

The background image shows a multi-story residential building with a mix of beige and yellow facades, arched windows, and balconies. Palm trees are scattered throughout the scene. In the background, a modern glass skyscraper with 'BANK OF CALIFORNIA' signage is visible. The foreground features a parking lot with several cars and a clear blue sky.

LEASE

Pinnacle at MacArthur Place

31 EAST MACARTHUR CRESCENT

Santa Ana, CA 92707

PRESENTED BY:

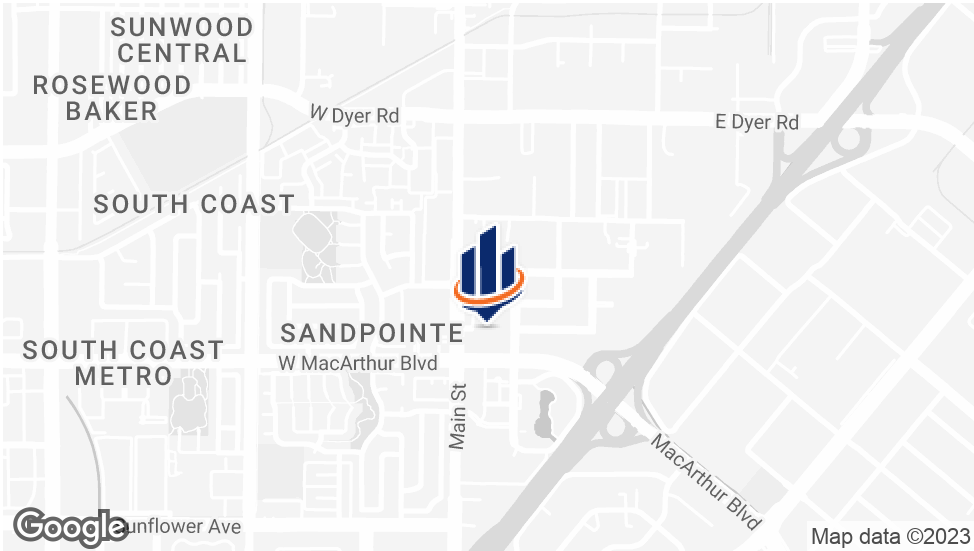
**ANTHONY YING, BRE#
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$33.00 SF/yr (NNN)
BUILDING SIZE:	18,557 SF
AVAILABLE SF:	941 SF
YEAR BUILT:	2014
ZONING:	SD43
TRAFFIC COUNT:	35,000
APN:	411-072-09

PROPERTY OVERVIEW

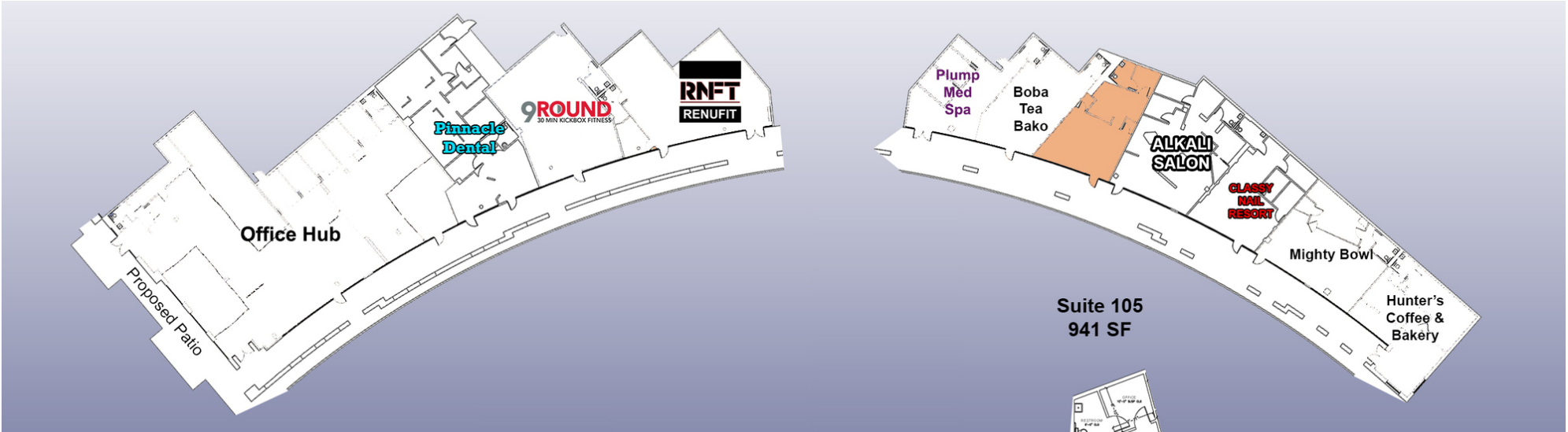
New construction high-image mixed-use building with 253 luxury residences surrounding retail suites. This development features prime retail space along the ground floor with monument street signage available on both MacArthur Blvd and MacArthur Place. Directly adjacent to The Doubletree Hotel and within walking distance of 2,000,000+ SF of business offices. High daytime traffic from National corporations (Yokohama Tire, First American Financial, Stearns and more) and many regional and local companies. Immediate proximity to dense residential neighborhoods in an affluent suburb of the South Coast Metro district. There is dedicated retail parking in the structure and in front of the retail space. Nearby draws include John Wayne Airport, South Coast Plaza, the Performing Arts Center and South Coast Repertory.

