved as 23 divided suites on a single level with 10 foot ceilings, 2 separate reception areas, kitchen/break room, central A/C & heat. This unit (25.8% of total space) has 32 parking spaces.	
#140/1st Floor	15,971 SF	\$16.20 /SF/Yr	4,658 SF	21,538 SF	Modified Gross	Now	Great visibility on primary arterial street. Currently improved as a training facility with central A/C & heat. This unit (74.2% of total space) has 93 parking spaces.	

Property Description

Parking ratio of Medical (nearly 6 to 1) makes this property a unique find. Total 125 parking spaces for this property Well maintained and manicured landscaping. Will consider improvement requests on serious offers. Building height 35 feet. Elevator and common restrooms on each floor.

Location Description

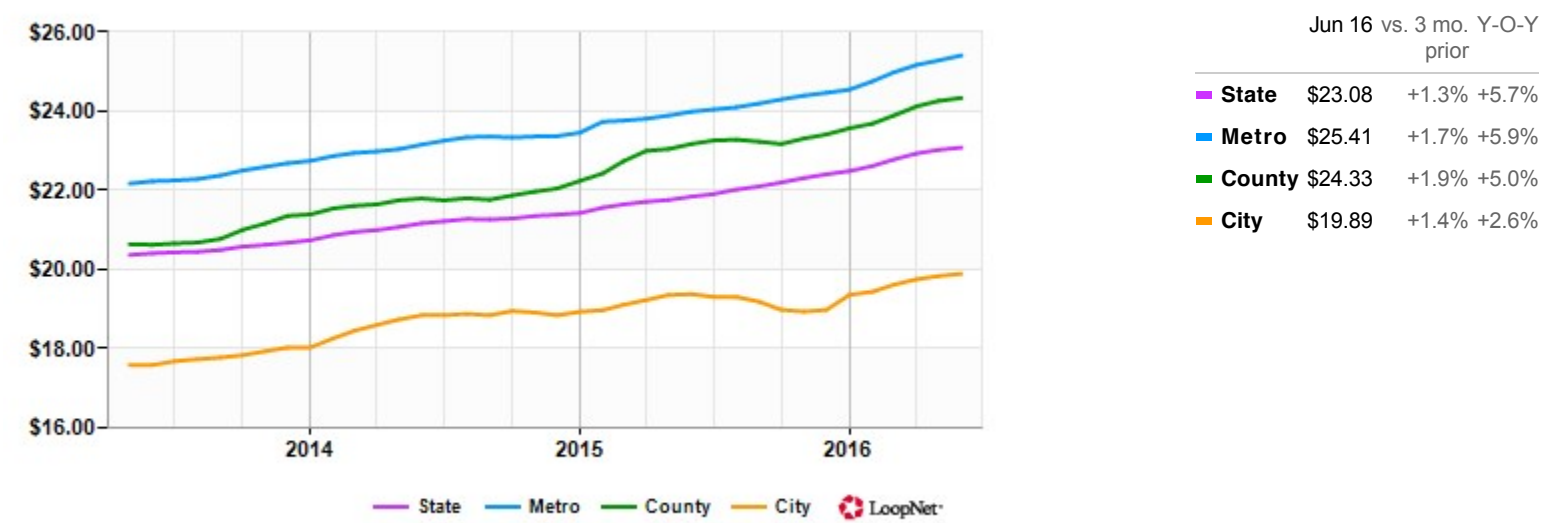
Great visibility on primary arterial street. Conveniently located to freeways, dining and business just north of 5 and 55 freeway interchange on 17th St.

