



Brookhollow Freeway Showroom Center - 5,046 to 31,710 SF

55 FREEWAY FRONTAGE SHOWROOM SPACE FOR LEASE

Dyer & 55 Freeway @ Warner Avenue & Grand Avenue
Santa Ana, California

Voit

REAL ESTATE SERVICES

Features

- Annual Average Daily Traffic Count = 486,000*
- Freestanding Building
- Showroom Ready
- 100% HVAC / Dropped Ceiling
- Abundant Surface Parking
- Easy Access off 55 Freeway @ Dyer
- Grade Level Loading Doors
- Desirable Co-Tenancy (Howard's Appliances)

Trade Area Demographics			
	1 Mile	3 Miles	5 Miles
2010 Population	7,869	250,953	653,124
2010 Average Household Income	\$75,355	\$77,013	\$90,444

* Source: <http://traffic-counts.dot.ca.gov/2009all/Route51-59i.htm> (North and Southbound Traffic)

Unit	Square Feet
1540 E. Warner Ave., Santa Ana	
A	8,986 (Leased)
B	8,551 (Leased)
A+B	17,537 (Leased)

Unit	Square Feet
1544 E. Warner Ave., Santa Ana	
A	7,072 (Leased)
B	5,046 (Leased)
A+B	12,118 (Leased)

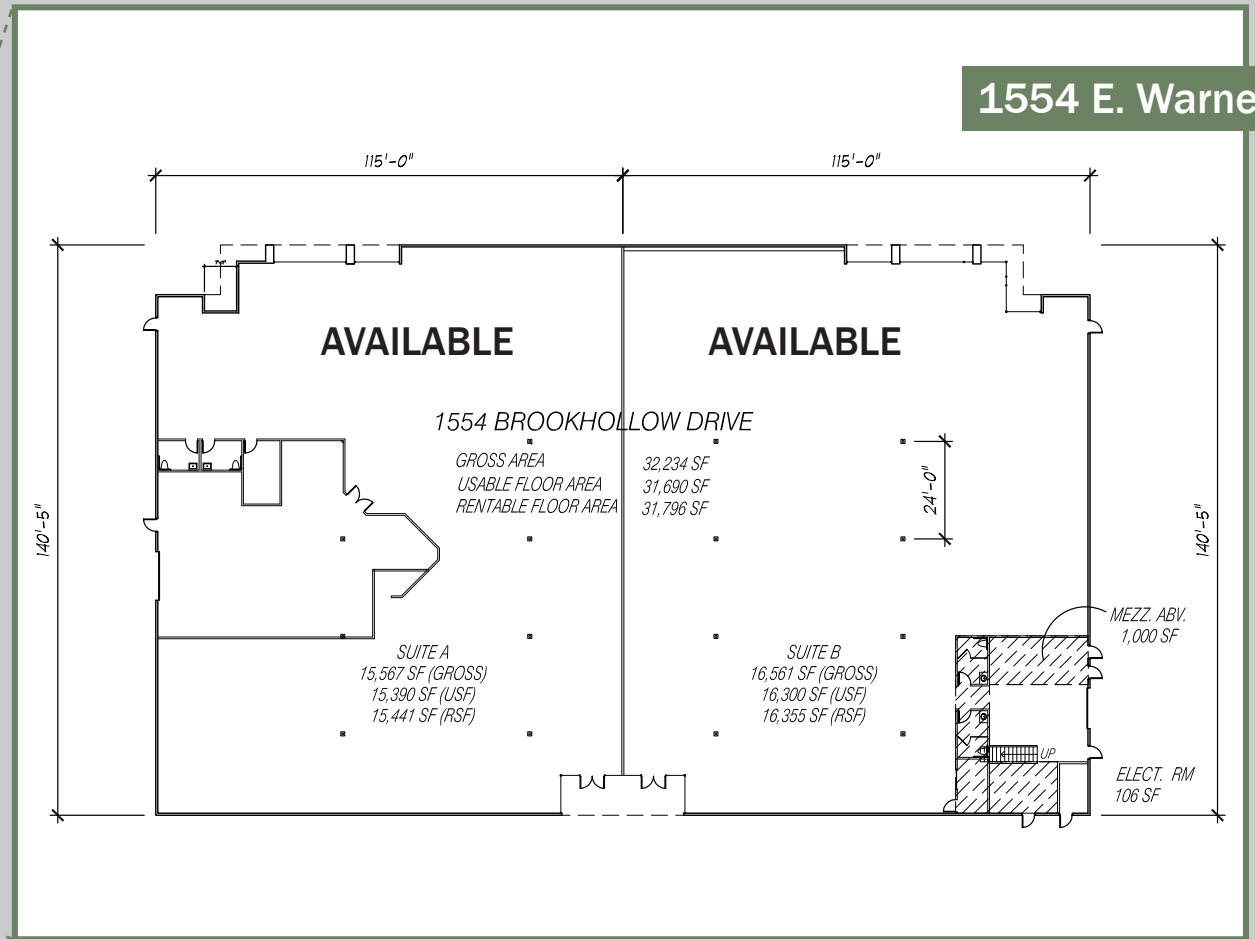
Bldg	Square Feet
1548 E. Warner Ave., Santa Ana	
A	12,073 (Kids Room)
B	11,909 (Sit N Sleep)
A+B	23,982 (Leased)

