

# 1600 SUNFLOWER

Costa Mesa | California





## BUILDING

# Highlights

**The Building:** This 36,607 SF building features over thirty offices, multiple conference rooms, three kitchens, windowed executive offices, and several open working areas. This property is perfect for a data center, as it features a two week back-up power supply and offers fiber optic wiring into multiple entries into the building. 1600 Sunflower is a swanky, newly renovated space that offers a bright and vibrant atmosphere. It is structured to serve post COVID office workers with sufficient corporate appeal as it features creative and high end finishes throughout the property. It is located in the heart of Orange County off the 405 freeway just minutes away from John Wayne Airport and South Coast Plaza. Directly across the street, you will find SOCO & The OC Mix, which features a wide variety of dining options suitable for a casual lunch with your co-worker or your next big meeting with potential clients. The building is situated on the corner of Sunflower Ave and Hyland Ave in Costa Mesa. The corner location of the property delivers major street frontage providing maximum exposure for your business.





## PROPERTY

# Features



### Multiple Fiber Redundancy Two Paths Into the Building

Dual Access to Separate  
Central Stations



### Back-Up Generator For Over Two Weeks of Power

With 2,000 Gallon  
Diesel Gas Tank



### Designed & Built

As a Sophisticated,  
Modern Data Center



### Premiere Location

Parking Ratio Close  
Proximity to Shopping  
& Dining Hotspots



### Renovation

Newly Renovated



### Amenities

3 Full Kitchens



### Parking

4/1,000  
Parking Ratio



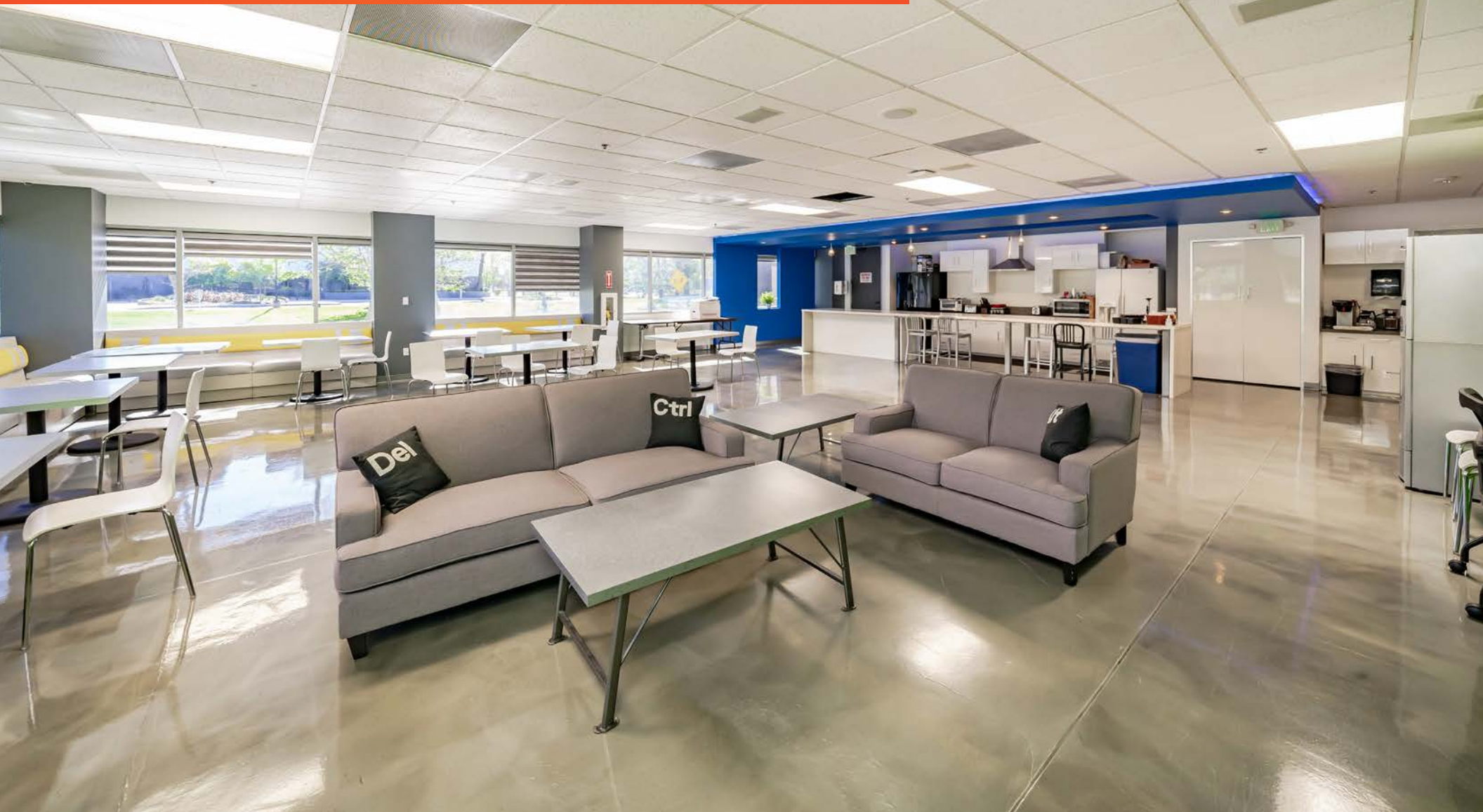
### Year Built

1986



# 1600 Sunflower

An ultra-hip, newly renovated space





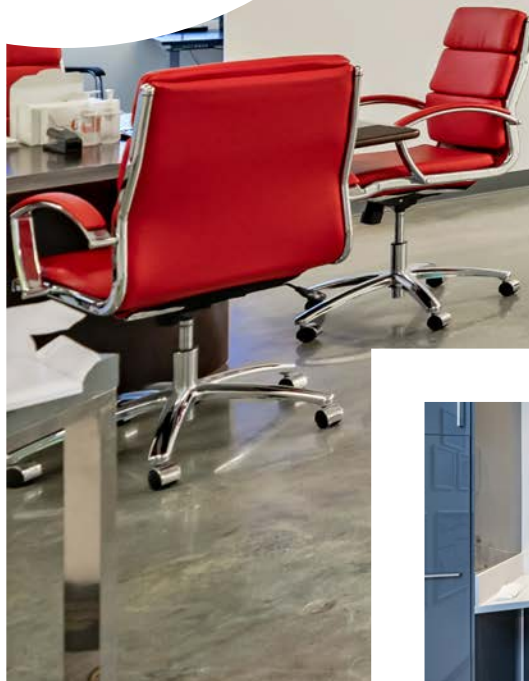
A bright and vibrant atmosphere  
with a **sleek modern flare.**





PROPERTY

# Photos









# Aerial





# FOUNTAIN VALLEY

# SANTA ANA

EUCLID ST

W MACARTHER BLVD

S HARBOR BLVD

FAIRVIEW RD

ELLIS AVE

SUNFLOWER AVE

SOUTH COAST DR

# COSTA MESA

# HUNTINGTON BEACH

## Restaurants

1. Carl's Jr
2. Chick-Fil-A
3. Claim Jumper
4. Del Taco
5. Denny's
6. El Pollo Loco
7. El Torito
8. Hooters
9. IHOP Restaurant
10. In-N-Out Burger
11. McDonald's
12. McDonald's
13. Panda Express
14. Sonic Drive-in
15. Taco Bell
16. Taco Bell
17. Portola Cafe

## Stores / Services

18. AT&T Store
19. Autozone
20. Costco Wholesale
21. Dollar Tree
22. Fed Ex
23. Home Depot
24. Ross Dress For Less
25. T-Mobile
26. UPS Store
27. US Post Offices
28. AAA
29. Vans
30. Target