Highlights

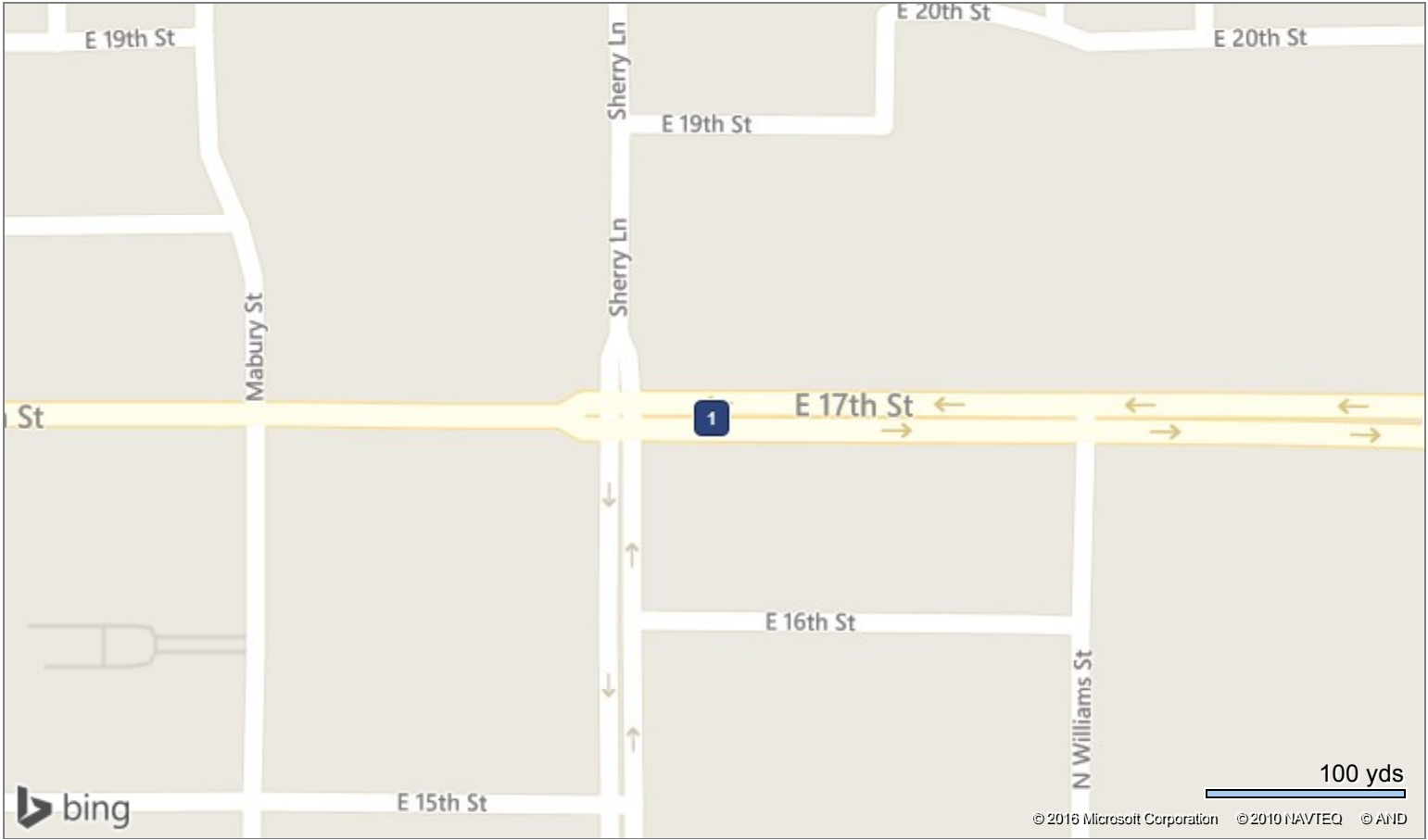
Outstanding parking ratio of nearly 6 to 1 -- Comparable to medical and far above the general office standard of 3 to 1	17th Street is a primary east/west arterial street running through Santa Ana	Very configurable, originally constructed as a multi-tenant building
Appx 80' of street frontage on 17th Street -- a primary arterial thoroughfare	Great sized property -- lot of 54,882 SF and 21,538 SF rentable area	Conveniences such as elevator, common area restrooms and easy access between units/divided areas

Market Trends

Asking Rent Office for Lease Santa Ana, CA (\$/SF/Year)



