



Commercial For Sale | Office | Office Building

1600 North Broadway . Santa Ana , CA 92706

PRICE REDUCED! Office For Sale or Lease - Owner User or Investor Opportunity - 1,342 SF to 9,586 Full Floors - 1600 N Broadway, Santa Ana

Listing Info

Listing ID: 446

Price reduced

For Sale

Posted: 06/12/2017 3:29 pm | On HOMEiZ: 2499 days | Updated: 5 years ago | Views: 3181

\$9,900,000

Location Map

Listing Presented by



Property Type

Property status	Price reduced
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Property Price

Asking Price	\$9900000
Total Lot Size	1.01
Asking Price per Sq. Ft.	\$99
Total Building Size Sq. Ft.	99571
Commission Split %	1%
Cap Rate %	0%

Gross Annual Income	\$0
Net Operating Income	\$0
Annual Property Tax Rate for this property	0%
Property tax total amount	\$0

Property Location & Description

Listing Headline	PRICE REDUCED! Office For Sale or Lease - Owner User or Investor Opportunity - 1,342 SF to 9,586 Full Floors - 1600 N Broadway, Santa Ana
Property Description	The subject property is a great opportunity for both owner user and investor. With over 47,000 SF available, an owner user can easily move in and use the remaining space as a corporate headquarters. An investor can drastically increase the NOI by the lease up of the remaining vacancies. The low price per SF of \$99/SF puts the price below replacement cost and also below recent sale comparable.
Location Description	The close proximity to the court houses and downtown offers a great amenity that attracts tenants like law firms, marketing companies, call center, and other entrepreneurs. The on-site parking will also assist in attracting the best tenants in a market area where parking is scarce. The subject is located on Broadway just south of 17th St. and blocks from downtown Santa Ana, Civic Center, and MainPlace Mall. The Location offers easy access to the 5 freeway giving access to 22, 57 and 55 freeways.
Building Class	B
Zoning	R-3-BP-Santa Ana
Occupancy %	50%
No. Stories	10
Year Built	1970

Overall Property Condition	Good
Highlights	99,571 SF High Image High-Rise (10 stories)
	Over 47K SF of Owner User Opportunity
	Approximately 48% Upside Potential for Investor
	Great Price Per SF of \$99/SF
	Multi-Level Parking Garage On Site (230 spaces)
	Income while you own in place or added value

Property Information

Sewer

Parking

Parking type	Other
# of Covered Parkings	230

Investment Overview

Type of use	Owner User
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Energy Efficiency

Neighborhood lifestyle

More information

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