## Points of interest

31. SOCO-OC Mix
32. The Press
33. LA Chargers

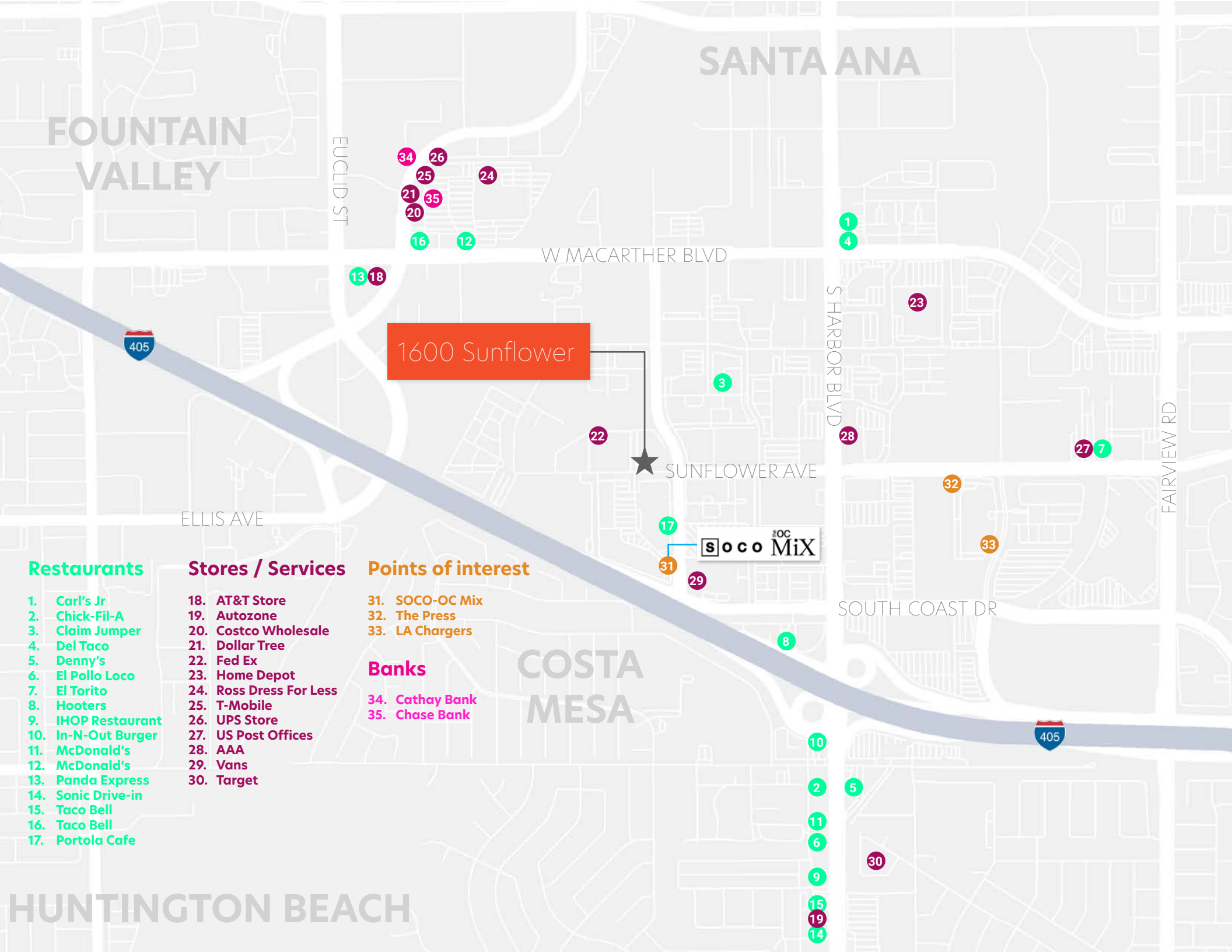
## Banks

34. Cathay Bank
35. Chase Bank

1600 Sunflower



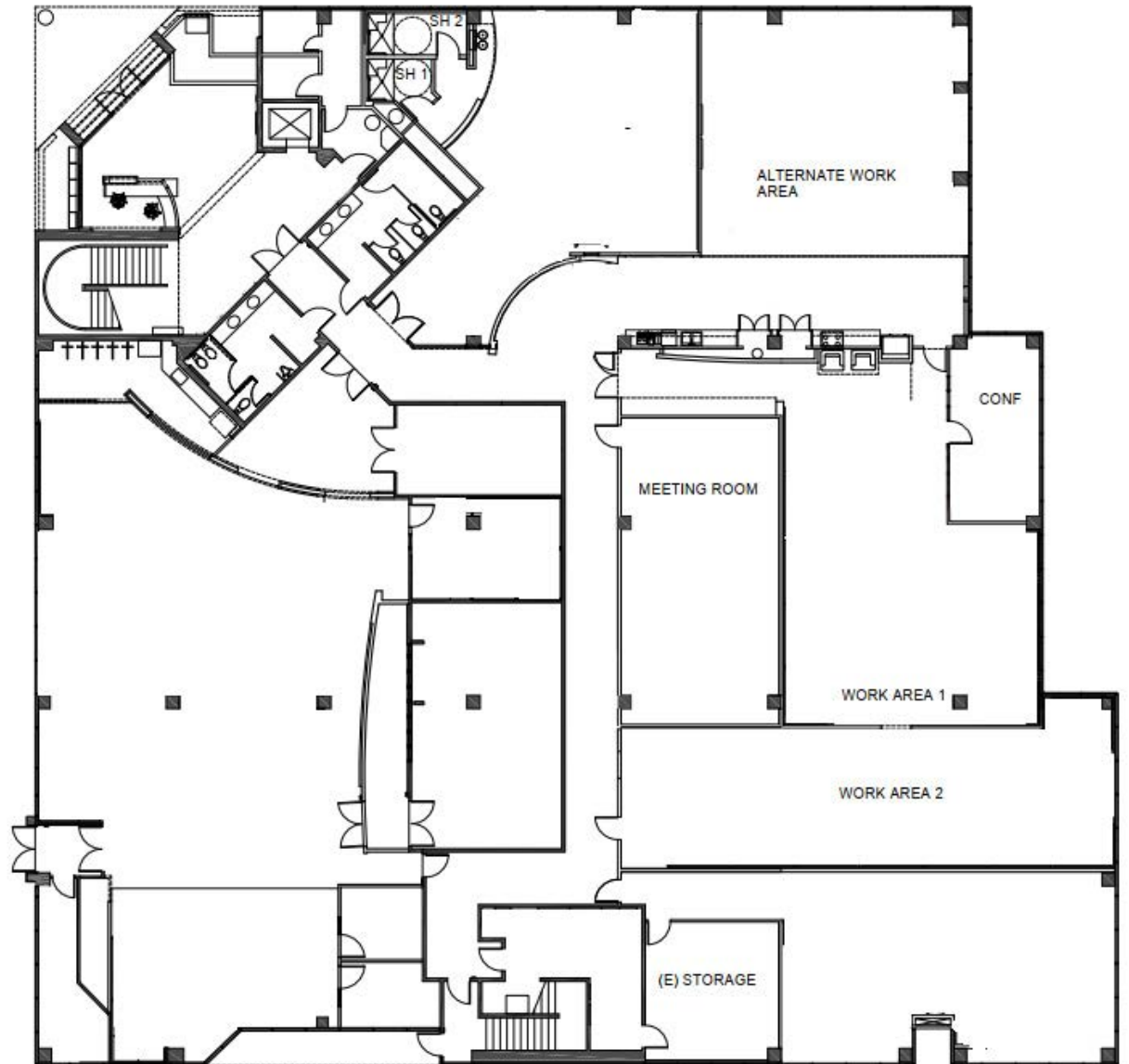
soco <sup>OC</sup> MiX





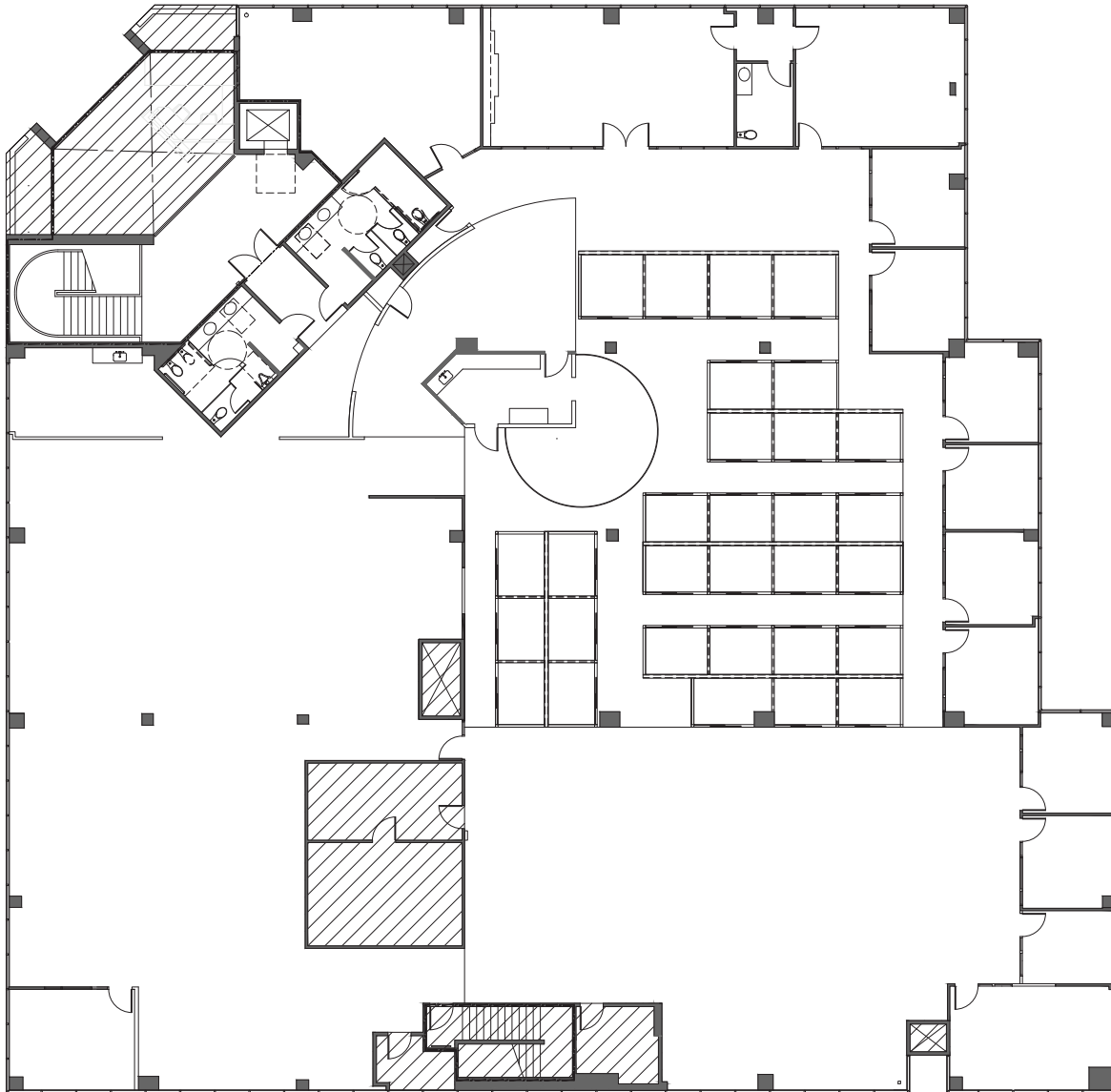
# 1st Floor

## Floor Plans





## 2nd Floor





# Market Overview

## Discover Costa Mesa

### The City Of The Arts

Searching for an established suburban creative community in the heart of Orange County? Discover the city of Costa Mesa, CA, known as, "The City of the Arts." Costa Mesa lies between the upscale coastal community of Newport Beach and the city of Irvine, a local commerce and educational center. The name Costa Mesa translates from Spanish to "coast table(land)," a name adopted back in 1920. The city celebrates its rich cultural history as well as its transformation from a rural agricultural area to a thriving commercial and industrial center. Costa Mesa enjoys mild temperatures year-round