Map



1 1840 E 17th St
Santa Ana, CA 92705

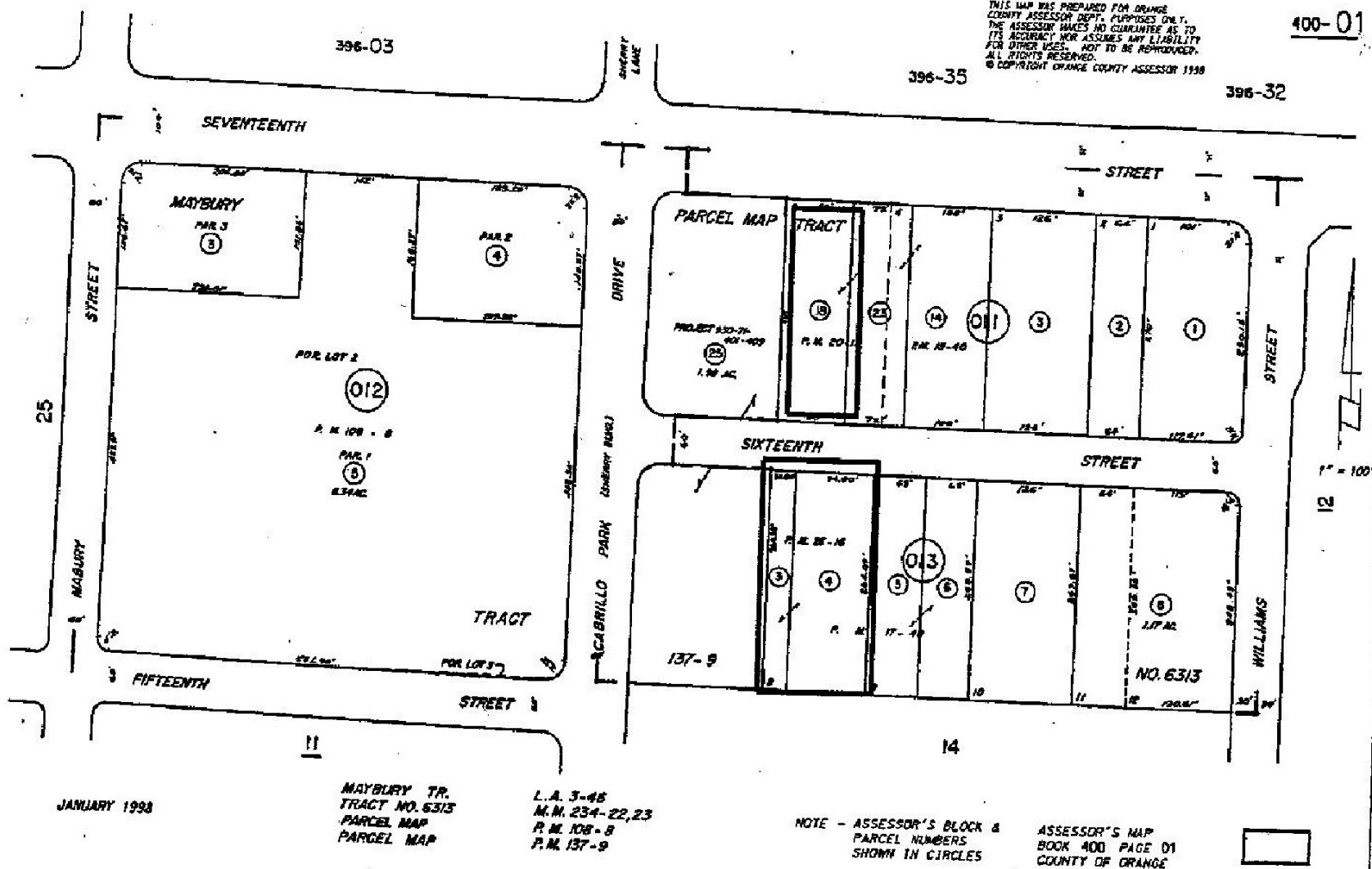
ASSESSOR PARCEL MAP

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400-01

396-35

396-32



INTRODUCTION

Summary of Salient Data

Location	1840 E. 17th Street, Santa Ana
Property Type	Multi-Tenant Office Building
Improvement Descriptions	
Building Area	21,538 SF (Gross)
Construction Type/Quality	Concrete block/Average
Year Built	1969
Effective Age (Years)	15
Remaining Economic Life	35
Site Area	54,882 SF
Land-to-Building Ratio	2.5:1
Assessor Parcel Number	400-013-03, 04, and 400-011-18
Zoning	C5
Legally Conforming	Yes
Flood Zone	No
Alquist Priolo (Earthquake) Zone	No
Liquefaction	No
Date of Value	November 24, 2004
Purpose Of Appraisal	Estimate Market Value
Intended Use	Collateral Evaluation Purposes
Appraisal Premise	"As-Is"
Interest Appraised	Leased Fee Value
Exposure Period Estimate	Two to six months
Economic Indicators:	
Effective Market Rent/SF	\$1.50 Full Service Gross
Potential Gross Annual Income:	\$387,684
Reimbursements:	Not Applicable
Vacancy & Collection Loss:	5.0%
EGI:	\$368,300
EXP:	(\$160,694)
NOI:	\$207,606
OAR:	7.00%
Value Indicators-Leased Fee Interest	
Cost Approach	Not Applicable
Income Approach-Direct Capitalization	\$2,970,000
Sales Comparison Approach	\$3,170,000, or \$147.00/SF
Conclusion of Leased Fee Value, As Is:	\$3,000,000

- (i) The printing, publishing, and circulation of a newspaper, including plant and office.
- (j) Two-family dwellings not exceeding one (1) unit per three thousand (3,000) square feet of lot area, provided such units front on a secondary or local street.
- (k) Cyber cafes subject to compliance with the requirements of section 41-198.200.

Sec. 41-424.5. Uses subject to a conditional use permit in the C5 district. The following uses may be permitted in the C5 district subject to the issuance of a conditional use permit:

- (a) Hotels, motels, lodging houses, care homes, fraternity houses, and sorority houses.
- (b) Dwelling units when erected above the ground floor of a commercial structure when the ground floor is devoted exclusively to nonresidential uses.