PROPERTY HIGHLIGHTS

- First and second generation retail space allows for easy customization
- 253 luxury residences on site
- High visibility on MacArthur Blvd directly off the 55 Freeway

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	941 SF	LEASE RATE:	\$33.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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31 MacArthur Crescent 105 -	941 SF	NNN	\$30.00 SF/yr	Turn key retail suite with private restroom. Ideal for a retail store (Mail Box, UPS Store)	
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ADDITIONAL PHOTOS



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AREA



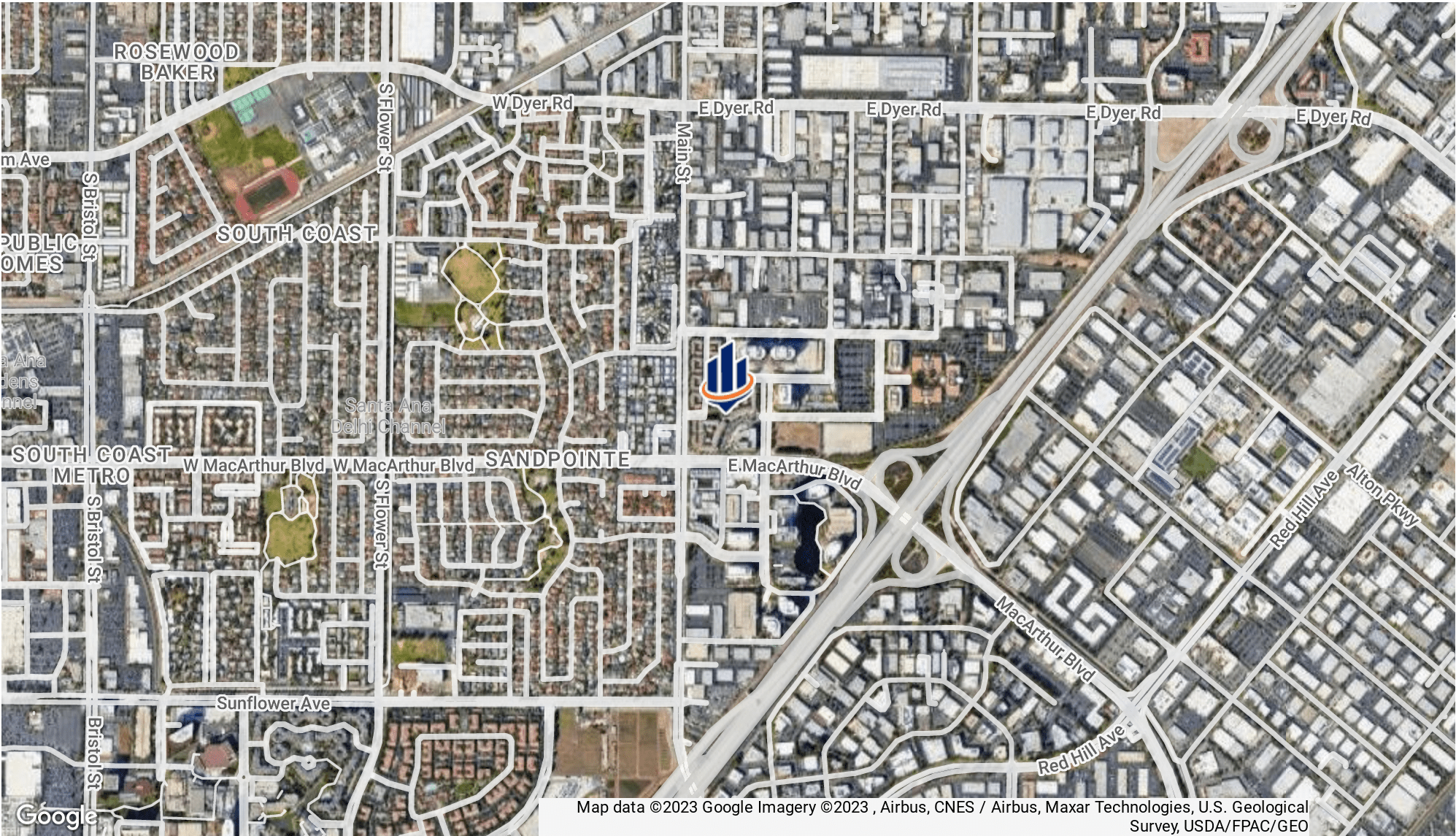
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LOCATION MAP