Bldg	Square Feet
1554 E. Warner Ave., Santa Ana	
A	15,908 (Available)
B	15,802 (Available)
A+B	31,710 (Available)

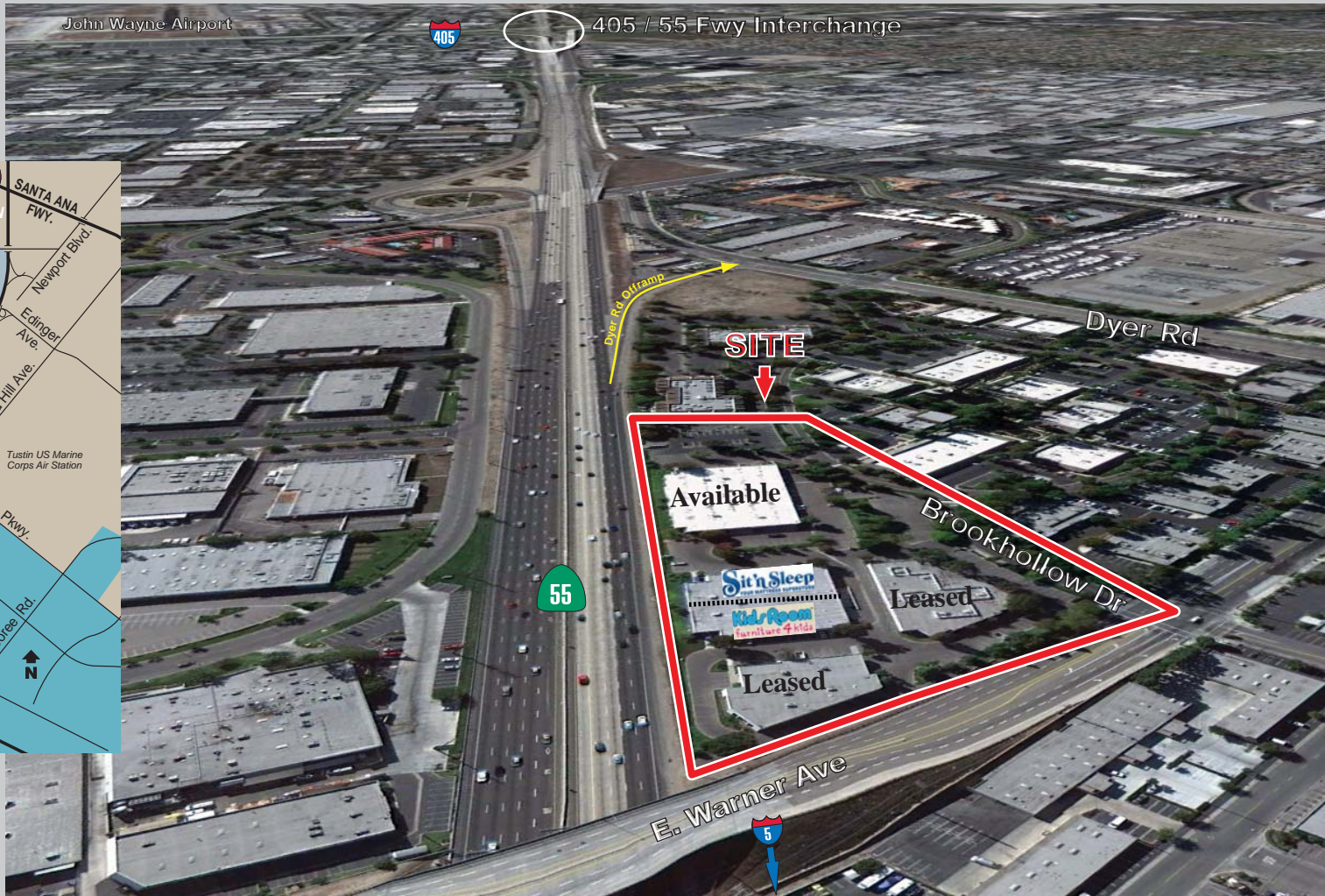
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REAL ESTATE SERVICES





- WAREHOUSE CEILING HEIGHT : 19 FT
- SHOWROOM CEILING HEIGHT: 10 FT
- 1 GRADE LEVEL DOOR (10' X 10')
- 1 TRUCK WELL (11' X 12')



55 FREEWAY FRONTAGE

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