- (c) Hospitals.
- (d) Public utility structures, including electric distribution and transmission substations.
- (e) Eating establishments with drive-through or walk-up window service.
- (f) Service stations and automobile servicing.
- (g) Car wash establishments, provided they are wholly enclosed.
- (h) Laundries.
- (i) Indoor swap meets, bulk merchandise stores, and home improvement warehouse stores.
- (j) Eating establishments open at any time between the hours of 12:00 a.m. and 5:00 a.m. and located within one hundred fifty (150) feet of residentially zoned or used property, measured from property line to property line.
- (k) Laundromats, subject to the development and performance standards set forth in section 41-199.
- (l) Retail markets having less than twenty thousand (20,000) square feet of floor area which are open at any time between the hours of 12:00 midnight and 5:00 a.m.

- (m) Banquet facilities, subject to development and operational standards set forth in section 41-199.1.
- (n) Banquet facilities as an ancillary use, subject to development and operational standards set forth in section 41-199.1.
- (o) Adult day care facilities.
- (p) Superstores.

Sec. 41-425. Operational Standards.

- (a) All business activities shall be conducted or located within an enclosed building, except as otherwise provided in section 41-195.
- (b) Storage of goods and supplies shall be limited to those sold at retail on the premises or utilized in the course of business.

Sec. 41-426. Walls. Where property within this district is to be used for professional or commercial purposes and has a lot line in common with any lot in a residential district there shall be erected a solid masonry wall not less than six (6) feet high along all such common lines. Where a wall of such height is prohibited by this chapter or any other ordinance the wall shall be the maximum allowable height. Further, where an alley separates the property in this district from property in a residential district said block wall shall be erected along the property line abutting the alley except at points of ingress/egress to the parking area.