along with pleasant coastal fog characteristic of Southern California's beaches. The city presents an affordable alternative to Newport Beach with close proximity to the ocean.



112,106

POPULATION



40,986

HOUSEHOLD



\$119,125

HH INCOME



16.8

SQUARE MILES

### Economic Highlights

The City of Costa Mesa incorporated with Orange County in 1953 during the post-war boom. Today, the city's growth continues unabated within its approximately 16 sq. mile area. Costa Mesa borders Santa Ana to the north, Irvine to the east, Newport Beach to the south, and Huntington Beach alongside Fountain Valley to the west. Costa Mesa is about 37 miles southeast of Downtown Los Angeles and 88 miles north of San Diego. Its southernmost border sits only one mile from the Pacific Ocean! Commuters maintain easy access to Interstate 405, Highway 73, and Highway 55, otherwise known as the Costa Mesa Freeway. Highway 1 is nearby as well.



9,341

BUSINESSES



84,513

EMPLOYEES



65%

WHITE COLLAR



35%

BLUE COLLAR

### Exciting Amenities

Costa Mesa offers plenty of recreation and leisure opportunities that reflect the city's reputation as an artistic hub. The Segerstrom Center for the Arts is one of Orange County's premier performance venues for concerts and theatre. The Pacific Symphony is another popular destination for musical entertainment. The annual Orange County Fair takes place in Costa Mesa with fun attractions and artist installations for the whole family.

Costa Mesa's South Coast Plaza shopping center, designed by famed architect Frank Gehry, is the largest mall on the West Coast and features luxury retailers such as Saks and Hermes. For an open-air shopping experience, visit The Lab Anti-Mall with a variety of dining options in a laidback atmosphere. The nearby beaches in Newport and Huntington provide scenic views, surf, and outdoor activities, particularly the Huntington Beach pier.



# 1600 SUNFLOWER

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