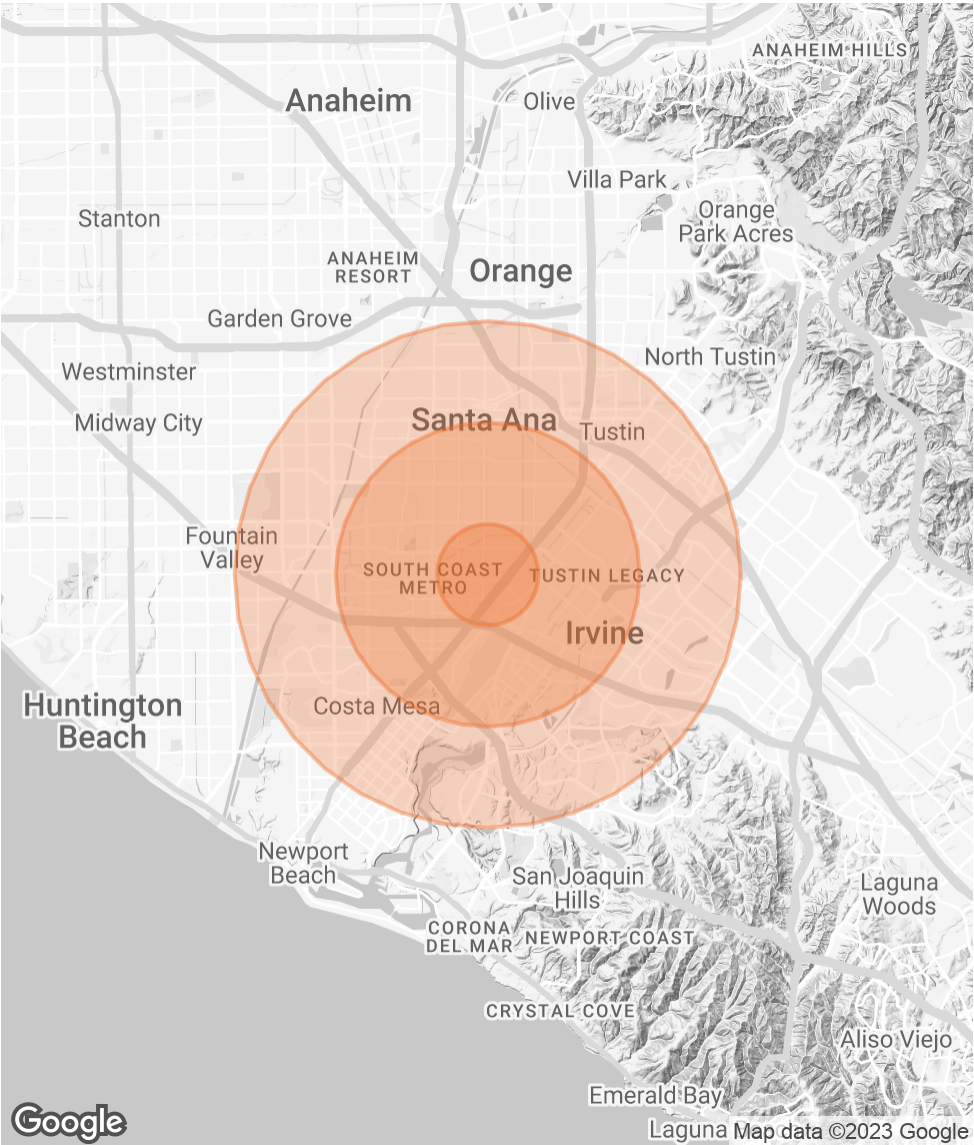
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	18,196	197,050	610,253
AVERAGE AGE	30.3	29.1	30.9
AVERAGE AGE (MALE)	30.9	29.3	30.5
AVERAGE AGE (FEMALE)	29.5	28.8	31.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,381	50,764	173,471
# OF PERSONS PER HH	3.4	3.9	3.5
AVERAGE HH INCOME	\$79,525	\$76,652	\$82,993
AVERAGE HOUSE VALUE	\$473,992	\$497,848	\$579,944

* Demographic data derived from 2020 ACS - US Census



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