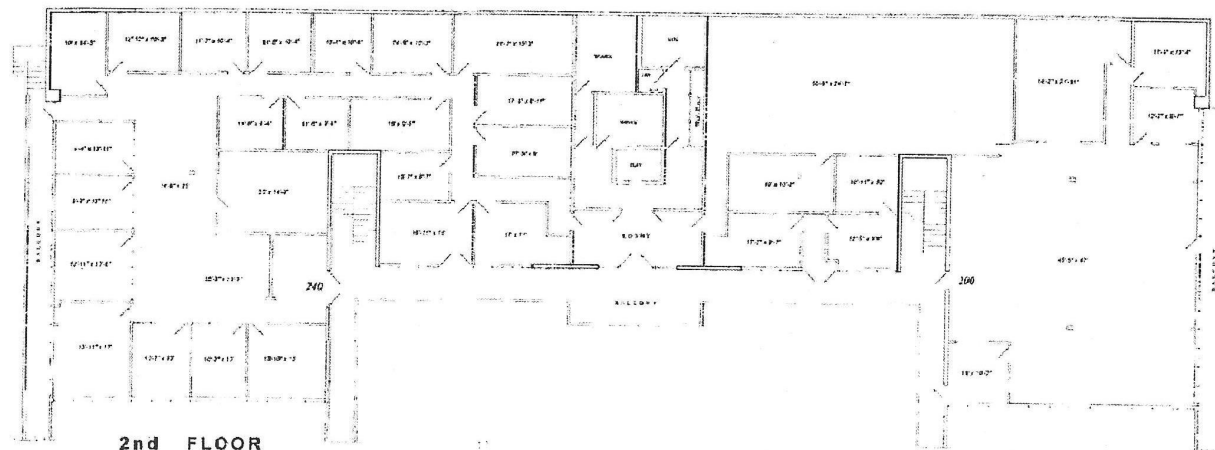
Sec. 41-427. Yard, building setback, landscaping, lot size, and lot frontage requirements in the C5 district. Yard, building setback, landscaping, lot size and lot frontage requirements in the C5 district are the same as those prescribed for the C1 district by sections 41-368, 41-369, 41-370, 41-372, and 41-373.

Sec. 41-428. Vehicle access.

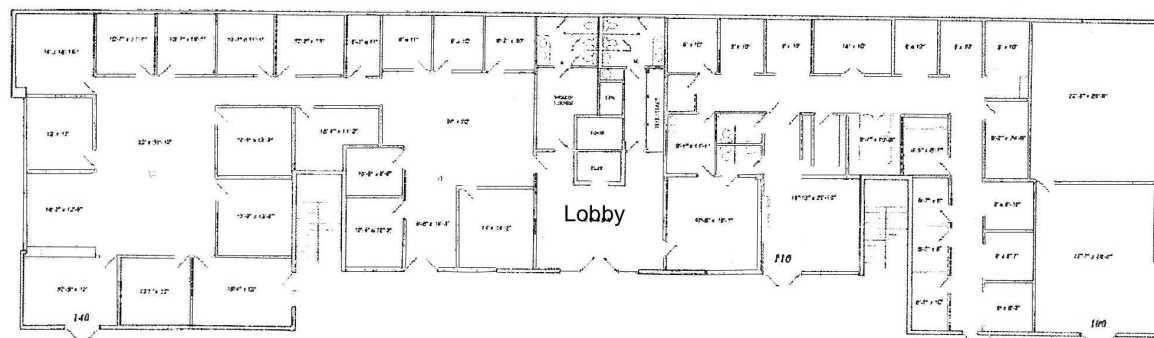
- (a) There shall be no more than one (1) vehicle entryway and one (1) vehicle exit way for each one hundred fifty (150) feet of street frontage of the lot. No such entryway or exit way shall be located within one hundred fifty (150) feet of any street intersection corner radius.
- (b) The design of vehicle accessways, driveways, and parking areas shall be safe and practical.

