

W SUNFLOWER

3601

SANTA ANA, CA

CONTACTS:

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# THE PLACE YOU WANT TO BE!



W SUNFLOWER  
3601  
SANTA ANA, CA

## SOCO & THE OC MIX



- 4 MIN. AWAY!**
- Home to more than 70 curated restaurants, showrooms and stores
  - Most acclaimed shopping and food hall in Southern California
  - Boutique shops
  - Specialty food spots
  - Community events
  - Food trucks
  - A true interior design center

## FOOD + CULINARY

- ARC Food & Libations
- ARC Pizza House
- Birdie Bowl & Juicery
- Chopshop
- Eggslice
- Farm & Culture Co.
- Greenleaf Gourmet
- LCA Wine & Neptune
- Midori Matcha
- Portola Coffee
- Pueblo
- Rich Elixirs
- Savory Spice Shop
- School of Wine
- Shuck Oyster Bar
- SOCO Farmers Market
- St. Patisserie & The Pastry School
- Susiecakes
- Tackle Box
- Taco Maria
- Temakira
- The Cheese Shop
- The Guild Club
- The Mixing Glass
- We Olive & Wine Bar

## OTHER CLOSE SHOPPING CENTERS

|                                    |                               |                                     |
|------------------------------------|-------------------------------|-------------------------------------|
| South Coast Plaza<br><b>5 MIN.</b> | Metro Pointe<br><b>5 MIN.</b> | The LAB<br><b>8 MIN.</b>            |
| The Camp<br><b>8 MIN.</b>          | The Triangle<br><b>8 MIN.</b> | 17th Street Shops<br><b>12 MIN.</b> |

## WALKABLE AMENITIES

- |  |                              |
|--|------------------------------|
| <b>1</b> The Lost Bean @ The Hive            | <b>4</b> Beyond the Baguette |
| <b>2</b> The Press Social Hall (Coming Soon) | <b>5</b> Tommy Pastrami      |
| <b>3</b> Clever Leaf                         | <b>6</b> Costa Cibo          |



**NEW  
LOBBY UPGRADES  
RENDERING**

## LOCATED IN ORANGE COUNTY'S VIBRANT SOCO SUBMARKET

### Features:

- High quality, 2-story office building located on 4.78 acres (207,825 SF)
- Generous outdoor common areas
- Above standard surface parking with a ratio of 7:1,000
- Close proximity to numerous retail and service amenities
- 4 miles from John Wayne Airport
- Excellent access to the San Diego (I-405), Costa Mesa (SR-55), and Corona Del Mar (SR-73) Freeways
- Walkable to a number of shops and eateries, 2 blocks from SOCO and the OC Mix, and within close proximity to South Coast Plaza

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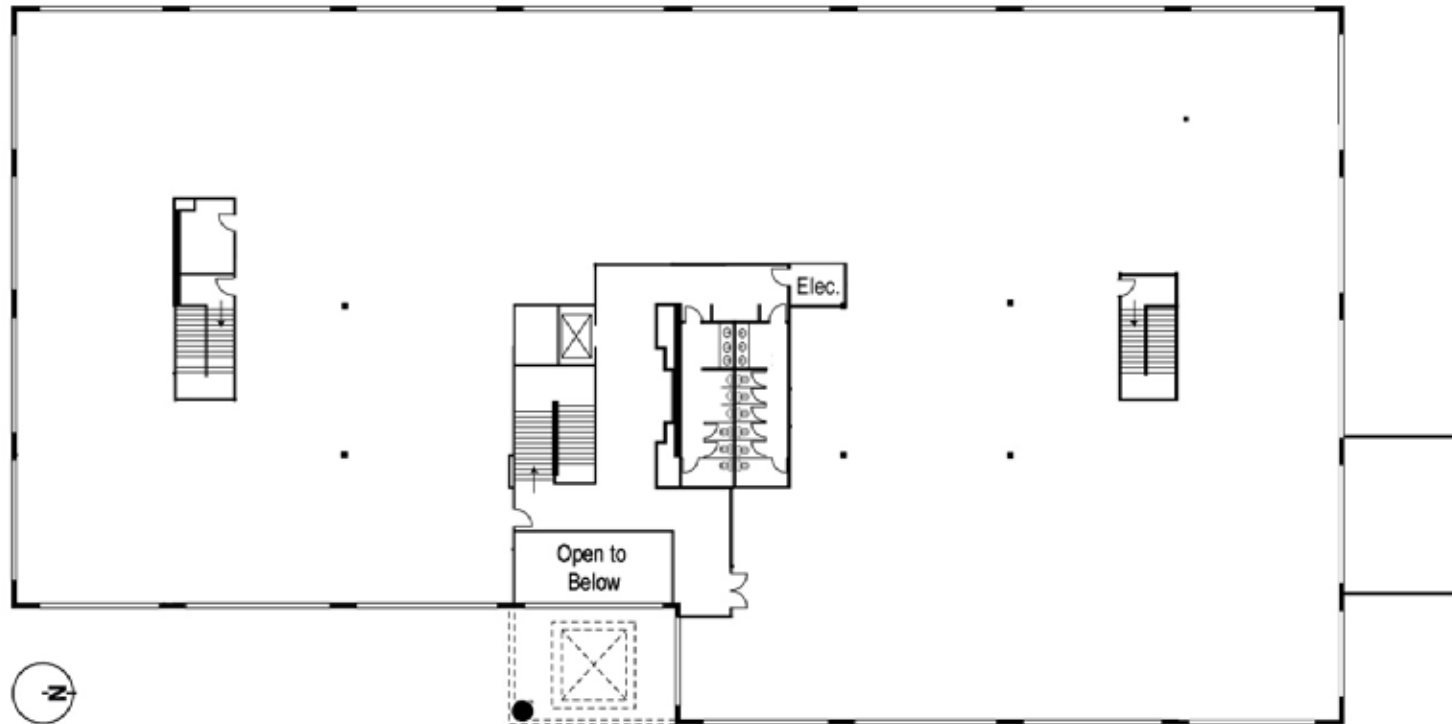


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SECOND FLOOR - 26,742 RSF (DIVISIBLE DOWN TO 8K RSF)



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