Sec. 41-431. Service stations and automobile servicing in the C5 district. In addition to the provisions of this chapter for commercial uses, service stations and automobile servicing are subject to the requirements of section 41-374.

FLOOR PLAN



2nd FLOOR



1st FLOOR



ELITE

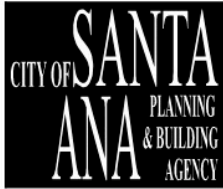
DATE	BY

FLOOR PLANS

**1840 E. 17TH STREET
SANTA ANA, CA**

DATE	BY

1



Planning and Building Agency
Planning Division
20 Civic Center Plaza
P.O. Box 1988 (M-20)
Santa Ana, CA 92702
(714) 647-5804
www.santa-ana.org

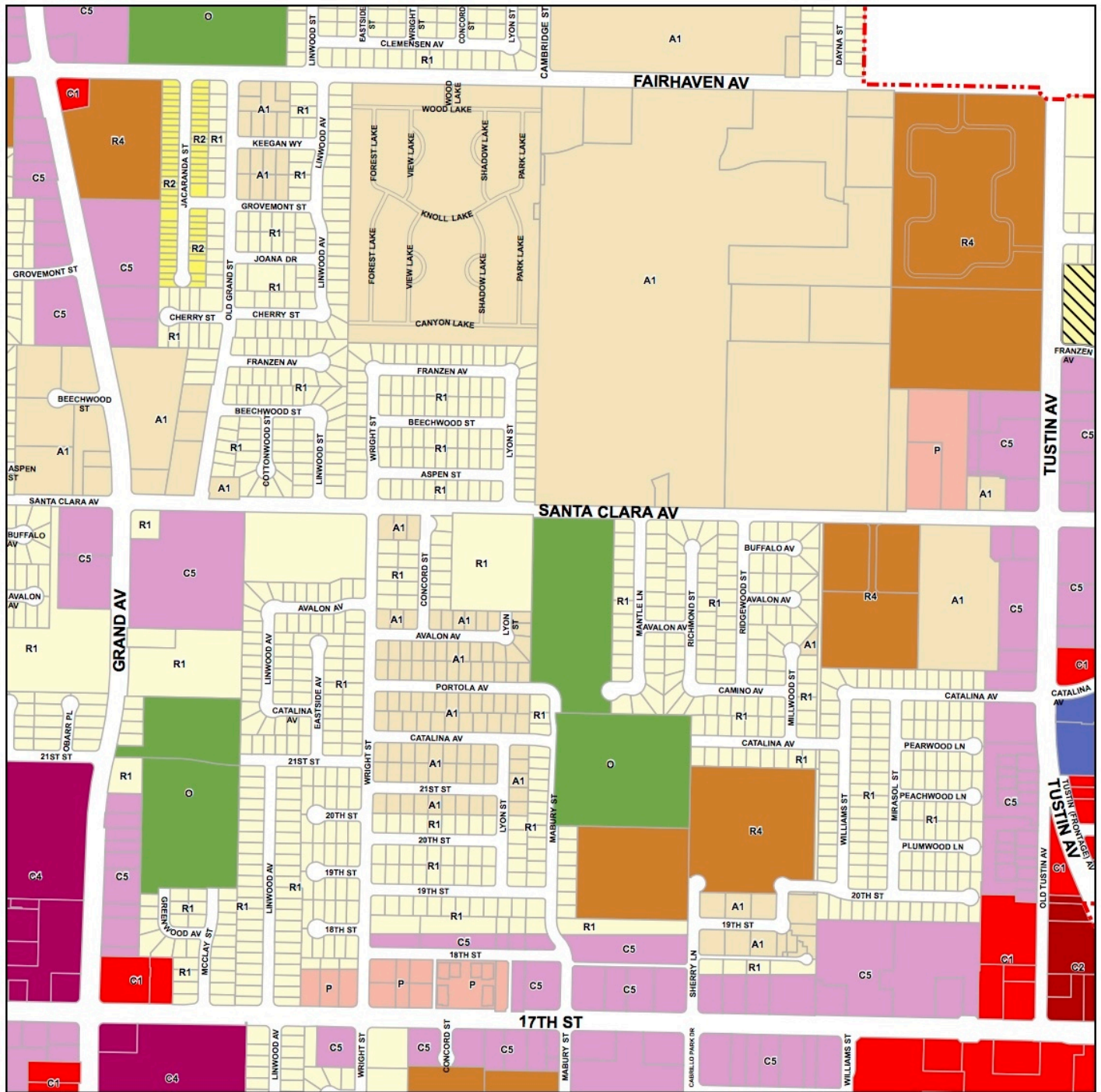
C5 (ARTERIAL COMMERCIAL)

Sec. 41-423. Applicability of division.

- (a) C5 (arterial commercial) districts are specifically subject to the regulations contained in this division.
- (b) No building permit shall be issued for the construction or enlargement of any building or structure in the C5 district until a site plan has been submitted to the zoning administrator pursuant to section 41-430 and approved by him as conforming to the requirements of this division.
- (c) After approval of a site plan for a lot in the C5 district pursuant to section 41-430, no person shall cause such lot to be developed or maintained in nonconformity with such approved site plan or any approved revision thereof.
- (d) Separately owned units of real property may be deemed a single lot for purposes of this division if they are subject to conditions, covenants and restrictions and reciprocal easements of access which provide for unified responsibility for vehicle access and parking, landscaping, and signage.
- (e) Two-family dwellings permitted in the C5 district shall not be subject to the operational and design regulations set forth in sections 41-425 through 41-429. Such dwellings shall be subject to the standards set forth for such uses in the R2 (multiple-family residence) district.

Sec. 41-424. Uses permitted in the C5 district. The following uses are permitted in the C5 district:

- (a) Administrative and professional offices.
- (b) Retail and service uses.
- (c) Automobile parking lots, but excluding the sale or storage of automobiles, trucks, trailers, boats, or tractors, whether new or used.
- (d) Churches, chapels, mortuaries, and theaters.
- (e) Government buildings.
- (f) Restaurants and cafes, other than those specified in section 41-424.5.
- (g) Schools and studios operated for commercial or public purposes.
- (h) Child care facilities.



City of Santa Ana Zoning SDM: 5-5-9

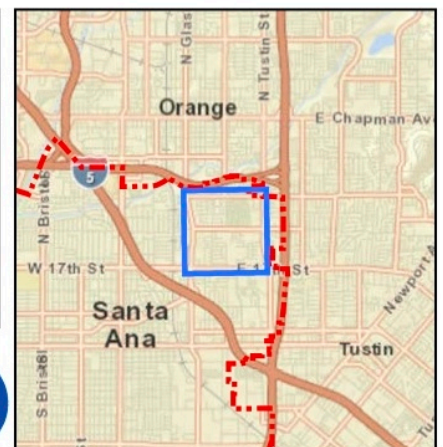
Santa Ana Zoning Designations / Description

Zone	Description	Zone	Description	Zone	Description
A1	General Agricultural	DT	Downtown	R4	Suburban Apartment
C1	Community Commercial	GC	Government Center	RE	Residential Estate
C1-MD	Community Commercial - Museum District	M1	Light Industrial	SD	Specific Development
C2	General Commercial	M2	Heavy Industrial	SP	Specific Plan
C4	Planned Shopping Center	O	Open Space	TV	Transit Village
C5	Arterial Commercial	P	Professional	UC	Urban Center
CDR	Corridor	R1	Single-Family Residence	UN1	Urban Neighborhood 1
CR	Commercial Residential	R2	Two-Family Residence	UN2	Urban Neighborhood 2
C-SM	South Main Street Commercial District	R3	Multiple-Family Residence		



0 500
Feet

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North-West COLLEGE

1840



